

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR A PORTION OF THE PROPERTY LOCATED AT 11809, 11809 1/2, AND 11819 SOUTH IH 35 SERVICE ROAD NORTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE-FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.

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 interim-single-family residence standard lot (I-SF-2) base district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2026-0009, on file at the Planning Department, as follows:

Being a total of 7.71 acres of land out of 14.88 acres of LOT 1, ST ALBAN'S ADDITION, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 86, Page 88C, and out of 1.99 acres of an access easement recorded in Volume 9278, Page 633, of the Official Public Records of Travis County, Texas, said 7.71 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 11809, 11809 1/2, and 11819 South IH 35 Service Road Northbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

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:

Automotive Rentals	Automotive Sales
Bail Bond Services	Commercial Off-Street Parking
Drop-Off Recycling Collection Facility	Exterminating Services
Indoor Entertainment	Outdoor Entertainment
Pawn Shop Services	Urban Farm

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, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

_____, 2026 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk



MHR Engineering, LLC.

Development . Transportation . Water Resources . Environmental . Surveying

DESCRIPTION OF 7.71 ACRES (335847.6 SQ FT) TRACT OF LAND

BEING A TOTAL OF 7.71 ACRES OUT OF 14.88 ACRES OF LOT 1 ST. ALBAN'S ADDITION RECORDED IN TRAVIS COUNTY, TEXAS, DEED AND PLAT RECORDED IN VOL. 68, PG. 88C, RECORDS IN TRAVIS COUNTY, TEXAS, AND OUT OF 1.99 ACRES OF AN ACCESS EASEMENT RECORDED IN VO. 9278, PG.633, OFFICIAL PUBLIC RECORDS IN TRAVIS COUNTY, TEXAS.

BEGINNING, at a found iron rod at the intersection of the eastern right-of-way of S IH 35 ROW and western right of way of Mayall Trail,

THENCE, S 73°06'37" W a distance of 699.62', along the western right-of-way Mayall Trail, to a found iron rod,

THENCE, S 35°40'40" E a distance of 384.86', to a set iron rod,

THENCE, S 18°40'24" W a distance of 592.12' to a found iron rod,

THENCE, N 66°11'06" W a distance of 293.52', to a set iron rod,

THENCE, N 18°50'43" E a distance of 600.57, to a set iron rod,

THENCE, N 73°04'51" W a distance of 720.63', to a set iron rod,

THENCE, N 18°18'47" E a distance 189.84', to the **POINT OF BEGINNING**, and containing 335847.6 SQ FT (7.71 AC)

Harun Rashid
Registered Professional Land Surveyor
Texas No. 6411

08/26/2025

Date:



