

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11586 JOLLYVILLE ROAD FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-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 general office-conditional overlay (GO-CO) combining district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-2021-0118, on file at the Housing and Planning Department, as follows:

Being 0.9128 acre of land, more or less, out of the William Bell Survey No 24, in Travis County, Texas, being that same 0.91 acre conveyed to Henry M. Streety and Yvonne Streety in Special Warranty Deed with Vendor's Lien, recorded in Volume 5819, Page 2356, Deed Records of Travis County, Texas, said 0.9128 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 11586 Jollyville 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:

The maximum height of a building or structure on the Property shall not exceed 55 feet.

**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 office (GO) base district, mixed use (MU) combining 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

**FIELD NOTES**

**BEING 0.9128 ACRE (0.91) OF LAND, MORE OR LESS OUT OF THE WILLIAM BELL SURVEY NO. 24 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 0.91 ACRE CONVEYED TO HENRY M. STREETY AND YVONNE STREETY BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5819, PAGE 2356, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a TxDot concrete monument found in the SW line of Jollyville Road, at an angle point in Lot 1, Oaks of Jollyville Subdivision a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 90, Page 385, Plat Records, for the NW corner of the herein described tract;

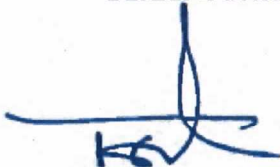
**THENCE** S44°18'38"E along said Jollyville Road and the NE line of the herein described tract for a distance of 103.34 feet to a broken TxDot concrete monument found at an the point of curvature of a curve, curving to the right with a radius of 905.27 feet, for a corner hereof;

**THENCE** 309.36 feet along the arc of said curve with a chord bearing S34°34'31"E at a distance of 307.86 feet to a 1/2" iron rod found at an angle point in the NE line of said Lot 1, for the SE corner hereof;

**THENCE** N60°21'50"W, along the NE line of Lot 1 for a distance of 422.89 feet to a 1/2" iron rod found at an angle point Lot 1, for the SW corner hereof;

**THENCE** N45°33'55"E along said Lot 1, and the NW line of the herein described tract for a distance of 169.00 feet to the **POINT OF BEGINNING** of this tract containing 0.9128 acre of land, more or less;

BEARING BASE: PLAT IN BOOK 90, PAGE 285, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



Thomas P. Dixon R.P.L.S. 4324  
Waterloo Surveyors, Inc.  
P.O. Box 160176  
Austin, Tx 78716  
(512) 481-9602  
T.B.P.L.S. FIRM#10124400

