

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13642 NORTH US 183 HIGHWAY SERVICE ROAD SOUTHBOUND FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT ON TRACT 1 AND FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT ON TRACT 2, TO CHANGE CONDITIONS OF ZONING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on Tract 1 and from general office-conditional overlay (GO-CO) combining district to general office-conditional overlay (GO-CO) combining district on Tract 2, to change conditions of zoning on the property described in Zoning Case No. C14-2025-0060, on file at the Planning Department, as follows:

Tract 1:

1.815 acre tract of land out of the William Frampton Survey No. 122, Abstract No. 230, situated in Williamson County, Texas, being a portion of LOT 1, CATHYVILLE SUBDIVISION, a subdivision in Williamson County, Texas, according to the map or plat thereof as recorded in cabinet GG, slide 280-281, of the Plat Records of Williamson County, Texas, and being more particularly described in **Exhibit “A”**, and

Tract 2:

2.549 acre tract of land out of the William Frampton Survey No. 122, Abstract No. 230, situated in Williamson County, Texas, being a portion of LOT 1, CATHYVILLE SUBDIVISION, a subdivision in Williamson County, Texas, according to the map or plat thereof as recorded in cabinet GG, slide 280-281, of the Plat Records of Williamson County, Texas, and being more particularly described in **Exhibit “B”**,

(collectively, the “Property”),

locally known as 13642 North US 183 Highway Service Road Southbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following uses are prohibited uses of the Property on Tract 1:

Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Commercial Off-Street Parking
Communications Services	Consumer Convenience Services
Drive-in Service as an accessory use to a commercial use	Drop-Off Recycling Collection Facility
Exterminating Services	Funeral Services
Hotel-Motel	Outdoor Sports and Recreation
Pawn Shop Services	Residential Treatment
Service Station	Theater

(B) The following uses are prohibited uses of the Property on Tract 2:

Communications Services	Hospital Services (General)
Hospital Services (Limited)	

(C) A 25-foot building setback shall be established and maintained parallel to and measured from the eastern property line where the property is adjacent to a property zoned residential.

(D) A 9-foot building setback shall be established and maintained parallel to and measured from the western property line where the property line is adjacent to a property zoned residential.

(E) A 18-foot building setback shall be established and maintained parallel to and measured from the southern property line.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district on Tract 1, general office (GO) base district on Tract 2, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

§
§
§

_____, 2025

Kirk Watson
Mayor

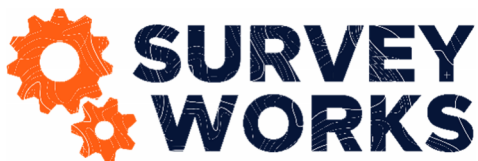
APPROVED: _____ **ATTEST:** _____

Deborah Thomas
City Attorney

Erika Brady
City Clerk

EXHIBIT "A"

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FIELD NOTE DESCRIPTION

A 1.815 ACRE TRACT OF LAND OUT OF THE WILLIAM FRAMPTON SURVEY NO. 122, ABSTRACT NO. 230, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1 CATHYVILLE SUBDIVISION AS RECORDED IN CABINET GG, SLIDE 280-281, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SURVEYED BY SURVEY WORKS, LLC ON OCTOBER 08, 2025, PROJECT NO. 20-0394.01, ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983, THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND (1/2-INCH DIAMETER) ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 183 (VARIABLE WIDTH RIGHT OF WAY), AT THE NORTH CORNER OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE EAST CORNER OF THE REMAINDER OF LOT 1, BLOCK B, THE WOODS OF ANDERSON MILL, AS RECORDED IN CABINET C, SLIDE 133, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 11°44'52" E ALONG THE EAST LINE OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 183, FOR A DISTANCE OF **387.99 FEET** TO A MAG NAIL WITH SHINER STAMPED "CHAPARRAL" FOUND AT THE EAST CORNER OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE NORTHEAST CORNER OF THE REMAINDER OF LOT 25, BLOCK A, ACRES WEST SUBDIVISION, AS RECORDED IN CABINET B, SLIDE 45, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 183, ALONG THE SOUTHEAST LINE OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE NORTHWEST LINES OF LOT 25, LOT 24 AND LOT 21 OF SAID ACRES WEST SUBDIVISION THE FOLLOWING TWO (2) BEARINGS AND DISTANCES:

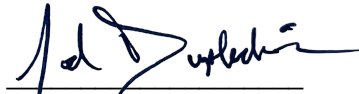
- 1) **S 77°38'08" W**, FOR A DISTANCE OF **29.67 FEET**, TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH RED CAP STAMPED "3DS SURVEYING", AT AN INTERIOR CORNER OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE NORTHWEST CORNER OF SAID LOT 25, FOR AND INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 2) **S 34°57'48" W**, FOR A DISTANCE OF **259.12 FEET**, TO A CALCULATED POINT ON THE SOUTHEAST LINE OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE NORTHWEST LINE OF LOT 21 OF SAID ACRES WEST SUBDIVISION, FOR THE SOUTH CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH AN IRON ROD (1/2-INCH DIAMETER) WITH A RED PLASTIC CAP STAMPED "3DS SURVEYING" FOUND AT AN ANGLE POINT ON THE SOUTHEAST LINE OF LOT 1 OF SAID CATHYVILLE SUBDIVISION BEARS S 34°57'48" W, 56.46 FEET;

