

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8721 SOUTH 1<sup>ST</sup> STREET FROM INDUSTRIAL PARK-CONDITIONAL OVERLAY (IP-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 industrial park-conditional overlay (IP-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2021-0108, on file at the Housing and Planning Department, as follows:

A 0.8064 acre (35,128 square feet) of land out of the William Cannon League Survey No. 19, Abstract No. 6, of Travis County, Texas, being a portion of Lot A-1, Block A, KAY CHRISTIAN CARTER SUBDIVISION NO. 2, a subdivision recorded in Document No. 199900237 of the Official Public Records of Travis County, Texas, said 0.8064 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 8721 South 1<sup>st</sup> Street 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 sales

Automotive repair services  
Service station

**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 \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

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

Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.8064 ACRES (35,128 SQUARE FEET) OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A-1, BLOCK “A”, KAY CHRISTIAN CARTER SUBDIVISION NO. 2, A SUBDIVISION RECORDED IN DOCUMENT NO. 199900237 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOT A-1 CONVEYED TO BARRY & ROBIN WURZEL & BRW HOLDINGS LLC IN DOCUMENT NO. 2017130758 (O.P.R.T.C.T.), SAID 0.8064 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



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Austin, TX 78709  
512.554.3371  
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**BEGINNING**, at a 1/2-inch iron rod with “Chaparral” cap found in the south line of a called 10.00 acres tract conveyed to Metropolitan Community Church of Austin Inc in Document No. 1999068370 (O.P.R.T.C.T.), being the northeast corner of Lot B-1 of said Kay Christian Carter Subdivision No. 2 conveyed to Maria Salud Otiz in Document No. 2015069434 (O.P.R.T.C.T.), and being the most northerly northwest corner of said Lot A-1, and being the northwest corner and **POINT OF BEGINNING** hereof, from which a cotton spindle found in the east right-of-way line of South First Street (right-of-way varies), being the northwest corner of said Lot B-1, and being the southwest corner of said Metropolitan Community Church of Austin tract, bears, N88°49’00”E, a distance of 182.55 feet;

**THENCE**, leaving the east line of said Lot B-1, with the common line of said Lot A-1 and said Metropolitan Community Church of Austin tract, **N88°49’00”E**, a distance of **296.83** feet to a 1/2-inch iron rod found for the northeast corner hereof, being in the south line of said Metropolitan Community Church of Austin tract, and being the northeast corner of said Lot A-1, and being the northwest corner of a called 3.2400 acres tract conveyed to BRW Holdings LLC in Document No. 2015185369 (O.P.R.T.C.T.);

**THENCE**, leaving the south line of said Metropolitan Community Church of Austin tract, with the common line of said Lot A-1 and said BRW Holdings tract the following two (2) courses and distances:

- 1) **S27°52’48”W**, a distance of **100.83** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S27°25’34”W**, a distance of **33.59** feet to a calculated point for the southeast corner hereof;

**THENCE**, leaving the west line of said BRW Holdings tract, over and across said Lot A-1 the following four (4) courses and distances:

- 1) **S85°50’44”W**, a distance of **93.76** feet to a calculated point for an angle point hereof,
- 2) **N04°09’16”W**, a distance of **10.00** feet to a calculated point for an angle point hereof,
- 3) **S85°50’44”W**, a distance of **205.44** feet to a calculated point for the southwest corner hereof,

- 4) **N27°33'50"E**, passing at a distance of 39.67 feet an iron rod with "Chaparral" cap found for the southeast corner of said Lot B-1, in all a distance of **140.45** feet to the **POINT OF BEGINNING** and containing 0.8064 Acres (35,128 Square Feet) more or less.

**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000048719237. See attached sketch (reference drawing: 01178.dwg.)

TCAD Parcel #920966  
COA Grid #F-14



5/4/2021

Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

METROPOLITAN COMMUNITY  
CHURCH OF AUSTIN INC  
CALLED 10.00 ACRES  
DOC. NO. 1999068370  
O.P.R.T.C.T.

[A]

[N89°09'44"E 182.66']  
[N88°49'00"E 182.55']

P.O.B.

GRID N: 10036923.52  
GRID E: 3097833.79

(N88°47'58"E 296.60')  
N88°49'00"E 296.83'

[B]

N27°33'50"E 140.45'  
[N27°33'50"E 100.78']  
[N29°40'39"E 100.86']  
39.67'

ZONING EXHIBIT  
0.8064 ACRE(S)  
35,128 SQUARE FEET

S85°50'44"W 205.44'

L2

S85°50'44"W 93.76'

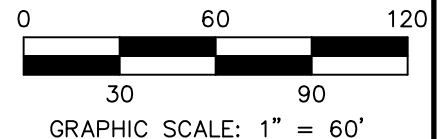
S27°52'48"W 100.83'  
[S27°44'01"W 100.94']  
[S29°53'26"W 100.99']  
L1

LOT A-1, BLOCK "A"  
KAY CHRISTIAN CARTER  
SUBDIVISION NO. 2

DOC. NO. 199900237, O.P.R.T.C.T.  
OWNER: BARRY & ROBIN WURZEL &  
BRW HOLDINGS LLC  
DOC. NO. 2017130758, O.P.R.T.C.T.

BRW HOLDINGS LLC  
CALLED 3.2400 ACRES  
DOC. NO. 2015185369  
O.P.R.T.C.T.

