

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6215 1/2 JOHNNY MORRIS ROAD FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT AND WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-CO) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-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 limited industrial services-conditional overlay (LI-CO) combining district and warehouse limited office-conditional overlay (W/LO-CO) combining district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2020-0091, on file at the Housing and Planning Department, as follows:

14.72 acres of land, more or less, being out of James Burleson Survey No. 19, Abstract No. 4, Travis County, Texas, said 14.72 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 6215 1/2 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. Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.
- B. The following uses are not permitted uses of the Property:

Automotive washing (of any type)
Campground
Drop-off recycling collection facility
Equipment sales
Funeral services

Basic industry
Commercial off-street parking
Equipment repair services
Food sales
General retail sales (convenience)

Hotel-motel
Laundry services
Monument retail sales
Recycling center
Scrap and salvage
Veterinary services

PASSED AND APPROVED

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 14.72 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 14.726 ACRE TRACT OF LAND CALLED TRACT THREE CONVEYED TO LSIR, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011069236, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME ALSO BEING A PORTION OF THAT CALLED 15.076 ACRE TRACT OF LAND CONVEYED TO CAREY LEGETT, JR. AND GEORGIA FELTER LEGETT BY WARRANTY DEED RECORDED IN VOLUME 7634, PAGE 137, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.72 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap stamped "ALLSTAR 5729" set at an angle point in the present east right-of-way line of Johnny Morris Road (right-of-way varies), in the south line of that certain 4.999 acre tract of land conveyed to Keith L. Whittington and Kelly G. Whittington by Warranty Deed with Vendor's Lien recorded in Volume 12810, Page 923, Real Property Records, of said county, same being the north line of said 15.076 acre Legett tract, for the northeast corner of that certain 0.3502 acre Right-of-Way dedication tract called Tract 1 conveyed to the City of Austin by Street Deed recorded in Volume 11086, Page 601, Real Property Records, of said county, and for the northwest corner hereof, from which a calculated point for the northwest corner of said 0.3502 acre right-of-way dedication and for the southwest corner of said 4.999 acre Whittington tract bears, North 63°07'38" West, a distance of 21.08 feet;


THENCE with the common line of said 4.999 acre Whittington tract and said 15.076 acre Legett tract, for the north line hereof, **South 63°07'38" East**, a distance of **775.24 feet** to a 1/2" iron rod found in the west railroad right-of-way line of Southern Pacific Transportation, record information unknown, for the southeast corner of said 4.999 acre Whittington tract, and for the northeast corner of said 15.076 acre Legett tract, and also for the northeast corner hereof;

THENCE with the common line of said railroad right-of-way line of Southern Pacific Transportation and said 15.076 acre Legett tract, for the east line hereof, **South 18°58'18" West**, a distance of **782.96 feet** to a 1/2" iron rod in concrete found for the northeast corner of Armstrong Addition, a subdivision in Travis County, Texas, recorded in Volume 79, Page 118, Plat Records, of said county, and for the southeast corner of said 15.076 acre Legett tract, and also for the southeast corner hereof;

THENCE with the common line of said Armstrong Addition and said 15.076 acre Legett tract, for the south line hereof, **North 61°59'47" West**, a distance of **899.16 feet** to a 1/2" iron rod with cap stamped "ALLSTAR 5729" set at an angle point in the present east right-of-way line of Johnny Morris Road, for the southeast corner of said 0.3502 acre right-of-way dedication, and for the southwest corner hereof, from which a calculated point for the northwest corner of said Armstrong Addition bears, North 61°59'47" West, a distance of 4.20 feet, and continue a total distance of 19.70 feet for the southwest corner of said 0.3502 acre right-of-way dedication and the southwest corner of said 15.076 acre Legett tract;

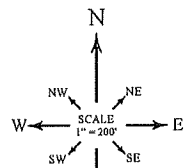
THENCE with the east line of said 0.3502 acre right-of-way dedication, over and across said 15.076 acre Legett tract, for the west line hereof, **North 28°05'27" East**, a distance of **757.95 feet** to the **POINT OF BEGINNING**, containing an area of **641,369 square feet** or **14.72 acres**.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.


