

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

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 8516 ANDERSON MILL ROAD AND CHANGING**  
3 **THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT**  
4 **TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)**  
5 **COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim-rural residence (I-RR) district to community  
11 commercial-conditional overlay (GR-CO) combining district on the property described in  
12 Zoning Case No. C14-2015-0110, on file at the Planning and Zoning Department, as  
13 follows:  
14

15 A 2.727 acre tract of land, more or less, out of the M.M. Hornsby Survey, Abstract  
16 No. 280, in Williamson County, Texas, the tract of land conveyed in Volume 2369,  
17 Page 829, Official Records, Williamson County, Texas, said property being more  
18 particularly described by metes and bounds in Exhibit "A" incorporated into this  
19 ordinance (the "Property"),  
20

21 locally known as 8516 Anderson Mill Road in the City of Austin, Williamson County,  
22 Texas, and generally identified in the map attached as Exhibit "B".  
23

24 **PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be  
25 used in accordance with the regulations established for the community commercial (GR)  
26 base district and other applicable requirements of the City Code.  
27

28 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:  
30

- 31 A. A site plan or building permit for the Property may not be approved, released,  
32 or issued, if the completed development or uses of the Property, considered  
33 cumulatively with all existing or previously authorized development and uses,  
34 generate traffic that exceeds 2,000 trips per day.  
35  
36  
37

1 B. The following uses are not permitted uses of the Property:  
2

Automotive repair services	Automotive rentals
Automotive washing (of any type)	Automotive sales
Business or trade school	Bail bond services
Commercial off-street parking	Business support services
Food preparation	Communications services
Hotel-Motel	Exterminating services
Indoor sports and recreation	Funeral services
Outdoor entertainment	Indoor entertainment
Pawn shop services	Outdoor sports and recreation
Research services	Theater
Hospital services (general)	Drop-off recycling collection facility

3 C. The following uses are conditional uses of the Property:  
4  
5

Alternative financial services	Community recreation (public)
Community recreation (private)	Group home, class II
Congregate living	Residential treatment
Hospital services (limited)	Medical offices – exceeding 5,000 sq. ft. gross floor area

6 D. Except as otherwise provided in Sections B and C, the Property shall be  
7 developed according to the neighborhood commercial (LR) site development  
8 regulations and performance standards of the Code.  
9

10 E. Subsections (B), (D)(1), (D)(2) and (D)(6) of City Code Section 25-2-587  
11 (*Requirements for Certain Uses in a Neighborhood Commercial (LR) District*)  
12 do not apply to the Property.  
13  
14  
15  
16

1  
2 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2015.  
3

4  
5 **PASSED AND APPROVED**

6  
7 §  
8 §  
9 \_\_\_\_\_, 2015 § \_\_\_\_\_

10 Steve Adler  
11 Mayor  
12

13  
14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15 Anne L. Morgan Jannette S. Goodall  
16 Interim City Attorney City Clerk

LEGAL DESCRIPTION

Being 2.727 acres of land, more or less, out of the M.M. Hornsby Survey, Abstract No. 280, in Williamson County, Texas, being the same tract of land conveyed in Volume 2369, Page 829, Official Records, Williamson County, Texas, said property being more particularly described by metes and bounds as follows:

DESCRIPTION OF A 2.727 ACRE (APPROXIMATELY 118,782 S.F.) TRACT OF LAND OUT OF THE MALCOM M. HORNSBY SURVEY NO. 4 ABSTRACT NO. 280 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 3.00 ACRE TRACT CONVEYED TO ROSS FEATHERSTON, IN A WARRANTY DEED DATED JULY 21, 1993, RECORDED IN VOLUME 2369, PAGE 829, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.727 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING 1/2" rebar found for the northwest corner of the 3.00 acre tract, being also in the east line of Lot 13, Northwest Woods, a subdivision of record in Cabinet C, Slide 137, of the Plat Records of Williamson County, Texas and the southwest corner of a 11.469 acre tract recorded in Document No. 9803905, of the Official Records of Williamson County, Texas, from which a 1/2" rebar found bears North 20°13'30" West, a distance of 629.54 feet;

THENCE North 68°52'33" East along the common line of the 3.00 acre tract and the 11.469 acre tract, a distance of 584.89 feet to a cotton spindle found for the northeast corner of the 3.00 acre tract, being also the southeast corner of the 11.469 acre tract and in the west right-of-way line of Morris Road (right-of-way width varies), from which a 1/2" rebar found bears North 20°06'16" West, a distance of 852.76 feet;

