

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7000, 7008, AND 7010 JOHNNY MORRIS ROAD FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT ON TRACT 1 AND FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-DENSITY BONUS 90 (GR-CO-DB90) COMBINING DISTRICT ON TRACT 2.

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-mixed use-conditional overlay (GR-MU-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on Tract 1 and from community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to community commercial-conditional overlay-density bonus 90 (GR-CO-DB90) combining district on Tract 2 on the property described in Zoning Case No. C14-2024-0069, on file at the Planning Department, as follows:

Tract 1:

A 9.606 acre tract of land, being a portion of LOT 1, WORLEY AND BARTON SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 84, Page 199B, of the Plat Records of Travis County, Texas, and a portion of LOT 1, BLOCK A, AM STATION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 202300142 of the Official Public Records of Travis County, Texas, being a portion of that tract conveyed by deed recorded in Document No. 2018139782 of the Official Public Records of Travis County, Texas, said 9.606 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance; and

40 Tract 2:

41
42 A 7.689 acre tract of land, being a portion of LOT 1, WORLEY AND BARTON
43 SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas,
44 according to the map or plat of record in Volume 84, Page 199B, of the Plat
45 Records of Travis County, Texas, and a portion of LOT 1, BLOCK A, AM
46 STATION, a subdivision in the City of Austin, Travis County, Texas, according to
47 the map or plat of record in Document No. 202300142 of the Official Public
48 Records of Travis County, Texas, being a portion of that tract conveyed by deed
49 recorded in Document No. 2018139782 of the Official Public Records of Travis
50 County, Texas, said 7.689 acre tract of land being more particularly described by
51 metes and bounds in **Exhibit “B”** incorporated into this ordinance,

52
53 (respectively “Tract 1” and “Tract 2”, collectively, the “Property”),

54
55 locally known as 7000, 7008, and 7010 Johnny Morris Road in the City of Austin, Travis
56 County, Texas, generally identified in the map attached as **Exhibit “C”**.

57
58 **PART 2.** The Property within the boundaries of the conditional overlay combining district
59 established by this ordinance is subject to the following conditions:

60
61 (A) The following uses are prohibited uses on Tract 1:

- | | |
|---------------------------------|---|
| Agricultural Sales and Services | Alternative Financial Services |
| Automotive Rentals | Automotive Repair Services |
| Automotive Sales | Automotive Washing (of any type) |
| Bail Bond Services | Bed & Breakfast (Group 1) |
| Building Maintenance Services | Campground |
| Commercial Blood Plasma Center | Construction Sales and Service |
| Convenience Storage | Drop-Off Recycling Collection Facility |
| Electronic Prototype Assembly | Electronic Testing |
| Equipment Repair Services | Equipment Sales |
| Exterminating Services | Funeral Services |
| Hospital Services (General) | Hospital Services (Limited) |
| Indoor Crop Production | Kennels |
| Maintenance Service Facilities | Medical Offices (exceeding 5,000 square feet) |
| Monument Retail Services | Pawn Shop Services |
| Service Station | Vehicle Storage |
| Veterinary Services | |

63 (B) The following uses are conditional uses on Tract 1:

64 Custom Manufacturing	Food Preparation
Plant Nursery	

65
66 (C) The following uses are prohibited uses on Tract 2:

67 Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Drive-in Service as an accessory use	Exterminating Services
Funeral Services	Pawn Shop Services
Service Station	

68
69 **PART 3.** Except as specifically provided in this Part 3, Tract 2 may be developed in
70 compliance and used in accordance with the regulations established for density bonus 90
71 (DB90) combining district and other applicable requirements of the City Code:

72
73 A building is not required to be designed with one or more commercial or civic uses
74 located along the principal street and on the ground floor.

75
76 **PART 4.** Except as specifically restricted under this ordinance, the Property may be
77 developed and used in accordance with the regulations established for the general
78 commercial services (CS) base district and mixed use combining district on Tract 1, the
79 community commercial (GR) base district on Tract 2, and other applicable requirements of
80 the City Code.

81
82 **PART 5.** This ordinance takes effect on _____, 2025.