THENCE, N 11°45'20" W OVER AND ACROSS LOT 1 OF SAID CATHYVILLE SUBDIVISION, FOR A DISTANCE OF **360.11 FEET** TO A CALCULATED POINT ON THE NORTHWEST LINE OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE SOUTHEAST LINE OF LOT 4, BLOCK B OF SAID THE WOODS OF ANDERSON MILL, FOR THE WEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH AN IRON PIPE (1/2-INCH DIAMETER) FOUND AT AN ANGLE POINT ON THE NORTHWEST LINE OF LOT 1 OF SAID CATHYVILLE SUBDIVISION BEARS S 34°56'04" W, 210.26 FEET;

THENCE, N 34°56'04" E ALONG THE NORTHWEST LINE OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE SOUTHEAST LINE OF BLOCK B OF SAID THE WOODS OF ANDERSON MILL FOR A DISTANCE OF **300.09 FEET** TO **THE POINT OF BEGINNING**, IN ALL CONTAINING **1.815 ACRES** OF LAND, MORE OR LESS.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

October 08, 2025

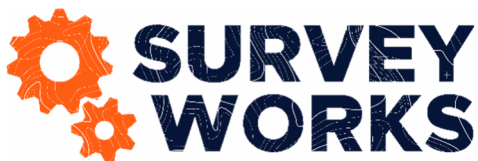


Jad Duplechain
RPLS No. 6906
Project No. 20-0394.01



EXHIBIT "B"

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FIELD NOTE DESCRIPTION

A 2.549 ACRE TRACT OF LAND OUT OF THE WILLIAM FRAMPTON SURVEY NO. 122, ABSTRACT NO. 230, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, CATHYVILLE SUBDIVISION AS RECORDED IN CABINET GG, SLIDE 280-281, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SURVEYED BY SURVEY WORKS, LLC ON OCTOBER 08, 2025, PROJECT NO. 20-0394.01, ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983, THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH A YELLOW CAP STAMPED "WALKER 5283", ON THE SOUTHEAST LINE OF LOT 13, BLOCK B, THE WOODS OF ANDERSON MILL, AS RECORDED IN CABINET C, SLIDE 133, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE WEST CORNER OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE NORTH CORNER OF LOT 1 WOODLANDS AT LAKE CREEK, AS RECORDED IN CABINET BB, SLIDE 96, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHWEST LINE OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE SOUTHEAST LINE OF BLOCK B OF SAID THE WOODS OF ANDERSON MILL, THE FOLLOWING TWO (2) BEARINGS AND DISTANCES:

- 1) **N 34°52'09" E**, FOR A DISTANCE OF **337.37 FEET** TO AN IRON PIPE FOUND (1/2-INCH DIAMETER), AND
- 2) **N 34°56'04" E**, FOR A DISTANCE OF **210.26 FEET**, TO A CALCULATED POINT, FOR THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH AN IRON ROD (1/2-INCH DIAMETER) FOUND AT THE NORTH CORNER OF LOT 1 OF SAID CATHYVILLE SUBDIVISION BEARS N 34°56'04" E, 300.09 FEET;

THENCE, S 11°45'20" E OVER AN ACROSS LOT 1 OF SAID CATHYVILLE SUBDIVISION, FOR A DISTANCE OF **360.11 FEET** TO A CALCULATED POINT ON THE SOUTHEAST LINE OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE NORTHWEST LINE OF LOT 21, BLOCK A, ACRES WEST SUBDIVISION, AS RECORDED IN CABINET B, SLIDE 45, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE WEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH AN IRON ROD (1/2-INCH DIAMETER) WITH A RED PLASTIC CAP STAMPED "3DS SURVEYING" FOUND AT AN INTERIOR CORNER OF LOT 1 OF SAID CATHYVILLE SUBDIVISION BEARS N 34°57'48" E, 259.12 FEET;

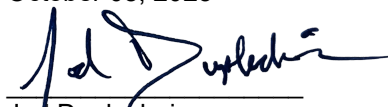
THENCE, ALONG THE SOUTHWEST LINE OF LOT 1, OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE NORTHEAST LINE OF BLOCK A OF SAID ACRES WEST SUBDIVISION THE FOLLOWING TWO (2) BEARINGS AND DISTANCES:

