

Campground
Construction Sales and Services
Electric Prototype Assembly
Equipment Sales
Laundry Services

Liquor Sales
Plant Nursery
Transportation Terminal
Veterinary Services

Commercial Blood Plasma Center
Convenience Storage
Equipment Repair Services
Kennels
Limited Warehousing and
Distribution
Maintenance and Service Facilities
Transitional Housing
Vehicle Storage

35
36 (B) The following uses are conditional uses of the Property:
37

Custom Manufacturing

Food Preparation

Drop-Off Recycling Collection
Facility
Plant Nursery

38
39 (C) Development of the Property shall not exceed an impervious coverage of 90
40 percent.

41 (D) Development of the Property shall not exceed 75 percent building coverage.

42 (E) Development of the Property shall not exceed a floor to area ratio of 1:1.

43 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
44 developed and used in accordance with the regulations established for the commercial-
45 liquor sales (CS-1) base district, the mixed use combining district, and other applicable
46 requirements of the City Code.

47 **PART 4.** This ordinance takes effect on _____, 2024.

48 **PASSED AND APPROVED**

49 §
50 §
51 _____, 2024 § _____

52 Kirk Watson
53 Mayor

54
55
56 **APPROVED:** _____ **ATTEST:** _____

57 Deborah Thomas
58 Interim City Attorney

Myrna Rios
City Clerk

EXHIBIT A

0.413 ACRES (17,998 SQ.FT.)
JAMES D. GOODE SURVEY NO. 30, ABSTRACT NUMBER 307
TRAVIS COUNTY, TEXAS

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 0.413 ACRE (17,998 SQ.FT.) TRACT OF LAND SITUATED IN THE JAMES D GOODE SURVEY NUMBER 30, ABSTRACT NUMBER 307, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, OBENHAUS-MATZ SUBDIVISION, RECORDED IN VOLUME 65, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.413 ACRE (17,998 SQ.FT.) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2 inch iron rod found at the southeast corner of said Lot 1, being at the southwest corner of Lot B, Twin Rock Addition, a subdivision recorded in Volume 83, Page 143A, Plat Records, Travis County, Texas, same being on the north line of Jollyville Road (100' R.O.W.), also being at the beginning of a curve to the right, for the southeast corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, along said curve to right, with the common line of said Lot 1 and said Jollyville Road, having a radius of 2815.53 feet, an arc length of 149.97 feet, and a chord that bears N61°00'35"W, a distance of 149.95 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" at the southwest corner of said Lot 1, being at the southeast corner of Lot 2, said Obenhaus-Matz Subdivision, same being on the north line of said Jollyville Road, for the southwest corner of the herein described tract of land,

THENCE, N26°30'41"E, with the common line of said Lot 1 and said Lot 2, a distance of 120.31 feet to a calculated point for the northwest corner of the herein described tract of land, being at the beginning of a curve to the left,

THENCE, along said curve to left, over and across said Lot 1, having a radius of 2695.53 feet, an arc length of 150.01 feet, and a chord that bears S60°53'59"E, a distance of 149.99 feet to calculated point on the east line of said Lot 1, being on the west line of Lot C, said Twin Rock Addition, for the northeast corner of the herein described tract of land,

THENCE, S26°31'36"W, with the east line of said Lot 1, the west line of said Lot C, and the west line of said Lot B, a distance of 120.02 feet to the **POINT OF BEGINNING** and containing 0.413 acres (17,998 Sq.Ft.) of land, as shown on the attached sketch.

Surveyed by:  9/14/2022

Aaron V. Thomason, R.P.L.S. NO. 6214

Carlson, Brigrance and Doering, Inc.

Reg. # 10024900

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

Aaron@cbdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

SKETCH TO ACCOMPANY FIELD NOTES



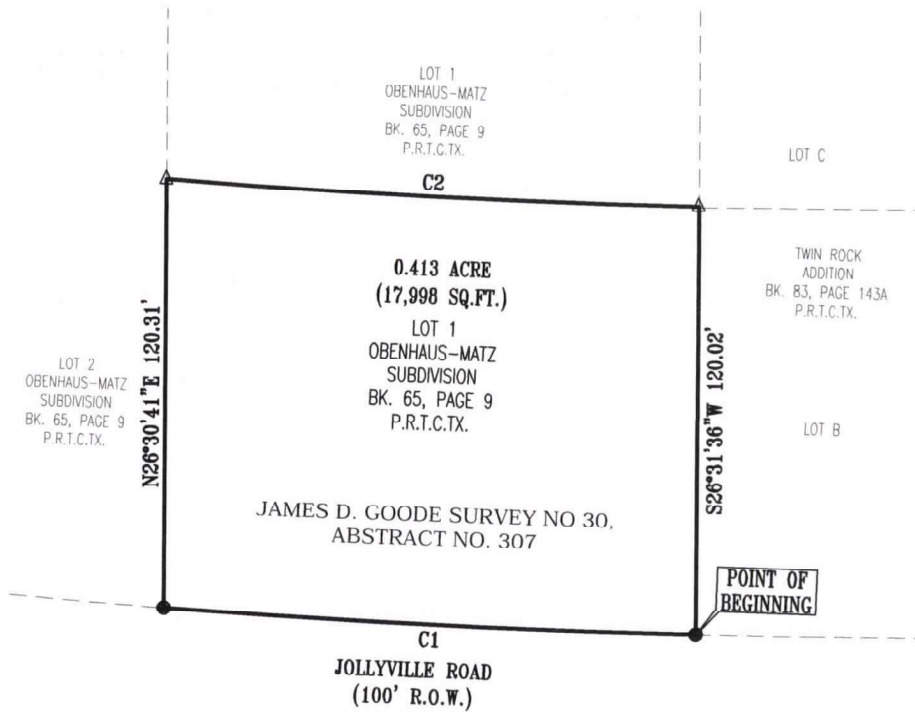
SCALE: 1" = 40'

