

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6025 NORTH CAPITAL OF TEXAS HIGHWAY NORTHBOUND, FROM RURAL RESIDENCE (RR) DISTRICT TO RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT ON TRACT 1 AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT, TO CHANGE A CONDITION OF ZONING, 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 rural residence (RR) district to rural residence-conditional overlay (RR-CO) combining district on Tract 1 and community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on Tract 2 on the property described in Zoning Case No. C14-2023-0005, on file at the Planning Department, as follows:

## Tract 1

0.849 acres out of the THOMAS J. CHAMBERS SURVEY, ABSTRACT No. 7, in Travis County, Texas, being a portion of that certain 43.32 acre tract of land known as Tract 1, Parcel B and conveyed by Document No. 2001143485 of the Official Public Records of Travis County, Texas, said 0.849 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

## Tract 2

8.140 acres out of the JAMES JETT SURVEY, ABSTRACT No. 437 and the THOMAS J. CHAMBERS SURVEY, ABSTRACT No. 7, in Travis County, Texas, being a portion of that certain 43.32 acre tract of land known at Tract 1, Parcel B and conveyed in Document No. 201143485 of the Official Public Records of Travis County, Texas, said 8.140 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance.

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

locally known as 6025 North Capital of Texas Highway Northbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

1  
2 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
3 established by this ordinance is subject to the following conditions:

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5 (A) Building coverage may not exceed 95,000 square feet.

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7 (B) The maximum impervious cover shall be limited as follows:

8

9 1. 40 percent of the gross site area;

10

11 2. Zero percent within 150 feet of the Lake Austin centerline, except for storm  
12 headwalls which are improvements permitted in this area.

13

14 (C) Recreational equipment sales is a prohibited use of the Property.

15

16 (E) Public access, including access from a hotel use to Lake Austin, is prohibited.

17

18 (F) The following uses on Tract 2 are prohibited:

19

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Commercial off-street parking	Exterminating services
Financial services	Medical offices – exceeding 5,000 square feet gross floor area
Medical offices – not exceeding 5,000 square feet gross floor area	Off-site accessory parking
Restaurant (limited)	Service station

20

21 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
22 developed and used in accordance with the regulations established for the rural residential  
23 (RR) base district on Tract 1, community commercial (GR) base district on Tract 2, and  
24 other applicable requirements of the City Code.

25

26 **PART 4.** Except as specifically modified under this ordinance, the Property is subject to  
27 the requirements established in Ordinance No. 960613-J, as amended.

1  
2 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2024.  
3  
4

5 **PASSED AND APPROVED**  
6  
7  
8 \_\_\_\_\_, 2024      § \_\_\_\_\_  
9  
10

11 Kirk Watson  
12 Mayor  
13  
14

15 **APPROVED:** \_\_\_\_\_

16 Anne L. Morgan  
City Attorney  
17

18 **ATTEST:** \_\_\_\_\_

19 Myrna Rios  
City Clerk  
20

## EXHIBIT A

### PROPERTY DESCRIPTION:

BEING A 0.849 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT I, SAID IRON ROD BEING ON THE NORTH LINE OF THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 86° 12' 26" WEST, A DISTANCE OF 98.13 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID COURTYARD TO A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EAST VH 2222, LLC, AS RECORDED IN INSTRUMENT NO. 2023023380, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 51° 48' 07" WEST, A DISTANCE OF 85.51 FEET ALONG THE EAST LINE OF SAID EAST VH TRACT TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 25° 13' 53" EAST, A DISTANCE OF 100.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 01° 23' 53" EAST, A DISTANCE OF 109.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 06° 36' 07" WEST, A DISTANCE OF 194.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH  $16^{\circ} 26' 07''$  WEST, A DISTANCE OF 35.15 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH  $41^{\circ} 29' 03''$  EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 80.84 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST LINE OF AFORESAID TRACT I.

