

**ORDINANCE NO. 20200917-074**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9315 SOUTH IH-35 SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) 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 general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2020-0070, on file at the Planning and Zoning Department, as follows:

4.845 acre (211,058 square feet) of land situated in the Santiago Del Valle Survey, Abstract No. 24, situated in the City of Austin, in Travis County, Texas, said 4.845 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 9315 South IH-35 Service Road Northbound 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 not permitted uses of the Property:

Adult oriented businesses	Automotive rentals
Automotive sales	Automotive washing (of any type)
Automotive repair services	Commercial off-street parking
Drop-off recycling collection facility	Pawn shop services
Residential treatment	

B. A 15-foot wide vegetative buffer along the west property line shall be provided and maintained. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be

otherwise required by the City of Austin or specifically authorized in this ordinance.

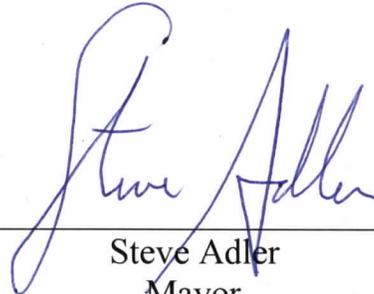
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on September 28, 2020.

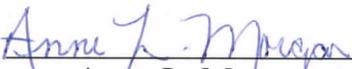
**PASSED AND APPROVED**

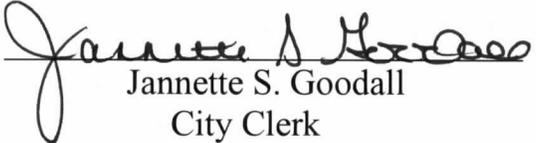
September 17, 2020

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§  
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Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk

**A METES AND BOUNDS  
DESCRIPTION OF A  
4.845 ACRE TRACT OF LAND**

**BEING** a 4.845 acre (211,058 square feet) of land situated in the Santiago Del Valle Survey, Abstract No. 24, situated in the City of Austin, in Travis County, Texas; and being a portion of Lot 1, Block A, Holt Cat Subdivision, plat of which is recorded in Document No. 201600046 of the Official Public Records of Travis County; said Lot 1 also being conveyed in a General Warranty Deed from Holt Texas Ltd. to ALPIA Meadows Crossing Ltd. as described in Document No. 2019191208 of the Official Public Records of Travis County; and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found in the southeasterly right-of-way line of South Interstate Highway 35 (Variable Width R.O.W.), marking the northern-most corner of said Lot 1, Block A, same being the western-most corner of Lot 1A-1, Block A, Amended Plat of The Amended Plat of Southpark Crossing, recorded in Document Number 201700228 of the Official Public Records of Travis County;

**THENCE**, along the common line of said Lot 1, Block A, and said Lot 1A-1, Block A the following three (3) courses and distances:

1. South 80°02'55" East, 43.65 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 2°14'01" East, 231.96 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner;
3. South 30°43'08" East, 40.70 feet to a point for corner;

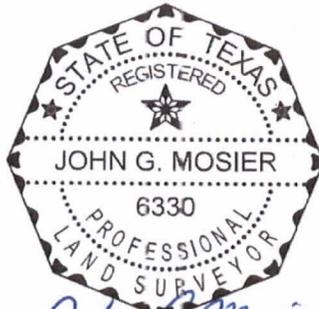
**THENCE**, crossing said Lot 1, Block A, the following two (2) courses and distances:

1. South 29°56'15" West, 632.63 feet to a point for corner;
2. South 29°49'21" West, 310.69 feet to a point for corner on the northeast line of Tract A of Bashara Subdivision, plat of which is recorded in Volume 18, Page 70 of the Plat Records of Travis County;

**THENCE**, North 56°52'33" West, 200.33 feet along the northeast line of said Tract A to an Iron Axle Found for corner on the southeasterly right-of-way line of aforesaid South Interstate Highway 35;

**THENCE**, along the southeasterly right-of-way line of said South Interstate Highway 35, the following two (2) courses and distances:

1. North 29°49'21" East, 299.35 feet to a 3/4 inch iron pipe found for corner;
2. North 29°56'15" East, 834.20 feet to the **POINT OF BEGINNING** and containing 4.845 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



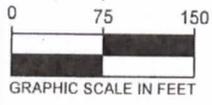
JOHN G. MOSIER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
greg.mosier@kimley-horn.com