EDWARD RUMSEY
TX R.P.L.S. No. 5729
Job No. A0709219

08/07/2019
Date

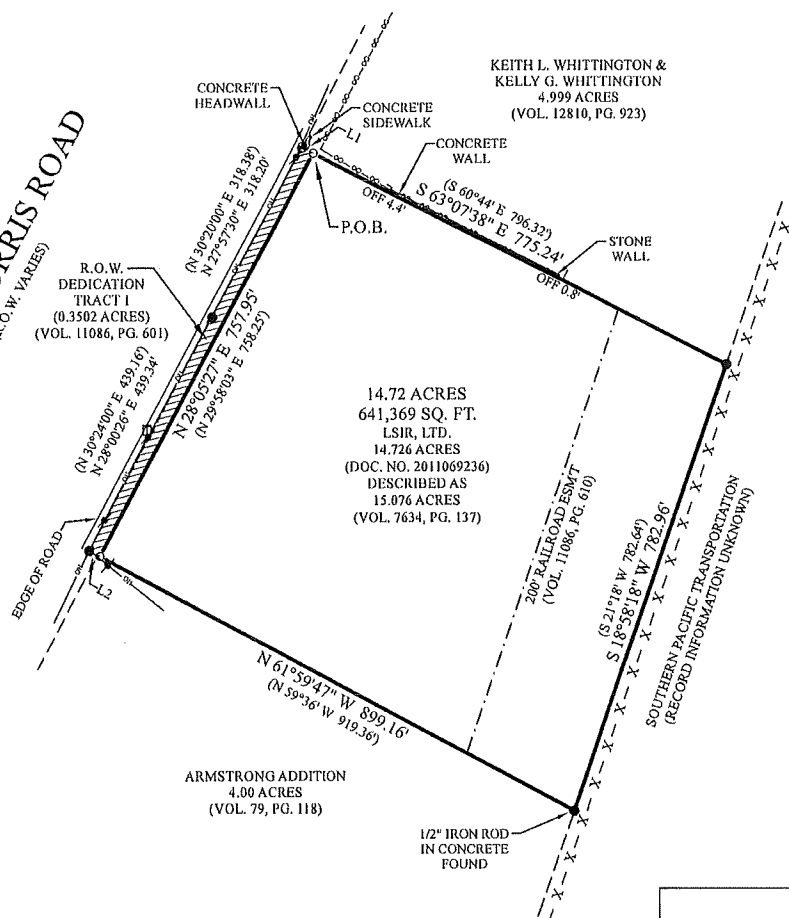




JOHNNY MORRIS ROAD
(R.O.W. VARIES)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 63°07'38" W	21.08'
(L1)	(N 61°09'42" W)	(21.08')
L2	N 61°59'47" W	19.70'
(L2)	(N 60°02'02" W)	(19.70')

- LEGEND**
- 1/2" ROD FOUND
 - CALCULATED POINT
 - 1/2" ROD W/CAP SET "ALLSTAR 5729"
 - CHAIN LINK FENCE
 - M— METAL FENCE
 - () RECORD INFORMATION
 - /— UTILITY POLE
 - OH— OVERHEAD UTILITY LINE(S)
 - TEL— TELEPHONE RISER
 - CON— CONCRETE
 - DET— DETAIL
 - STN— STONE
 - ON INSIDE OF SUBJECT BOUNDARY
 - OFF OUTSIDE OF SUBJECT BOUNDARY
 - P.O.B. POINT OF BEGINNING



KEITH L. WHITTINGTON &
KELLY G. WHITTINGTON
4.999 ACRES
(VOL. 12810, PG. 923)

14.72 ACRES
641,369 SQ. FT.
LSIR, LTD.
14.726 ACRES
(DOC. NO. 2011069236)
DESCRIBED AS
15.076 ACRES
(VOL. 7634, PG. 137)

ARMSTRONG ADDITION
4.00 ACRES
(VOL. 79, PG. 118)

1/2" IRON ROD
IN CONCRETE
FOUND

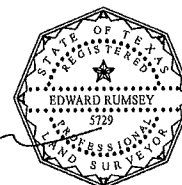
RESTRICTIONS

SUBJECT TO RESTRICTIONS RECORDED IN VOL. 11086, PG. 610.
SUBJECT TO EASEMENT RECORDED IN VOL. 683, PG. 200.

LEGAL DESCRIPTION

BEING 14.72 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 14.726 ACRE TRACT OF LAND CALLED TRACT THREE CONVEYED TO LSIR, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011069236, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME ALSO BEING A PORTION OF THAT CALLED 15.076 ACRE TRACT OF LAND CONVEYED TO CAREY LEGETT, JR. AND GEORGIA FELTER LEGETT BY WARRANTY DEED RECORDED IN VOLUME 7634, PAGE 137, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.72 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEARING BASIS:
BEARINGS ARE GRID NORTH
BASED ON THE TEXAS COORDINATE SYSTEM
CENTRAL TEXAS ZONE (4203)
NAD83 HARN HORIZONTAL CONTROL.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

INDEPENDENCE TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS. F.I.R.M. MAP NO. 48453C0460K. PANEL: 0460K. DATED: 01/06/2016.

