

**ORDINANCE NO. 20181213-077**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6113 SOUTHWEST PARKWAY IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) 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 neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0085, on file at the Planning and Zoning Department, as follows:

24.723 acres out of the Thomas Anderson League Survey No. 17, Abstract No. 2, situated in Travis County, Texas, said 24.723 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 6113 Southwest Parkway 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 on the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business support services	Commercial off-street parking
Communications services	Drop-off recycling collection facility
Exterminating services	Food preparation
Funeral services	Hospital services (general)
Hotel-motel	Indoor entertainment

Indoor sports and recreation  
Outdoor sports and recreation  
Research services  
Theater

Outdoor entertainment  
Pawn shop services  
Short-term rental

B. The following uses are conditional uses of the Property:

Alternative financial services

Medical offices (exceeding 5,000  
sq. ft. gross floor area)

Community recreation (private)  
Group Home, Class II  
Residential treatment

Community recreation (public)  
Hospital services (limited)

**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, mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 20081211-098 that established zoning for the East Oak Hill Neighborhood Plan.

**PART 5.** This ordinance takes effect on December 24, 2018.

**PASSED AND APPROVED**

December 13, 2018

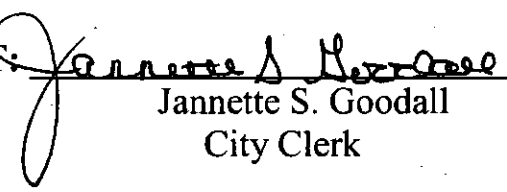
§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

24.723 ACRES  
THOMAS ANDERSON LEAGUE  
REMAINDER TRACT

FN. NO. 12-332 (MLT)  
AUGUST 20, 2012  
BPI PROJECT NO. R0103375-005

#### DESCRIPTION

OF 24.723 ACRES OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 42 ACRE TRACT (CALLED "EIGHTH TRACT") CONVEYED TO GEORGE LEE MILLER, BY DEED OF RECORD IN VOLUME 2412, PAGE 283, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 24.723 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at 1/2-inch iron rod found at an interior ell-corner in the northerly line of Lot 2, Block "A", Harper's Park Subdivision Section One, of record in Book 100, Pages 196-197, of the Plat Records of Travis County, Texas, being a southeasterly corner of said Eighth Tract;

THENCE, N62°36'12"W, along the northerly line of said Lot 2, (as fenced and occupied upon the ground), being the apparent intended southerly line of said Eighth Tract, a distance of 177.26 feet to a 1/2-inch iron rod with "BPI" cap set for the POINT OF BEGINNING and the southeasterly corner hereof;

THENCE, continuing along the northerly line of said Lot 2, (as fenced and occupied upon the ground), in part along the apparent intended southerly line of said Eighth Tract, and in part over and across said Eighth Tract, for the southerly line hereof, the following two (2) courses and distances:

- 1) N62°36'12"W, a distance of 67.10 feet to a 1/2-inch iron rod found, for an angle point;
- 2) N62°08'02"W, at 822.67 feet passing an iron pipe found at the northwesterly corner of said Lot 2, and continuing for a total distance of 851.14 feet to a 1/2-inch iron rod with "BPI" cap set in the easterly right-of-way line of Vega Avenue (R.O.W. Varies/as fenced and used upon the ground), same being the apparent intended easterly line of that certain 2.032 acre tract conveyed for right-of-way purposes to Travis County, Texas, by Deed of record in Volume 1848, Page 376, of said Deed Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in said easterly right-of-way line of Vega Avenue bears S26°35'57"W, a distance of 617.40 feet;

Exhibit A

THENCE, continuing over and across said Eighth Tract, along said easterly right-of-way line of Vega Avenue (as fenced and used upon the ground), being the apparent intended easterly line of said 2.032 acre tract, for the westerly line hereof, the following two (2) courses and distances:

- 1) N26°35'57"E, a distance of 867.86 feet to a 1/2-inch iron rod with "BPI" cap set, for an angle point;
- 2) N29°23'10"E, a distance of 169.98 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the right, being the southwesterly terminus of a right-of-way return line between said easterly right-of-way line of Vega Avenue and the southwesterly right-of-way line of Southwest Parkway (R.O.W. Varies), for the northwesterly corner hereof;

THENCE, continuing over and across said Eighth Tract, along said right-of-way return line (as fenced and occupied upon the ground), for a portion of the northerly line hereof, along said curve, having a radius of 169.54 feet, a central angle of 69°37'28", an arc length of 206.02 feet, and a chord which bears N70°51'42"E, a distance of 193.58 feet to a 1/2-inch iron rod with "BPI" cap set at the end of said curve, being the northeasterly terminus of said right-of-way return line, also being on said southwesterly right-of-way line of Southwest Parkway;