THENCE SOUTH 19° 06' 07" EAST, A DISTANCE OF 152.73 FEET ALONG THE EAST LINE OF SAID TRACT I;

THENCE SOUTH 03° 06' 07" EAST, A DISTANCE OF 102.82 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 13° 36' 07" EAST, A DISTANCE OF 182.79 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 36,964 SQUARE FEET OR 0.849 OF ONE ACRE OF LAND.

FEMA NOTE

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND  
REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND  
LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS,  
INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION  
PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE  
COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN  
HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL  
COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

## GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON PLAT RECORDED IN VOL. 82, PGS. 90-91, P.R.T.C.T.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

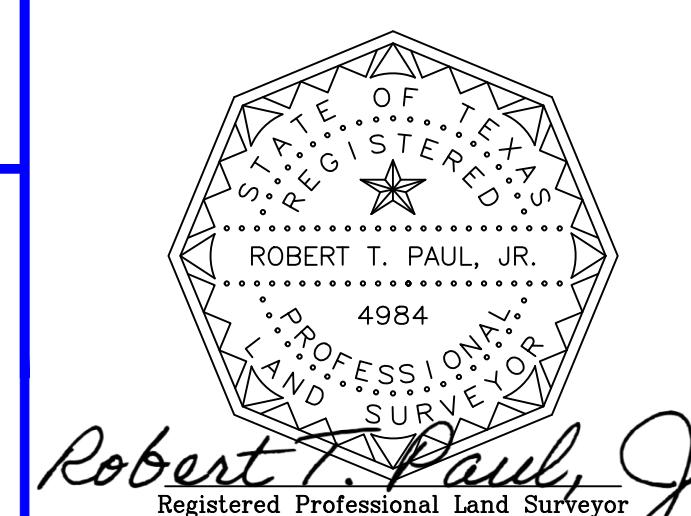
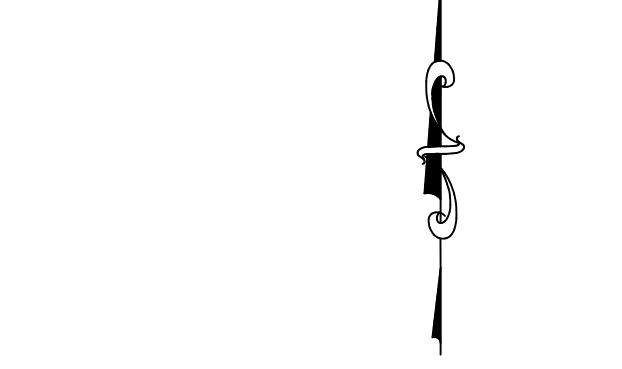
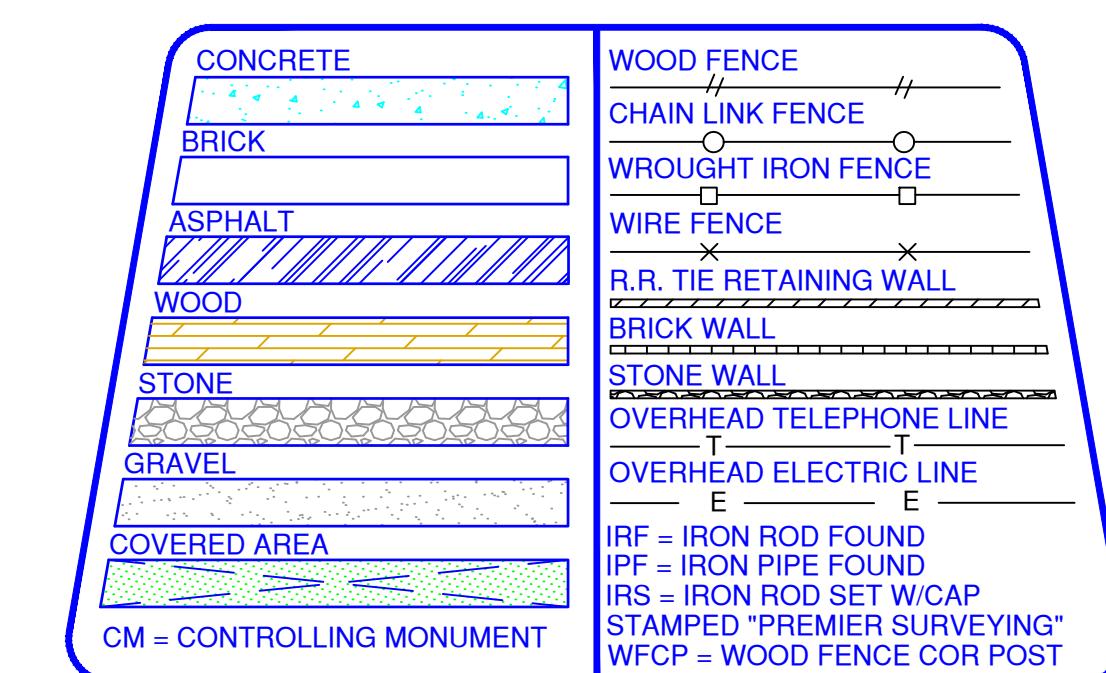
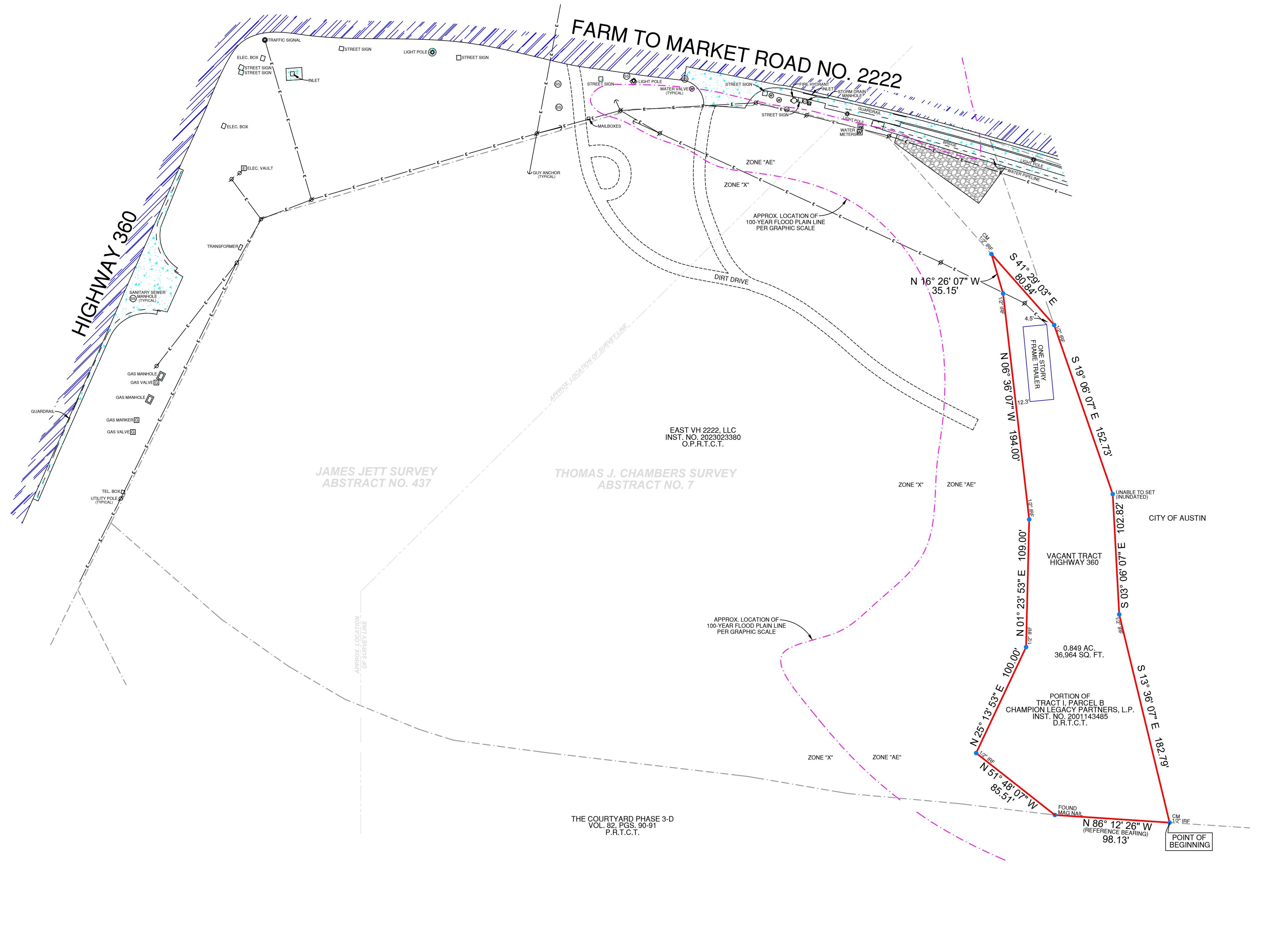
**HIGHWAY 360  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS**

**THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:**  
**EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.**  
**EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.**  
**EASEMENT VOL. 1655 PG. 53 VOL. 8829 PG. 116 & VOL. 8881 PG. 110 R.P.R.T.C.T.**

PREMIER JOB #: 16-00522AW

TECH: MSP DATE: 05/24/

FIELD: MW FIELD DATE: 05/24/2018



# EXHIBIT B

## PROPERTY DESCRIPTION:

BEING AN 8.140 ACRE TRACT OF LAND SITUATED IN THE JAMES JETT SURVEY, ABSTRACT NO. 437, AND THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE COMMON WEST CORNER OF SAID PARCEL B AND THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF HIGHWAY 360;

THENCE NORTH 26° 18' 01" EAST, A DISTANCE OF 290.27 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 73° 41' 30" EAST, A DISTANCE OF 330.56 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE SOUTH LINE OF FARM TO MARKET ROAD NO. 2222;

THENCE NORTH 88° 09' 36" EAST, A DISTANCE OF 113.78 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 879.93 FEET;

THENCE ALONG SAID SOUTH LINE AND SAID CURVE AN ARC DISTANCE OF 94.68 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 75° 15' 02" EAST - 94.64 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 72° 10' 05" EAST, A DISTANCE OF 13.58 ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 41° 29' 03" EAST, A DISTANCE OF 132.14 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 16° 26' 07" EAST, A DISTANCE OF 35.15 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 06° 36' 07" EAST, A DISTANCE OF 194.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 01° 23' 53" WEST, A DISTANCE OF 109.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 25° 13' 53" WEST, A DISTANCE OF 100.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 51° 48' 07" EAST, A DISTANCE OF 85.51 FEET TO A SET MAG NAIL ON THE COMMON LINE OF AFORESAID PARCEL B AND AFORESAID COURTYARD PHASE 3-D;

THENCE NORTH 83° 14' 25" WEST, A DISTANCE OF 83.75 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 84° 49' 38" WEST, A DISTANCE OF 94.02 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 80° 19' 39" WEST, A DISTANCE OF 86.45 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 83° 15' 00" WEST, A DISTANCE OF 174.73 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 82° 22' 42" WEST, A DISTANCE OF 78.21 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

