

**ORDINANCE NO. 20201210-074**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7008 JOHNNY MORRIS ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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 single-family residence standard lot (SF-2) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2020-0090, on file at the Housing and Planning Department, as follows:

4.059 acres of land out of the Jess C. Tannehill Survey No. 29, Abstract No. 22, Travis County, Texas, said 4.059 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7008 Johnny Morris Road 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:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Exterminating services	Funeral services
Pawn shop services	

B. Drive-in service is prohibited as an accessory use to a restaurant (limited) use.

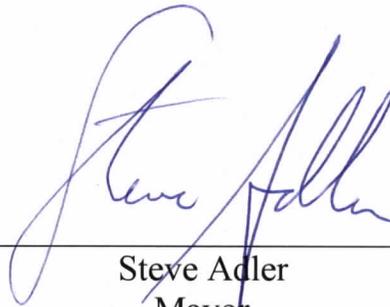
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on December 21, 2020.

**PASSED AND APPROVED**

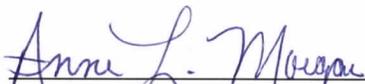
December 10, 2020

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Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan *by*  
City Attorney *Shomo*

**ATTEST:**



Jannette S. Goodall  
City Clerk

**FIELD NOTE DESCRIPTION**  
**4.059 ACRES**  
**JESS C. TANNEHILL SURVEY NO. 29, A- 22,**  
**TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 4.059 ACRES OF LAND OUT OF THE JESS C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT CALLED TO CONTAIN 4.0610 ACRES IN A DEED TO ARABON REAL ESTATE, LLC RECORDED IN DOCUMENT NUMBER 2018139782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 4.059 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*NOTE: Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83) Central Zone, grid.*

**BEGINNING** at a ½ inch diameter steel pin set with cap marked LENZ & ASSOC on the west line of Johnny Morris Road at the northeast corner of the said Arabon Real Estate, LLC tract, the same being an exterior corner of Lot 1, Worley and Barton Subdivision, a subdivision of record in Book 84, Page 199B of the Plat Records of Travis County, Texas, from which a computed point on the west line of Johnny Morris Road for the northeast corner of the said Lot 1 bears N 28°06'55" E, 50.00 feet and a ½ inch diameter steel pin found with cap marked LANDMARK on the west line of Johnny Morris Road bears N 28°06'55" E, 1355.09 feet;

THENCE, S 28°06'55" W, a distance of 569.82 feet along the west line of Johnny Morris Road to a ½ inch diameter steel pin set with cap marked LENZ & ASSOC at the southeast corner of the said Arabon Real Estate, LLC tract, the same being the northeast corner of that certain 12.805 acre tract described in a deed to Horizon Worship Center of Austin, Texas, Inc. recorded in Volume 12781, Page 2223 of the Real Property Records of Travis County, Texas and the northeast corner of that certain 12.676 acre tract described in a Deed of Trust Security Agreement and Assignment of Rents (Horizon Worship Center of Austin, Texas, Inc. being grantor) recorded in Document Number 2018065071 of the Official Public Records of Travis County, Texas;

THENCE, N 61°45'10" W, a distance of 309.89 feet along the south line of the said Arabon Real Estate, LLC tract, the same being the north line of the said Horizon Worship Center of Austin, Texas, Inc. tract, to a ½ inch diameter iron pipe found in concrete at the southwest corner of the said Arabon Real Estate, LLC tract, the same being the southerly southeast corner of the said Lot 1, Worley and Barton Subdivision, from which a ½ inch diameter steel pin found with cap marked PREMIER at the northwest corner of the said Horizon Worship Center of Austin, Texas, Inc. bears N 61°45'10" W, 240.13 feet;

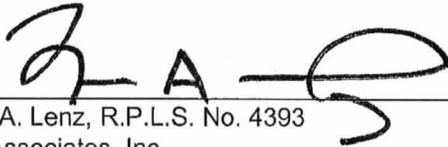
THENCE, N 28°01'32" E, a distance of 569.80 feet to an iron pipe found at the northwest corner of the said Arabon Real Estate, LLC tract, the same being an interior corner of the said Lot 1;

Exhibit A

4.059 Acres  
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THENCE, S 61°45'28" E, a distance of 310.78 feet to the **PLACE OF BEGINNING**, containing 4.059 acres of land, more or less.