WILLIAM CANNON  
LEAGUE  
SURVEY NO. 19  
ABSTRACT NO. 6



**ZONING EXHIBIT**  
**0.8064 ACRES**  
**City of Austin,**  
**Travis County, Texas**



A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	5/4/2021
Project:	01178
Scale:	1" = 60'
Reviewer:	PRB
Tech:	JB
Field Crew:	JO/MW
Survey Date:	FEB. 2021
Sheet:	1 OF 2

## LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "CHAPARRAL" CAP FOUND (UNLESS NOTED)
	COTTON SPINDLE FOUND
	CALCULATED POINT
DOC. #	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
[.....]	RECORD INFORMATION PER PLAT DOC. NO. 199900237
(.....)	RECORD INFORMATION PER PLAT DOC. NO. 201600090

TCAD PARCEL # 920966  
COA GRID # F-14

## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S27°25'34"W	33.59'
L2	N04°09'16"W	10.00'

## [A] SOUTH FIRST STREET (R.O.W. VARIES)

[B]  
LOT B-1, BLOCK "A"  
KAY CHRISTIAN CARTER  
SUBDIVISION NO. 2  
DOC. NO. 199900237  
O.P.R.T.C.T.  
OWNER: MARIA SALUD ORTIZ  
DOC. NO. 2015069434  
O.P.R.T.C.T.



*Jason Ward*

5/3/2021

### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000048719237.

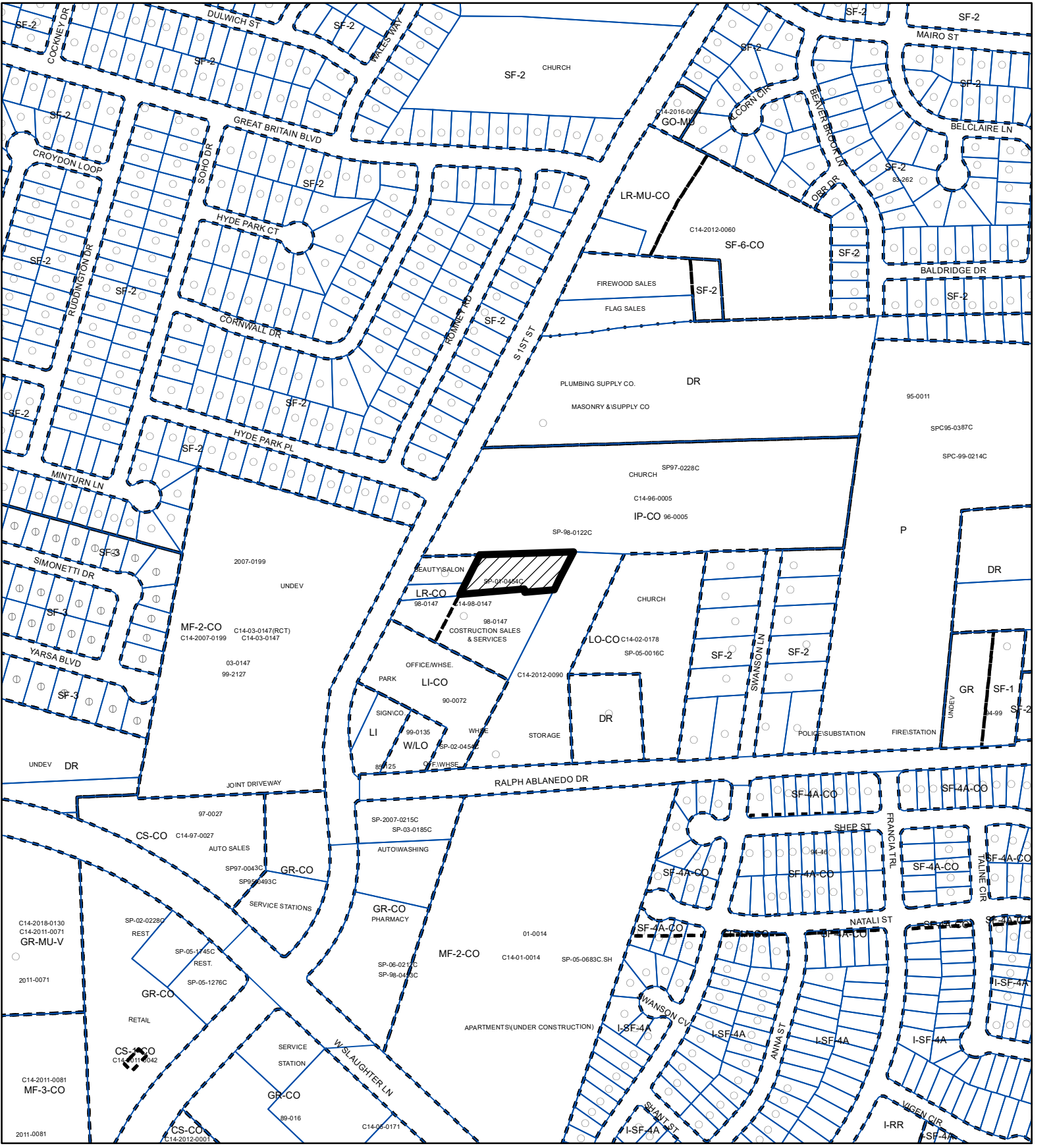
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**ZONING EXHIBIT**  
**0.8064 ACRES**  
**City of Austin,**  
**Travis County, Texas**



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



**ZONING**

**ZONING CASE#: C14-2021-0108**

**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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 6/30/2021**