THENCE, S62°26'43"E, along said southwesterly right-of-way line of Southwest Parkway (as fenced and occupied upon the ground), being the apparent intended northerly line of said Eighth Tract, for a portion of the northerly line hereof, a distance of 774.76 feet to a 1/2-inch iron rod with "BPI" cap set, for the northeasterly corner hereof, from which a 1/2-inch iron rod with "BPI" cap set for an angle point in said southwesterly right-of-way line of Southwest Parkway bears S62°26'43"E, a distance of 202.05 feet;

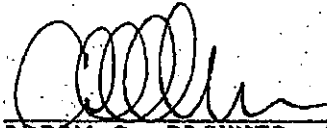
FN. NO. 12-332 (MLT)  
AUGUST 20, 2012  
PAGE 3 OF 3

THENCE, S26°35'57"W, leaving said southwesterly right-of-way line of Southwest Parkway, (as fenced and occupied upon the ground), over and across said Eighth Tract, for the easterly line hereof, a distance of 1,183.10 feet to the POINT OF BEGINNING, containing an area of 24.723 acres (1,076,922 sq. ft.) of land, more or less, within these metes and bounds.

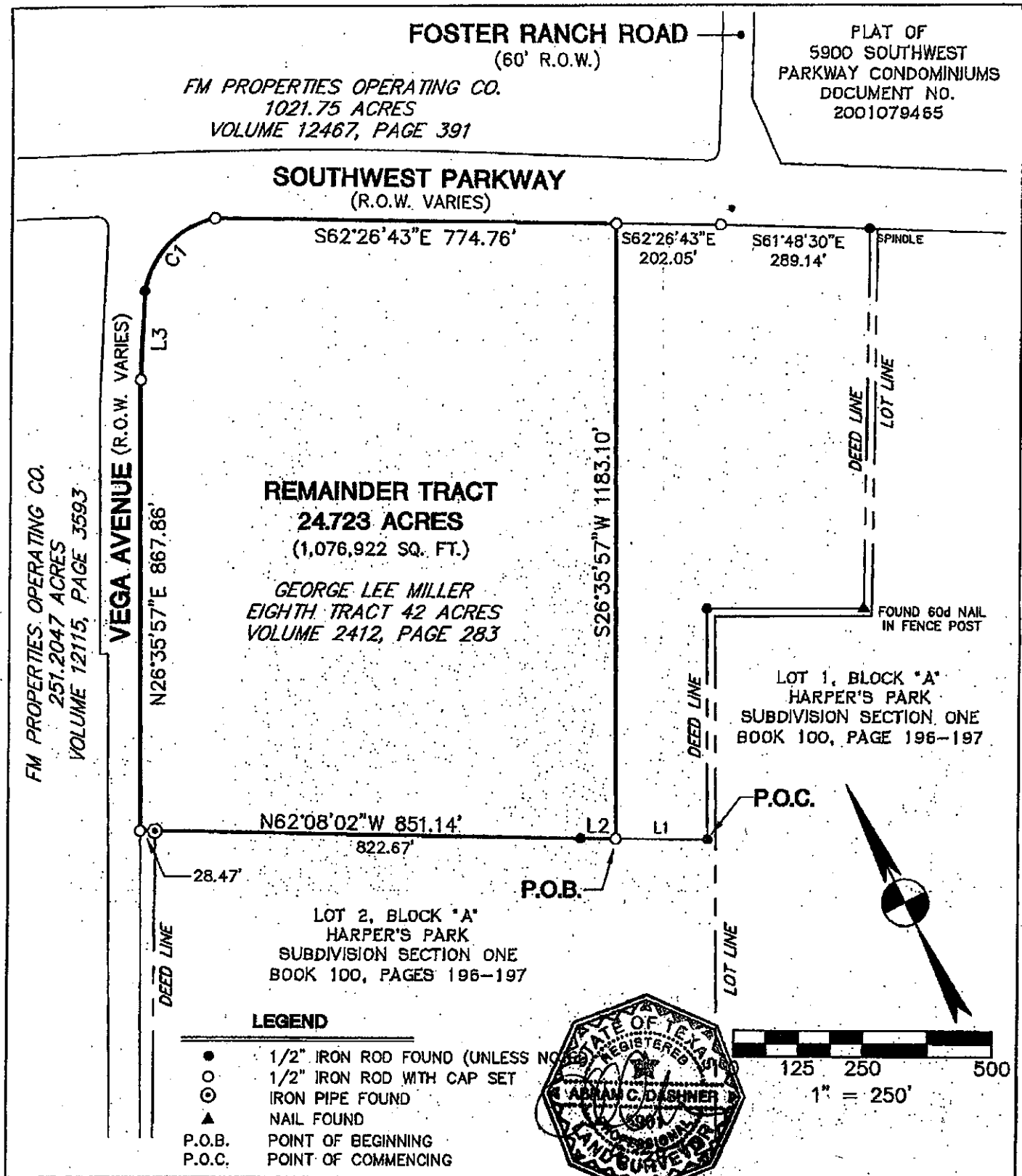
**BASIS OF BEARING:** IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.  
221 W. SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