JULY 29, 2020

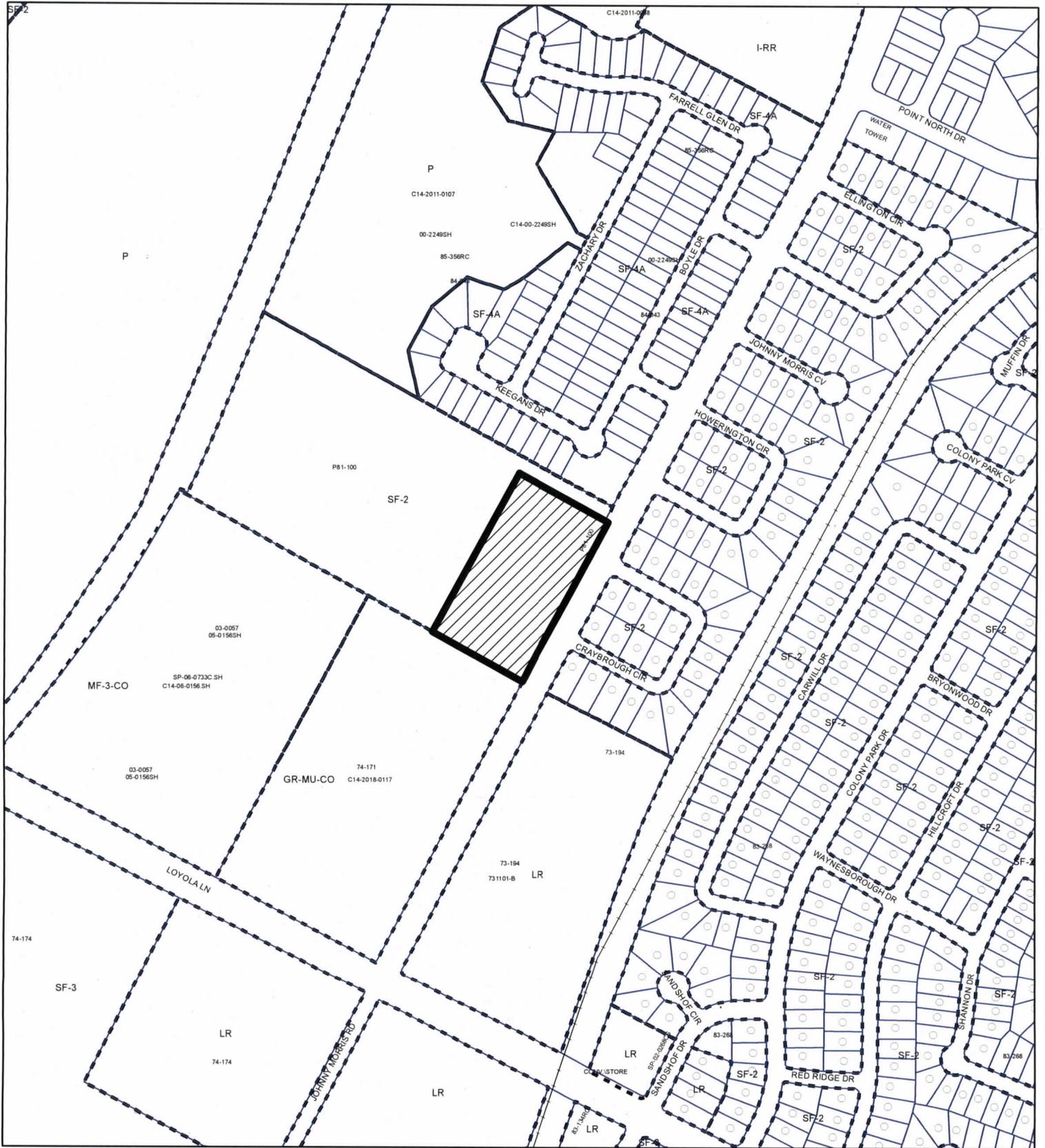


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(512) 443-1174



2018-0772B.doc



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2020-0090**

Exhibit B



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'

Created: 8/11/2020