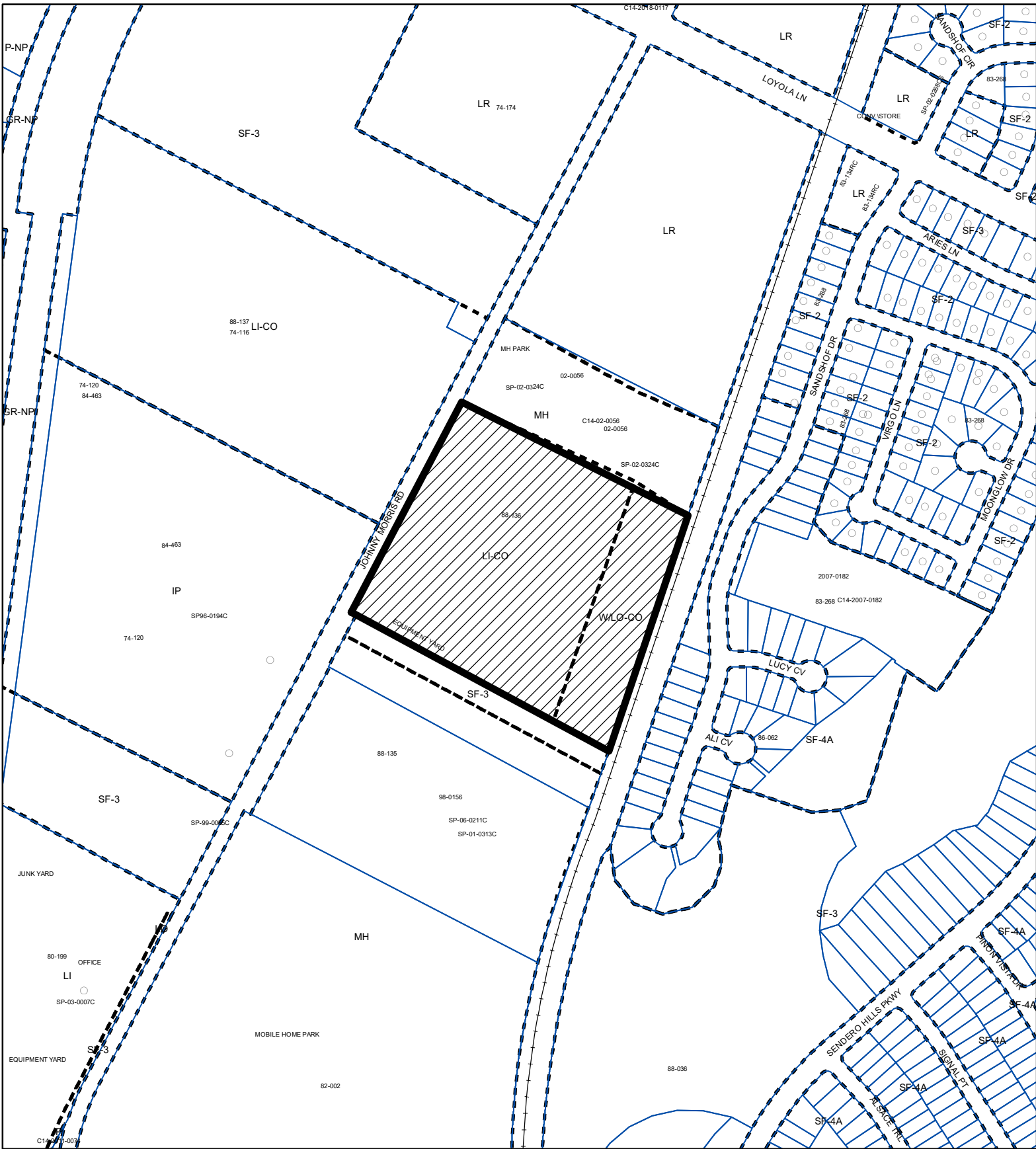
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

CHRISTIAN GARCES
6125 1/2 JOHNNY MORRIS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	AUGUST 07, 2019	FIELD BY:	REX NOWLIN	08/01/2019
TITLE CO.:	INDEPENDENCE TITLE CO.	CALC. BY:	CHRIS ZOTTER	08/06/2019
G.F. NO.:	1849393-BCP	DRAWN BY:	DAVID BAK	08/07/2019
JOB NO.:	A0709219	RPL'S CHECK:	EDWARD RUMSEY	08/07/2019

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000






ZONING

ZONING CASE#: C14-2020-0091

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.



Created: 8/11/2020