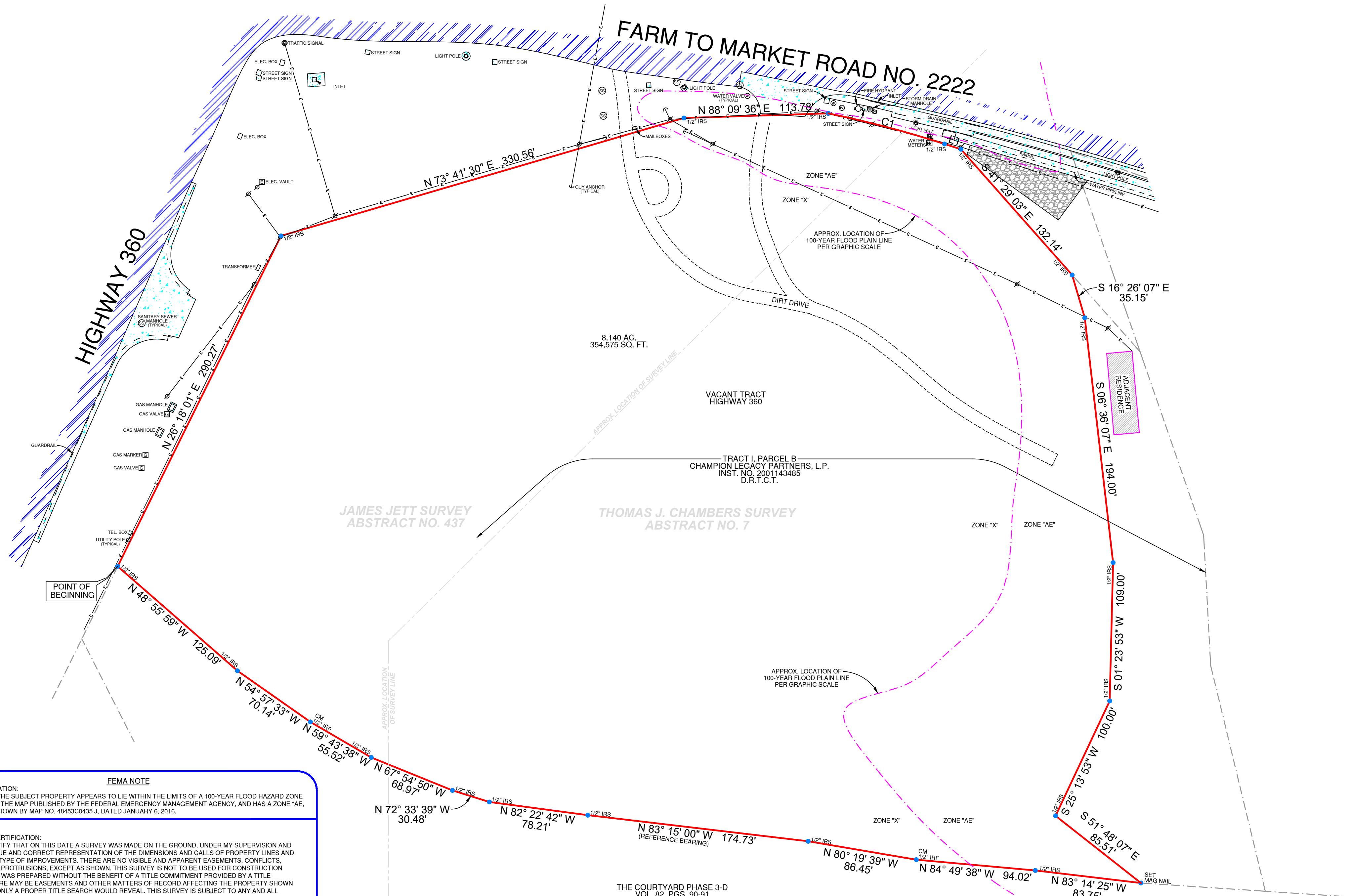
THENCE NORTH 72° 33' 39" WEST, A DISTANCE OF 30.48 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 67° 54' 50" WEST, A DISTANCE OF 68.97 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 59° 43' 38" WEST, A DISTANCE OF 55.52 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 54° 57' 33" WEST, A DISTANCE OF 70.14 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 48° 55' 59" WEST, A DISTANCE OF 125.09 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 354,575 SQUARE FEET OR 8.140 ACRES OF LAND.