 8-30-12  
ABRAM C. DASHNER, R.P.L.S.  
NO. 5901  
STATE OF TEXAS





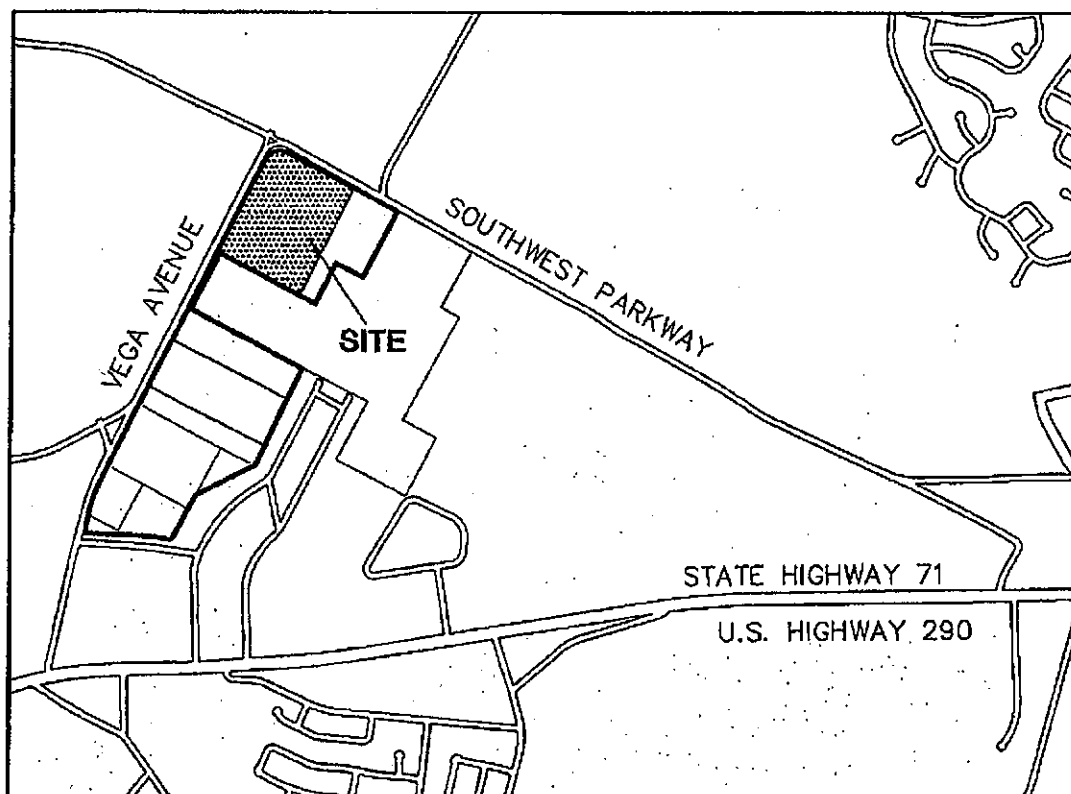
**Bury+Partners**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
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PAGE 283, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

**ST. ANDREWS  
EPISCOPAL SCHOOL**

**MILLER TRACT  
AUSTIN, TEXAS**



VICINITY MAP  
N.T.S.

### BEARING BASIS NOTE:

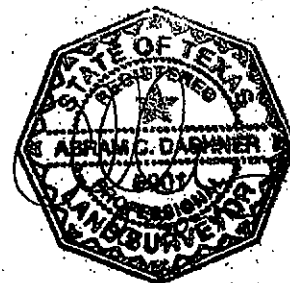
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

### LINE TABLE

No.	BEARING	DISTANCE
L1	N62°36'12"W	177.26'
L2	N62°36'12"W	67.10'
L3	N29°23'10"E	169.98'

### CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	89°37'28"	169.54	206.02	193.58	N70°51'42"E



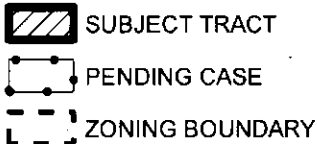
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**ST. ANDREWS  
EPISCOPAL SCHOOL**

**MILLER TRACT  
AUSTIN, TEXAS**



## Exhibit B



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.

$$1'' = 400'$$