**4.845 ACRE TRACT**  
**SANTIAGO DEL VALLE SURVEY,**  
**ABSTRACT NO. 24,**  
**TRAVIS COUNTY, TEXAS**

**Kimley»Horn**

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

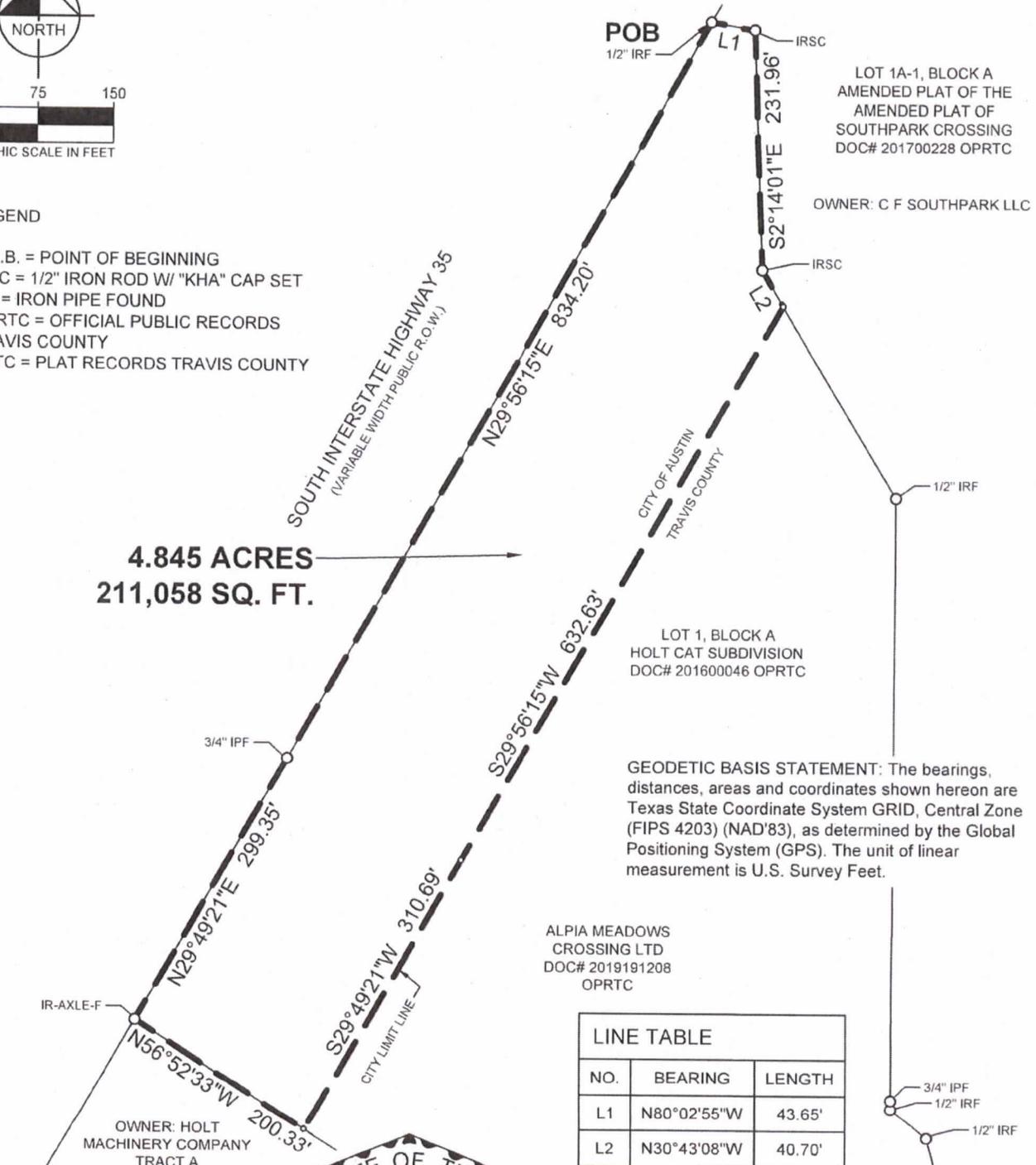
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	6/29/2020	069265200	1 OF 2



**LEGEND**

- P.O.B. = POINT OF BEGINNING
- IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
- IPF = IRON PIPE FOUND
- OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- PRTC = PLAT RECORDS TRAVIS COUNTY

**4.845 ACRES**  
**211,058 SQ. FT.**



LOT 1A-1, BLOCK A  
AMENDED PLAT OF THE  
AMENDED PLAT OF  
SOUTHPARK CROSSING  
DOC# 201700228 OPRTC

OWNER: C F SOUTHPARK LLC

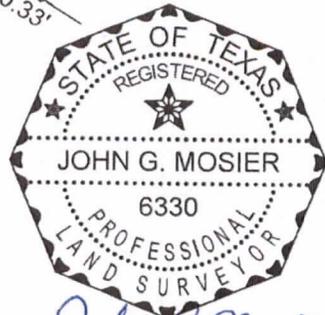
LOT 1, BLOCK A  
HOLT CAT SUBDIVISION  
DOC# 201600046 OPRTC

**GEODETTIC BASIS STATEMENT:** The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

ALPIA MEADOWS  
CROSSING LTD  
DOC# 2019191208  
OPRTC

LINE TABLE		
NO.	BEARING	LENGTH
L1	N80°02'55"W	43.65'
L2	N30°43'08"W	40.70'

OWNER: HOLT  
MACHINERY COMPANY  
TRACT A  
BASHARA SUBDIVISION  
VOL.18, PG. 70 PRTC



*John G. Mosier*  
6-29-2020

**4.845 ACRE TRACT**  
**SANTIAGO DEL VALLE SURVEY,**  
**ABSTRACT NO. 24,**  
**TRAVIS COUNTY, TEXAS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JAB	JGM	6/29/2020	069265200	2 OF 2