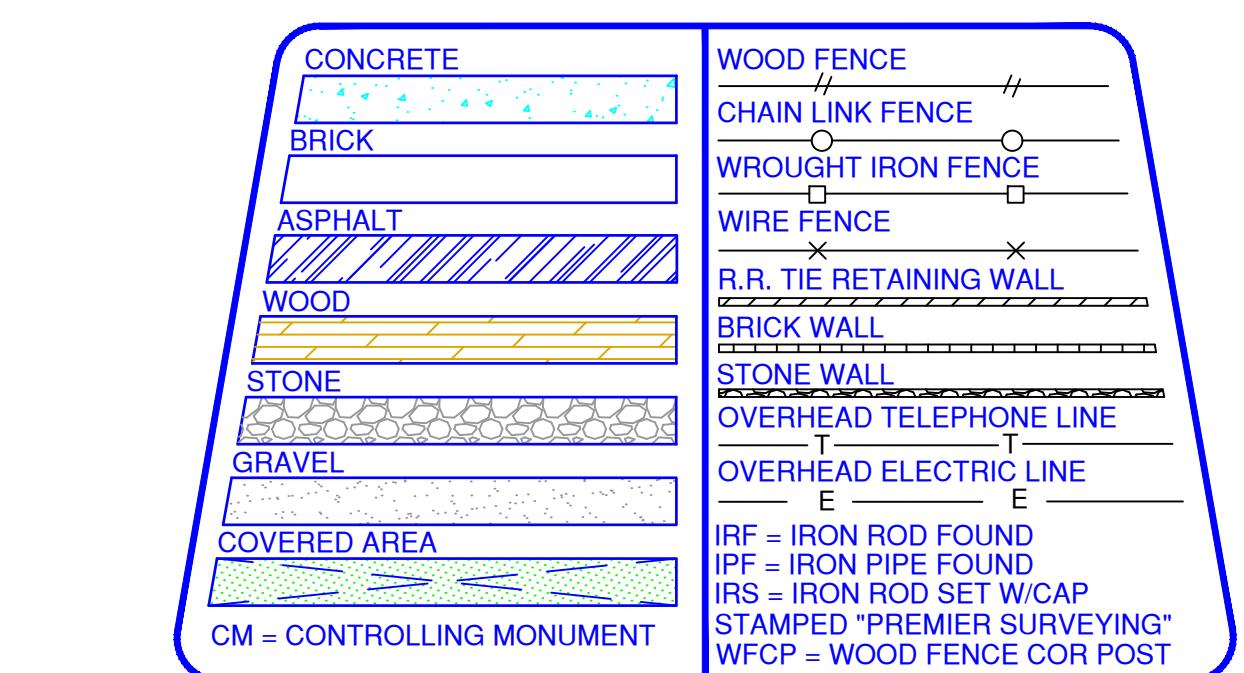
**HIGHWAY 360**  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:  
EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.  
EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.  
EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.

PREMIER JOB #: 16-00522AW2

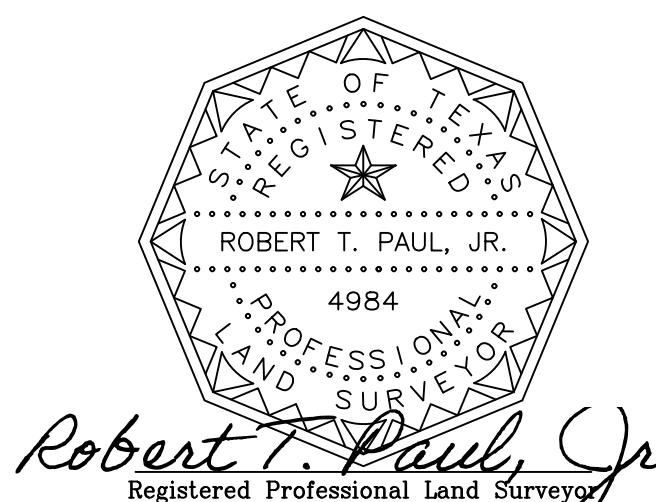
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FIELD: TM FIELD DATE: 10/18/19