THENCE South 20°06'53" East along the common line of the 3.00 acre tract, and the west right-of-way line of Morris Road, a distance of 190.60 feet to a 1/2" rebar with the cap set in the east line of the 3.00 acre tract, being also the intersecting point of the west right-of-way line of Morris Road and the north right-of-way line of Anderson Mill Road, (right-of-way width varies) and the northeast corner of a 0.297 acre tract recorded in Document No. 199945866, of the Official Public Records of Williamson County, Texas;

THENCE over and across the 3.00 acre tract, along the common line of the 0.297 acre tract and the north right-of-way line of Anderson Mill Road, the following two (2) courses:

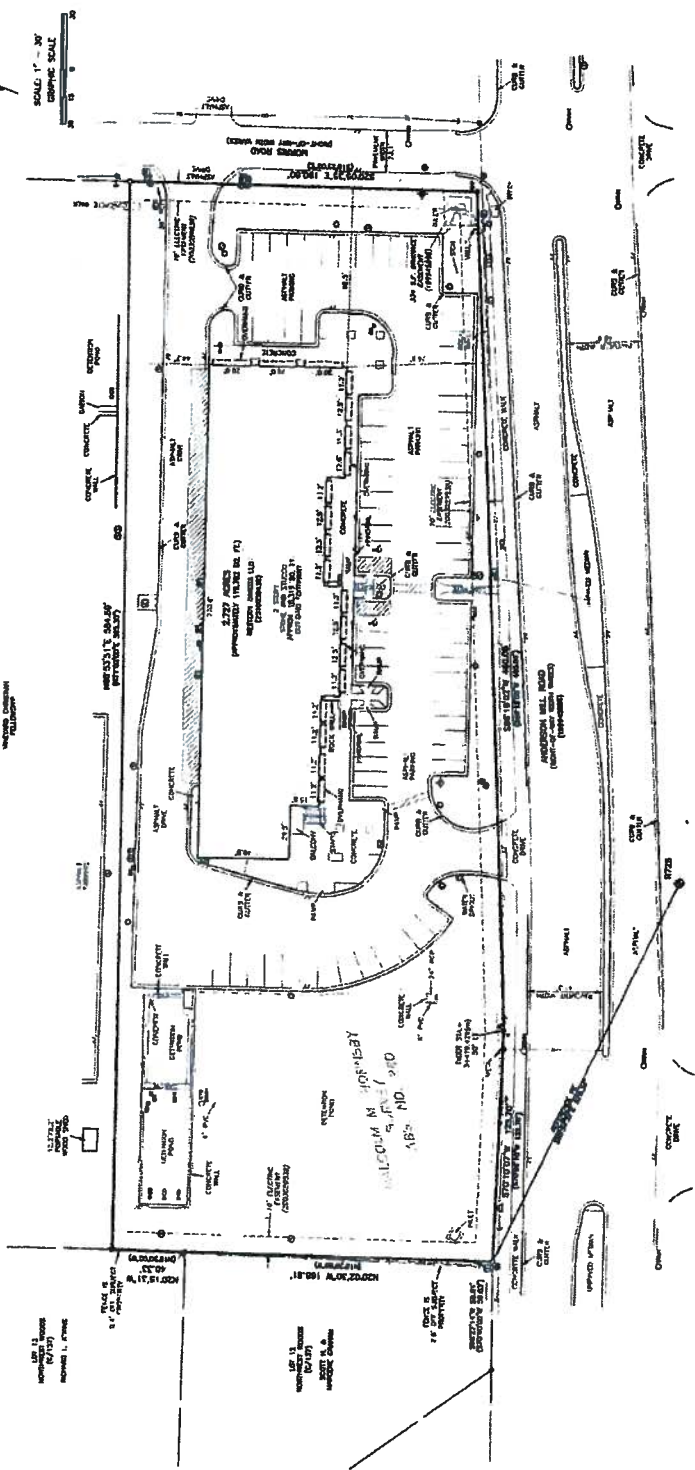
1. South 66°14'43" West, a distance of 460.06 feet to a Texas Department of Transportation (TxDOT) aluminum cap found;
2. South 70°08'48" West, a distance of 125.70 feet to a 1/2" rebar with cap set in the west line of the 3.00 acre, being also in the north right-of-way line of Anderson Mill Road, the northwest corner of the 0.297 acre tract, and the southeast corner of Lot 12, Northwest Woods subdivision, from which a 1/2" rebar found bears South 68°20'26" West, a distance of 58.91 feet;

THENCE leaving the north right-of-way line of Anderson Mill Road, along the common line of the 3.00 acre tract and Northwest Woods subdivision, the following two (2) courses:

1. North 20°03'48" West, a distance of 168.61 feet to a ½" rebar found:
2. North 20°16'49" West, a distance of 40.33 feet to the POINT OF BEGINNING, containing an area of 2.727 acres of land, more or less;

SAVE AND EXCEPT that 0.297 of an acre tract conveyed to Williamson County by deed recorded in Document No. 199945866, Official Public Records, Williamson County, Texas.