83
84 **PASSED AND APPROVED**

85	§	
86	§	
87	§	
88	§	_____

89 Kirk Watson
90 Mayor

91
92
93 **APPROVED:** _____ **ATTEST:** _____

94 Deborah Thomas
95 Interim City Attorney

Myrna Rios
City Clerk

EXHIBIT "A"

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

9.606 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 9.606 ACRES (APPROXIMATELY 418,450 SQ. FT.), BEING A PORTION OF LOT 1, WORLEY AND BARTON SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 84, PAGE 199B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 1, BLOCK A, AM STATION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202300142 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS BEING COMPRISED OF THE TRACTS CONVEYED TO ARABON REAL ESTATE, LLC, IN A SPECIAL WARRANTY DEED, DATED AUGUST 31, 2018 AND RECORDED IN DOCUMENT NO. 2018139782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.606 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail with "Early Boundary" washer set for an angle point in the west right-of-way line of Johnny Morris Road (right-of-way width varies) as shown on said AM Station, being the southeast corner of said Lot 1, Block A, AM Station;

THENCE North 61°45'43" West, with the west right-of-way line of Johnny Morris Road and the south line of said Lot 1, Block A, AM Station, a distance of 6.25 feet to a 1/2" rebar with "Capital" cap found for the northeast corner of a 12.110 acre tract described in Document No. 2020006435 of the Official public Records of Travis County, Texas;

THENCE North 61°45'43" West, with the south line of said Lot 1, Block A, AM Station, the south line of said Lot 1, Worley and Barton Subdivision, the north line of the said 12.110 acre tract, and the north line of a 16.812 acre tract described in Document No. 2021276644 of the Official Public Records of Travis County, Texas, a distance of 885.02 feet to a 1/2" rebar with "Early Boundary" cap set, from which a 5/8" rebar found in the south line of said Lot 1, Worley and Barton Subdivision, being in the north line of the said 16.812 acre tract, bears North 61°45'43" West, a distance of 296.56 feet;

THENCE crossing said Lot 1, Block A, AM Station and said Lot 1, Worley and Barton Subdivision, the following courses and distances:

1. North 28°15'12" East, a distance of 30.00 feet to a 1/2" rebar with "Early Boundary" cap set;

Page 2

2. South 61°45'43" East, a distance of 172.78 feet to a 1/2" rebar with "Early Boundary" cap set;
3. North 28°16'06" East, a distance of 529.77 feet to a 1/2" rebar with "Early Boundary" cap set;
4. South 61°44'01" East, a distance of 438.50 feet to a 1/2" rebar with "Early Boundary" cap set;
5. North 28°15'59" East, a distance of 40.00 feet to a 1/2" rebar with "Early Boundary" cap set;
6. South 61°44'01" East, a distance of 280.00 feet to a cotton spindle with "Early Boundary" washer set;
7. South 28°16'06" West, a distance of 29.76 feet to a 1/2" rebar with "Early Boundary" cap set for an angle point in the west right-of-way line of Johnny Morris Road, being in a south line of said Lot 1, Worley and Barton Subdivision, being also the northeast corner of said Lot 1, Block A, AM Station, from which a 1/2" rebar with "Lenz & Assoc." cap found for an angle point in the west right-of-way line of Johnny Morris Road, being the southeast corner of a portion of a 0.006 acre tract described in Document No. 2018139782 of the Official Public Records of Travis County, Texas, bears South 61°48'26" East, a distance of 14.50 feet;

THENCE South 28°16'06" West, with the west right-of-way line of Johnny Morris Road and the east line of said Lot 1, Block A, AM Station, a distance of 569.66 feet to the **POINT OF BEGINNING**, containing 9.606 acres of land, more or less.

Surveyed on the ground on October 24, 2024.

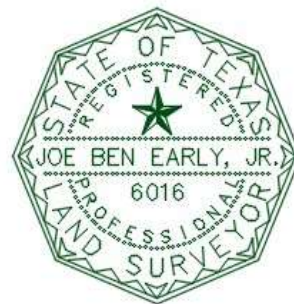
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-020-9.606 AC