- 1) **S 34°57'48" W**, FOR A DISTANCE OF **56.46 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH A RED PLASTIC CAP STAMPED "3DS SURVEYING", AND
- 2) **S 34°56'19" W**, FOR A DISTANCE OF **244.07 FEET** TO A CALCULATED POINT ON A STONE FENCE COLUMN FOUND ON THE NORTHWEST LINE OF LOT 20, BLOCK A OF SAID ACRES WEST SUBDIVISION, AT THE SOUTH CORNER OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE EAST CORNER OF LOT 1 OF SAID WOODLANDS AT LAKE CREEK, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD (1/2-INCH DIAMETER) WITH AN ILLEGIBLE RED CAP FOUND AT THE WEST CORNER OF LOT 20 OF SAID ACRES WEST SUBDIVISION BEARS S 34°56'19" W, 22.33 FEET;

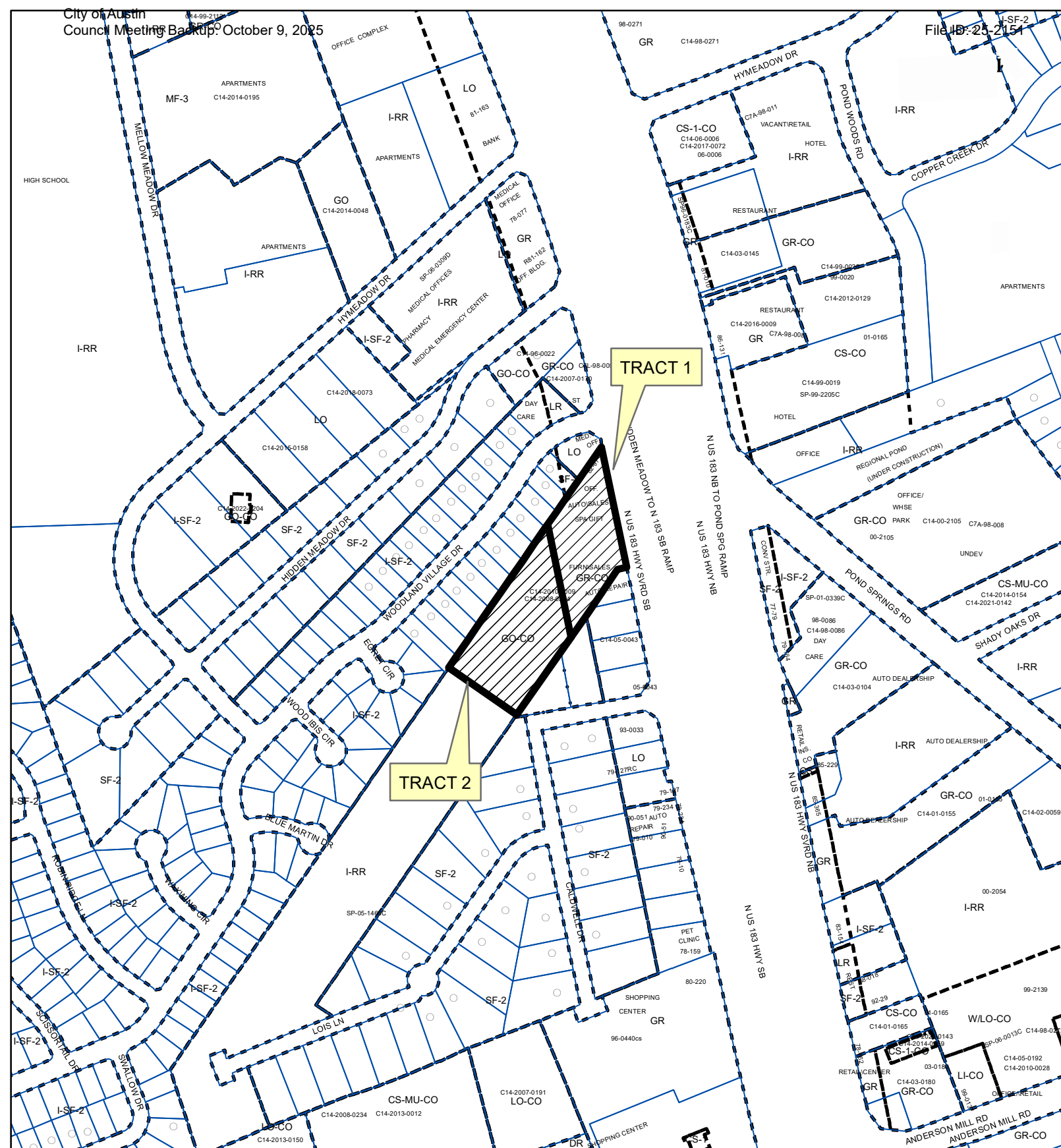
THENCE, N 55°05'04" W ALONG THE SOUTHWEST LINE OF LOT 1 OF SAID CATHYVILLE SUBDIVISION, COMMON WITH THE NORTHEAST LINE OF LOT 1 OF SAID WOODLANDS AT LAKE CREEK, FOR A DISTANCE OF **261.60 FEET** TO THE **POINT OF BEGINNING**, IN ALL CONTAINING **4.77 ACRES** OF LAND, MORE OR LESS.

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October 08, 2025


Jad Duplechain
RPLS No. 6906
Project No. 20-0394.01





ZONING

EXHIBIT "C"

ZONING CASE#: C14-2025-0060

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/9/2025