LEGEND

- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- △ CALCULATED POINT



Aaron V. Thomason
9/14/2022

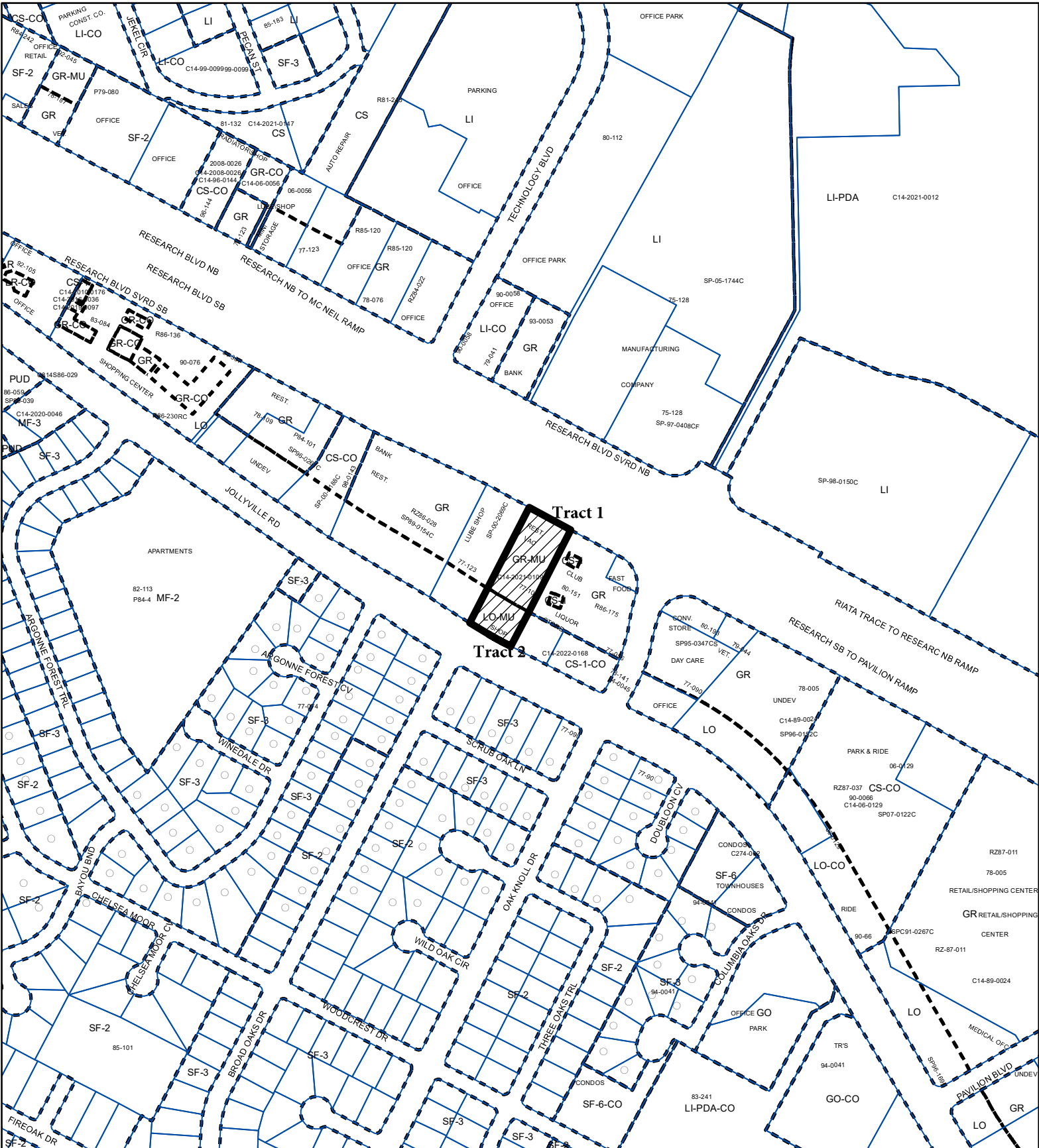


Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	149.97	2815.53	N61°00'35"W	149.95	75.00	3°03'06"
C2	150.01	2695.53	S60°53'59"E	149.99	75.03	3°11'19"

BEARING BASIS: TEXAS COORDINATE SYSTEM CENTRAL ZONE (4203), NAD83

Carlson, Brigrance & Doering, Inc.
 FIRM ID #E3791 REG. # 10024900

Civil Engineering Surveying
 5501 West Wilburn Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5163






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0091

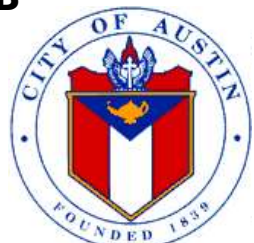


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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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: 6/11/2024