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

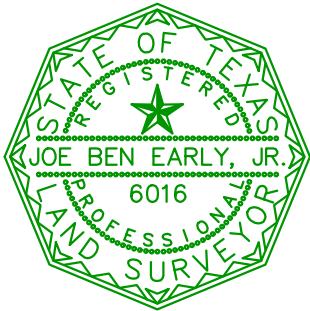
12/13/2024
Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 9.606 ACRES (APPROXIMATELY 418,450 SQ. FT.), BEING A PORTION OF LOT 1, WORLEY AND BARTON SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 84, PAGE 199B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 1, BLOCK A, AM STATION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202300142 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS BEING COMPRISED OF THE TRACTS CONVEYED TO ARABON REAL ESTATE, LLC, IN A SPECIAL WARRANTY DEED, DATED AUGUST 31, 2018 AND RECORDED IN DOCUMENT NO. 2018139782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● ^C	1/2" REBAR WITH "CAPITAL" CAP FOUND
● ^L	1/2" REBAR WITH "LENZ & ASSOC." CAP FOUND
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
△	MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
⊗	COTTON SPINDLE WITH "EARLY BOUNDARY" WASHER SET
()	RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N61°45'43"W	6.25'
L2	N28°15'12"E	30.00'
L3	N28°15'59"E	40.00'
L4	S28°16'06"W	29.76'
L5	S61°48'26"E	14.50'