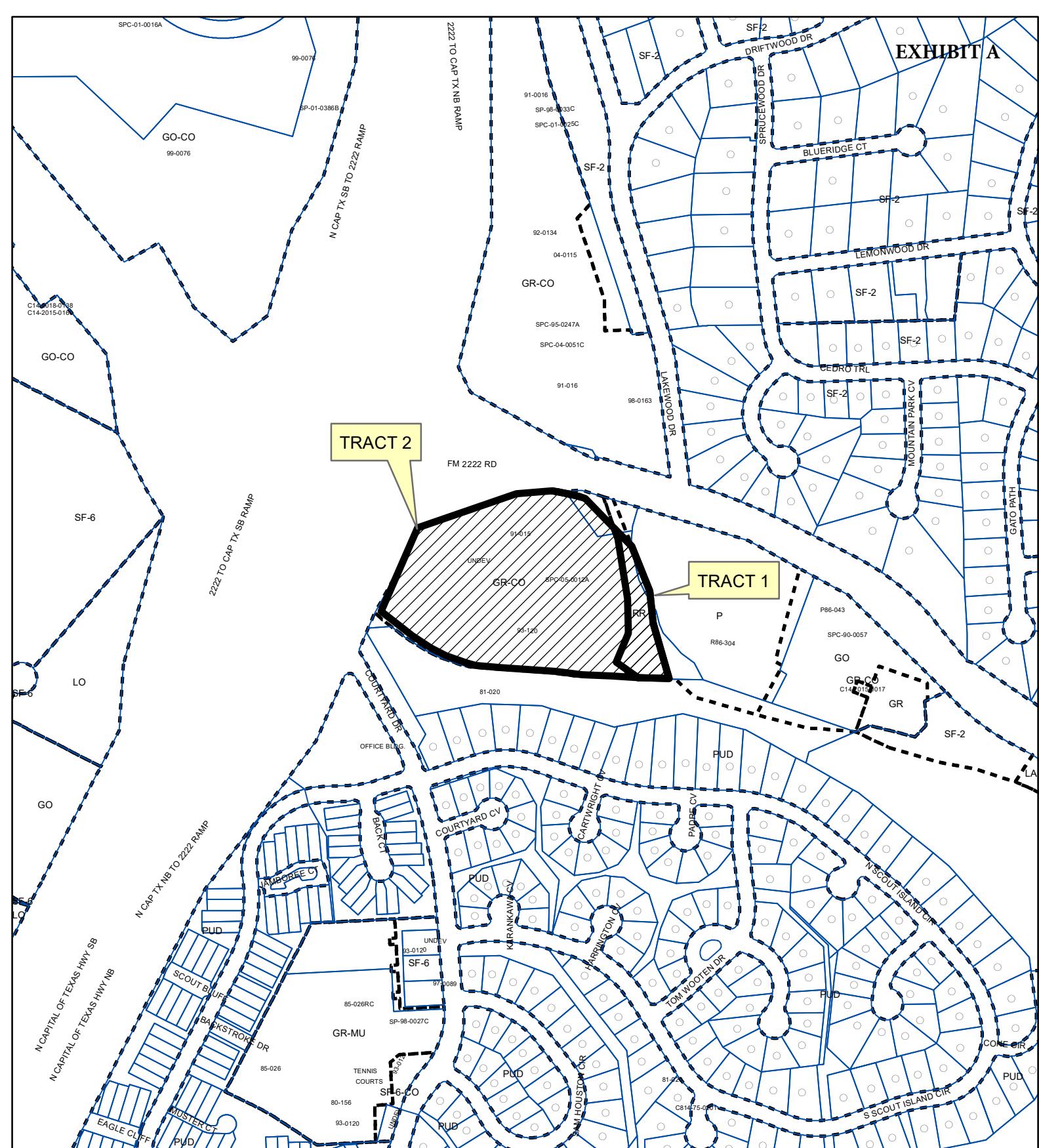
**Premier**  
Surveying LLC  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
972-612-3601 (O) | 855-892-0468 (F)  
[www.premiersurveying.com](http://www.premiersurveying.com)  
[premierorders@premiersurveying.com](mailto:premierorders@premiersurveying.com)

**Premier**  
Surveying LLC  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200



BOUNDARY LINE TABLE		
C1	L = 94.68'; R = 879.93'	
	CHORD = S 75° 15' 02" E 94.64'	
L1	S 72° 10' 05" E 13.58'	

## EXHIBIT A



## SUBJECT TRACT

PENDING CASE

## ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2023-0005

# EXHIBIT C

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.



$$1" = 400'$$

Created: 11/14/2023