- [illegible]

[illegible]


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ALTA/ACSM SURVEY NOTES:

[illegible]



Professional Land Surveyor, Inc.  
Surveying and Mapping  
28500 Beach Ridge  
P.O. Box 10124  
Dallas, TX 75210-0124  
214-442-1770  
FAX 214-442-1771



2025 RELEASE UNDER E.O. 14176

APPROVED FOR  
RECORDING

RECORDED  
INDEXED

BOOKED  
FILED

COUNTY CLERK

CLERK OF COURTS

NOTARY PUBLIC

NO. 1021

NO. 1021

NO. 1021

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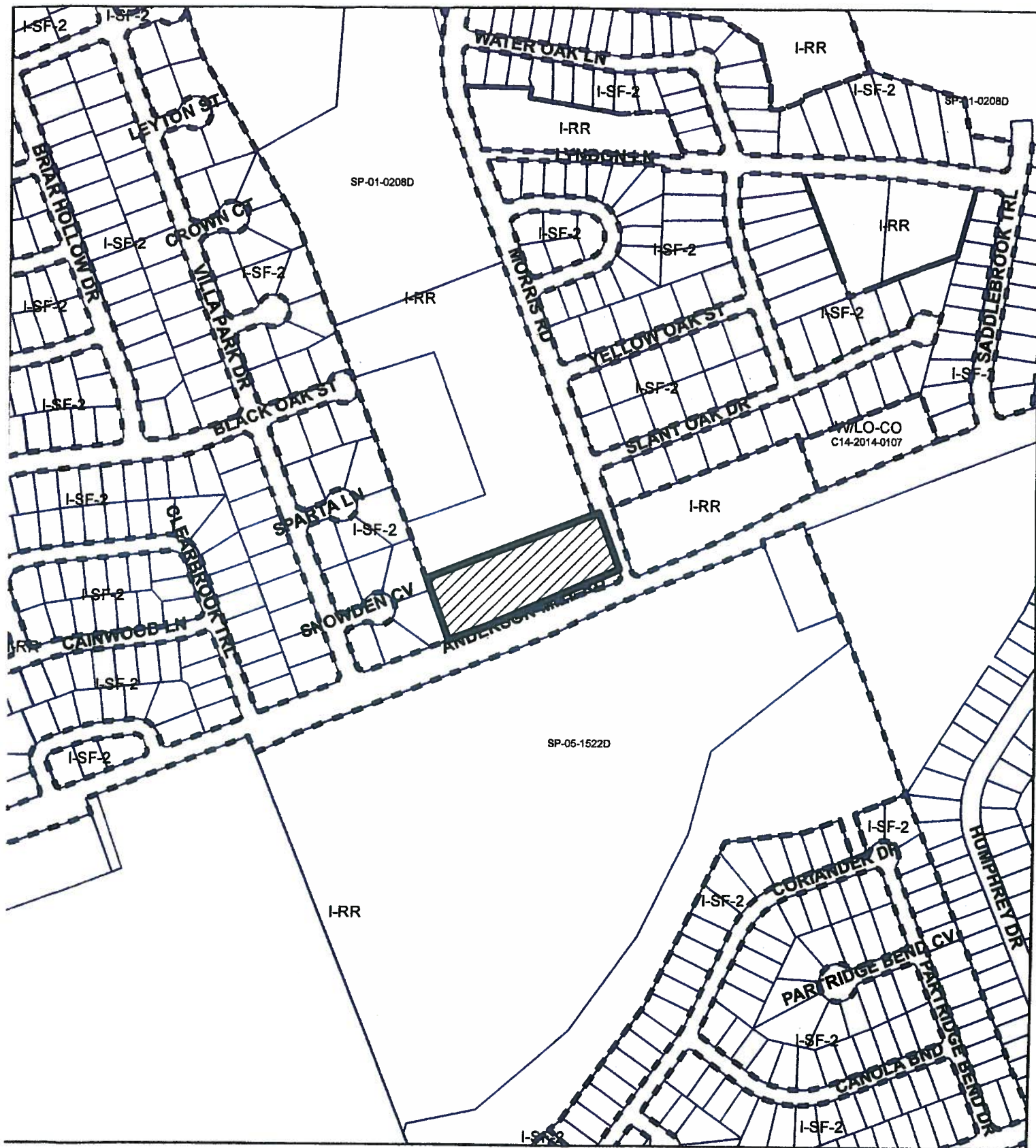
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

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## ZONING

ZONING CASE#: C14-2015-0110



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1"=400'

Exhibit B