12/13/2024

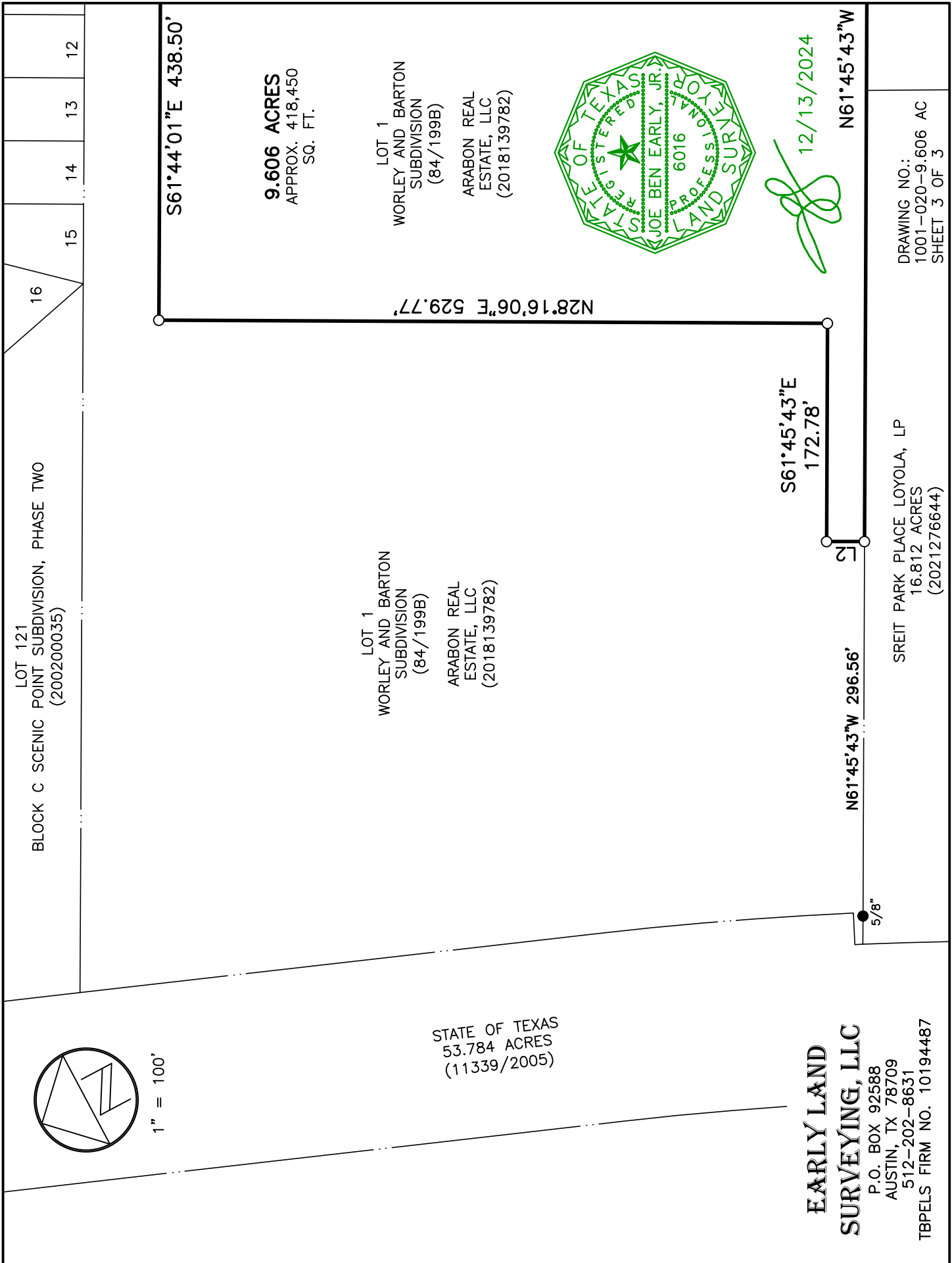
**EARLY LAND
 SURVEYING, LLC**

P.O. BOX 92588
 AUSTIN, TX 78709
 512-202-8631
 TBPELS FIRM NO. 10194487

THE BASIS OF BEARINGS SHOWN
 HEREON IS THE TEXAS COORDINATE
 SYSTEM OF 1983 (NAD83), CENTRAL
 ZONE, UTILIZING THE SMARTNET
 NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS
 DESCRIPTION 1001-020-9.606 AC

DATE OF SURVEY: 10/24/24
 PLOT DATE: 12/13/24
 DRAWING NO.: 1001-020-9.606 AC
 DRAWN BY: BBP/MAW
 SHEET 1 OF 3



LOT 121
 BLOCK C SCENIC POINT SUBDIVISION, PHASE TWO
 (200200035)

16

15

14

13

12

S61°44'01"E 438.50'

9.606 ACRES
 APPROX. 418,450
 SQ. FT.

LOT 1
 WORLEY AND BARTON
 SUBDIVISION
 (84/199B)
 ARABON REAL
 ESTATE, LLC
 (2018139782)



12/13/2024

N61°45'43"W

N28°16'06"E 529.77'

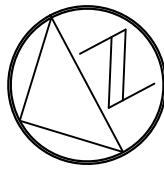
LOT 1
 WORLEY AND BARTON
 SUBDIVISION
 (84/199B)
 ARABON REAL
 ESTATE, LLC
 (2018139782)

S61°45'43"E
 172.78'

N61°45'43"W 296.56'

SREIT PARK PLACE LOYOLA, LP
 16.812 ACRES
 (2021276644)

5/8"



1" = 100'

STATE OF TEXAS
 53.784 ACRES
 (11339/2005)

**EARLY LAND
 SURVEYING, LLC**
 P.O. BOX 92588
 AUSTIN, TX 78709
 512-202-8631
 TBPELS FIRM NO. 10194487

DRAWING NO.:
 1001-020-9.606 AC
 SHEET 3 OF 3

EXHIBIT "B"

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

7.689 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 7.689 ACRES (APPROXIMATELY 334,914 SQ. FT.), BEING A PORTION OF LOT 1, WORLEY AND BARTON SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 84, PAGE 199B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 1, BLOCK A, AM STATION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202300142 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS BEING COMPRISED OF THE TRACTS CONVEYED TO ARABON REAL ESTATE, LLC, IN A SPECIAL WARRANTY DEED, DATED AUGUST 31, 2018 AND RECORDED IN DOCUMENT NO. 2018139782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.689 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Early Boundary" cap set in the northeast line of said Lot 1, Worley and Barton Subdivision, being the southwest line of Lot 5, Block C, Scenic Point Subdivision, Phase Two, a subdivision recorded in Document No. 200200035 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Exacta" cap found at an angle point in the northwest right-of-way line of Johnny Morris Road (right-of-way width varies), being the easternmost corner of said Lot 1, Worley and Barton Subdivision, being also the northwest corner of a 0.006 acre tract described in Document No. 2018139782 of the Official Public Records of Travis County, Texas, and being the southernmost corner of said Lot 5, bears South 61°44'01" East, a distance of 13.76 feet;

THENCE crossing said Lot 1, Worley and Barton Subdivision, and said Lot 1, Block A, AM Station, the following courses and distances:

1. South 28°16'06" West, a distance of 20.00 feet to a spindle with "Early Boundary" washer set;
2. North 61°44'01" West, a distance of 280.00 feet to a 1/2" rebar with "Early Boundary" cap set;
3. South 28°15'59" West, a distance of 40.00 feet a 1/2" rebar with "Early Boundary" cap set;

Page 2

4. North 61°44'01" West, a distance of 438.50 feet to a 1/2" rebar with "Early Boundary" cap set;
5. South 28°16'06" West, a distance of 529.77 feet to a 1/2" rebar with "Early Boundary" cap set;
6. North 61°45'43" West, a distance of 172.78 feet to a 1/2" rebar with "Early Boundary" cap set;
7. South 28°15'12" West, a distance of 30.00 feet to a 1/2" rebar with "Early Boundary" cap set in the southwest line of said Lot 1, Worley and Barton Subdivision, being the northeast line of a 16.812 acre tract described in Document No. 2021276644 of the Official Public Records of Travis County, Texas,

THENCE with the southwest line of said Lot 1, Worley and Barton Subdivision, and the northeast line of the said 16.812 acre tract, the following courses and distances:

1. North 61°45'43" West, a distance of 296.56 feet to a 5/8" rebar found;
2. North 61°45'43" West, a distance of 22.38 feet to a 1/2" rebar with "Early Boundary" cap set for the westernmost corner of said Lot 1, Worley and Barton Subdivision, being the northernmost corner of the said 16.812 acre tract, being also in the southeast line of a 53.784 acre tract described in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas;

THENCE with the common line of said Lot 1, Worley Subdivision and the said 53.784 acre tract, the following courses and distances:

1. With a curve to the left, having a radius of 2914.95 feet, a delta angle of 00°07'34", an arc length of 6.42 feet, and a chord which bears North 25°28'35" East, a distance of 6.42 feet to a 1/2" rebar with "Early Boundary" cap set;
2. South 64°35'25" East, a distance of 25.00 feet to a 1/2" rebar with "Early Boundary" cap set;
3. With a curve to the left, having a radius of 2939.95 feet, a delta angle of 03°54'49", an arc length of 200.82 feet, and a chord which bears North 23°27'35" East, a distance of 200.78 feet to a 5/8" rebar found;
4. North 21°29'36" East, a distance of 415.18 feet to a 1/2" rebar found in concrete for the northernmost corner of said Lot 1, Worley and Barton Subdivision, being the westernmost corner of Lot 121, Block C, of said Scenic Point Subdivision, Phase Two;

Page 3

THENCE South 61°44'01" East, with the northeast line of said Lot 1, Worley and Barton Subdivision, and the southwest line of said Scenic Point Subdivision, Phase Two, a distance of 1251.37 feet to the **POINT OF BEGINNING**, containing 7.689 acres of land, more or less.

Surveyed on the ground on October 24, 2024.

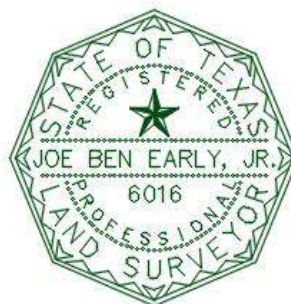
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-020-7.689 AC



11/5/2024

Joe Ben Early, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 6016



SKETCH TO ACCOMPANY A DESCRIPTION OF 7.689 ACRES (APPROXIMATELY 334,914 SQ. FT.), BEING A PORTION OF LOT 1, WORLEY AND BARTON SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 84, PAGE 199B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 1, BLOCK A, AM STATION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202300142 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS BEING COMPRISED OF THE TRACTS CONVEYED TO ARABON REAL ESTATE, LLC, IN A SPECIAL WARRANTY DEED, DATED AUGUST 31, 2018 AND RECORDED IN DOCUMENT NO. 2018139782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	2914.95'	0°07'34"	6.42'	N25°28'35"E	6.42'	(N27°48'E 6.42')
C2	2939.95'	3°54'49"	200.82'	N23°27'35"E	200.78'	(N25°47'E 200.78')



[Handwritten Signature]

11/5/2024

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● ^L	1/2" REBAR WITH "LENZ & ASSOC." CAP FOUND
● ^E	1/2" REBAR WITH "EXACTA" CAP FOUND
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
⊗	COTTON SPINDLE WITH "EARLY BOUNDARY" WASHER SET
()	RECORD INFORMATION

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L2	N61°45'43"W	22.38'	(N59°26'W 22.38')
L3	S64°35'25"E	25.00'	(S62°16'E 25.00')
L4	N61°45'43"W	20.75'	(N61°48'00"W 22.44')
L8	S28°16'06"W	20.00'	
L9	S28°15'12"W	30.00'	

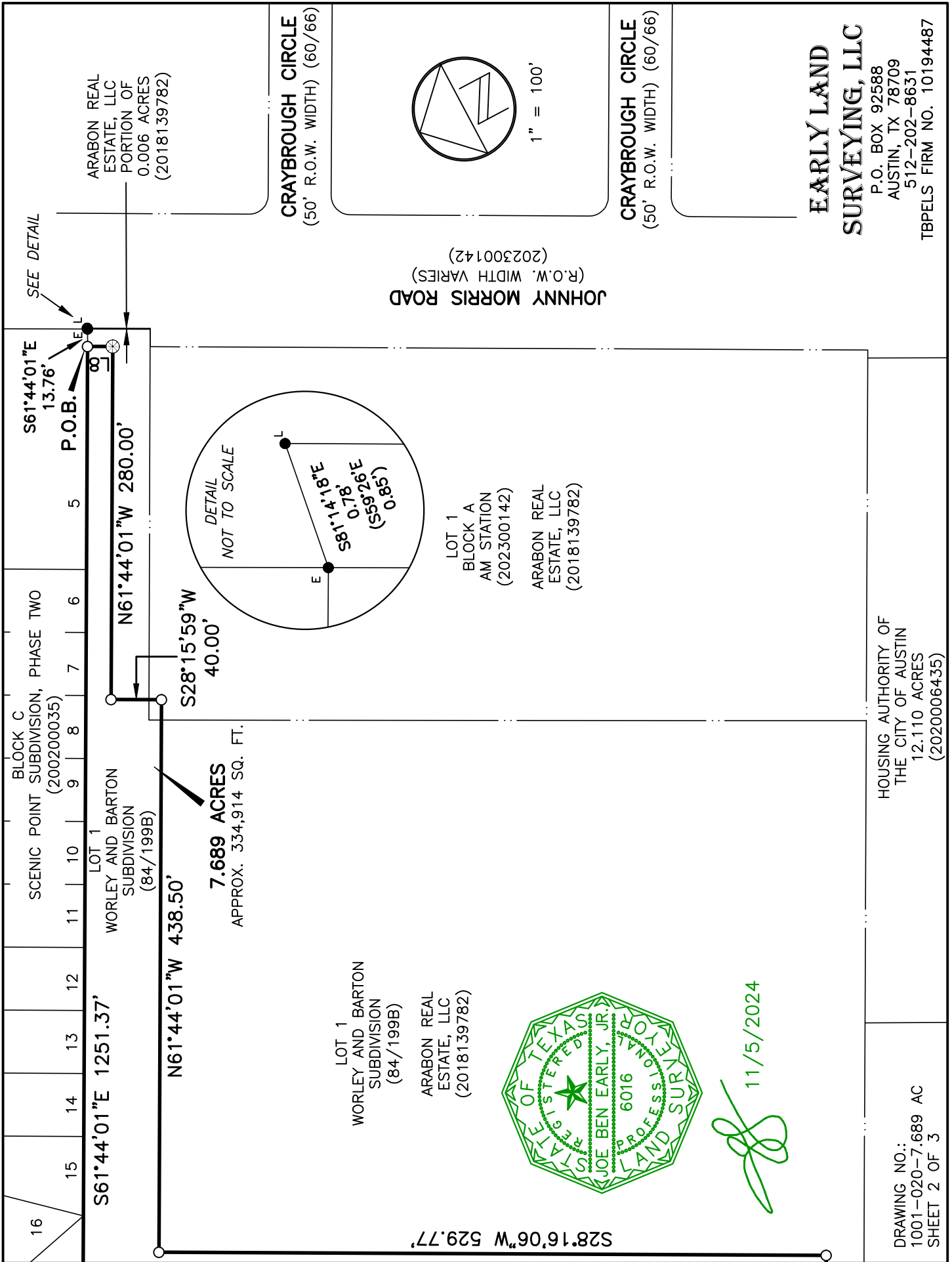
DATE OF SURVEY: 10/24/24
PLOT DATE: 11/5/24
DRAWING NO.: 1001-020-7.689 AC
DRAWN BY: BBP
SHEET 1 OF 3

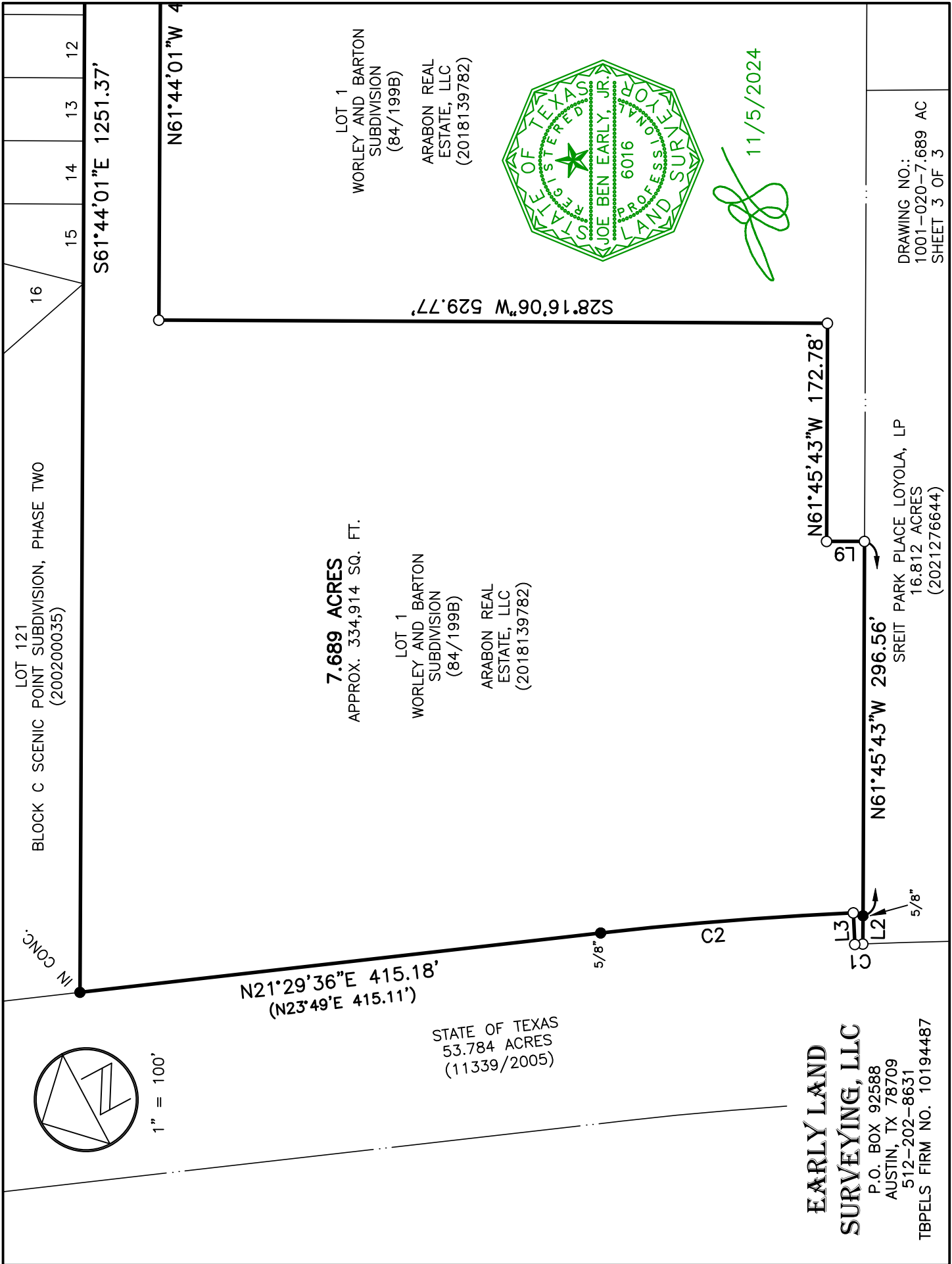
EARLY LAND SURVEYING, LLC

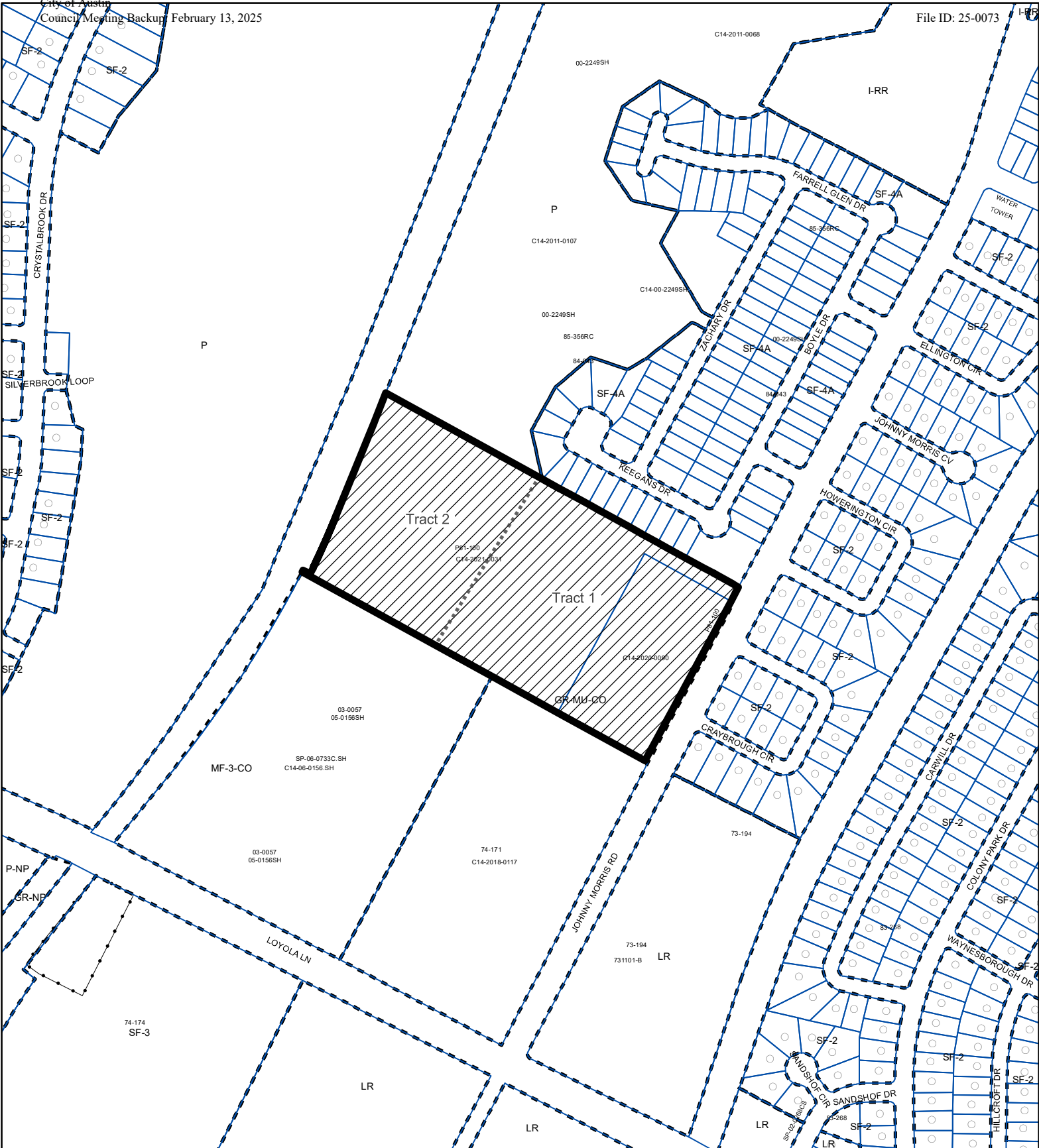
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SYSTEM OF 1983 (NAD83), CENTRAL
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NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 1001-020-7.689 AC







Tract 2




Tract 1

ZONING

EXHIBIT "C"

ZONING CASE#: C14-2024-0069

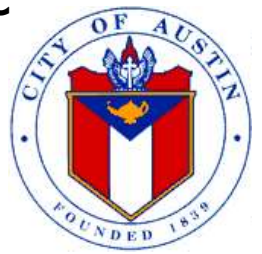


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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: 4/25/2024