8-21-18

Date



**EXHIBIT "A"**

REFERENCES  
TCAD Parcel No.160183  
AUSTIN GRID 465 MJ-35

OWNER:  
AYANAM SRINIVASAN PRIYA,  
SRIVIVASAN RAJAGOPALAN  
VANGAL VANITHA  
AYANAM BALAJI

Waterloo Surveyors Inc.  
**SURVEY PLAT**

ADDRESS:  
11586 JOLLYVILLE ROAD

J15526

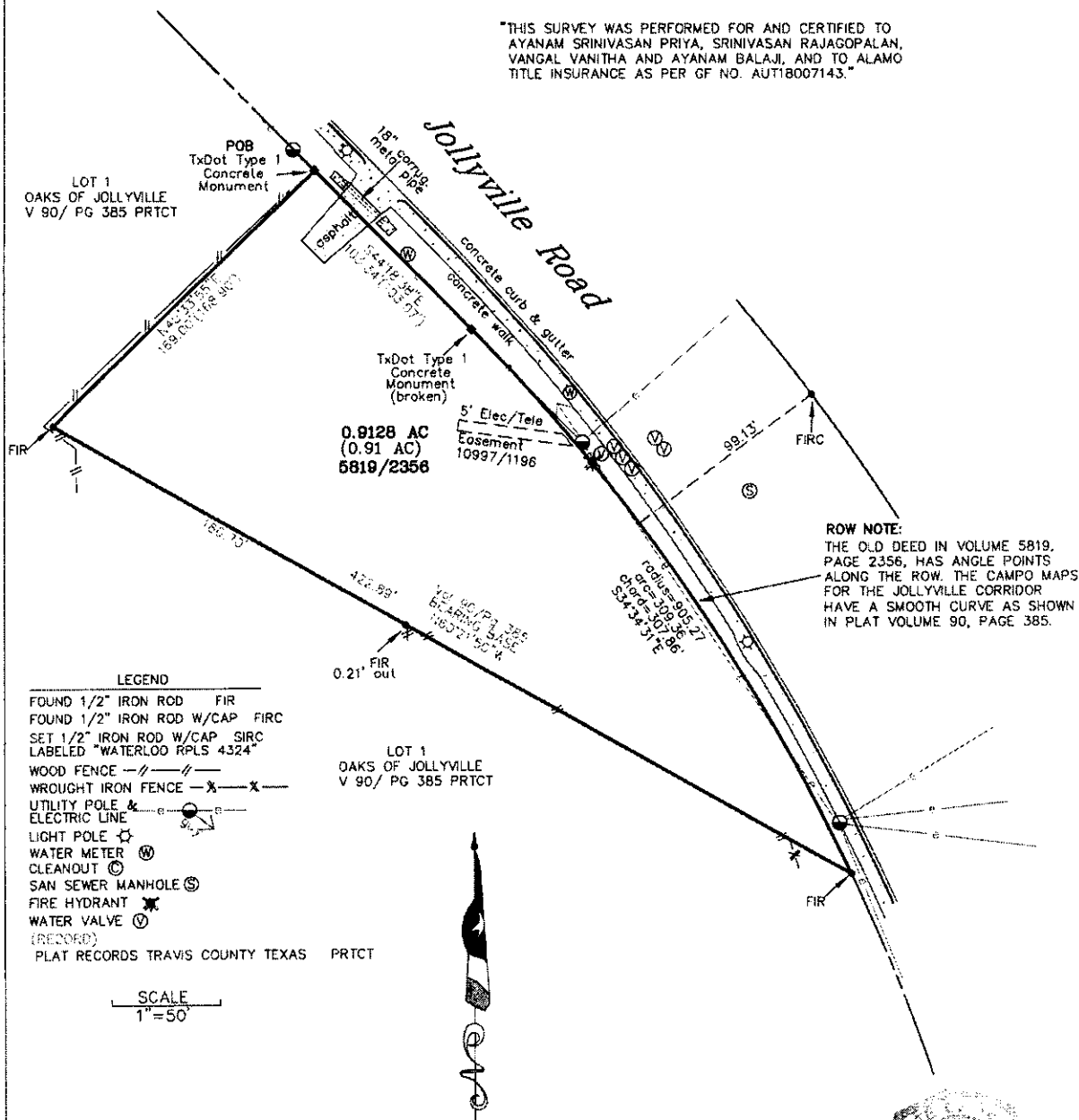
**LEGAL DESCRIPTION:**

0.9128 ACRES (0.91) OF LAND, MORE OR LESS OUT OF THE WILLIAM BELL SURVEY NO. 24 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 0.91 ACRE CONVEYED TO HENRY M. STREETEY AND YVONNE STREETEY BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5819, PAGE 2356, DEED RECORDS, TRAVIS COUNTY, TEXAS.

AS PER ALAMO TITLE INSURANCE COMMITMENT NO. AUT18007143:

THE TRACT SHOWN HEREON IS NOT SUBJECT TO ELECTRIC EASEMENT RECORDED IN VOLUME 569, PAGE 162, DEED RECORDS, TRAVIS COUNTY, TEXAS.

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO  
AYANAM SRINIVASAN PRIYA, SRINIVASAN RAJAGOPALAN,  
VANGAL VANITHA AND AYANAM BALAJI, AND TO ALAMO  
TITLE INSURANCE AS PER GF NO. AUT18007143."



State of Texas:  
County of Travis:

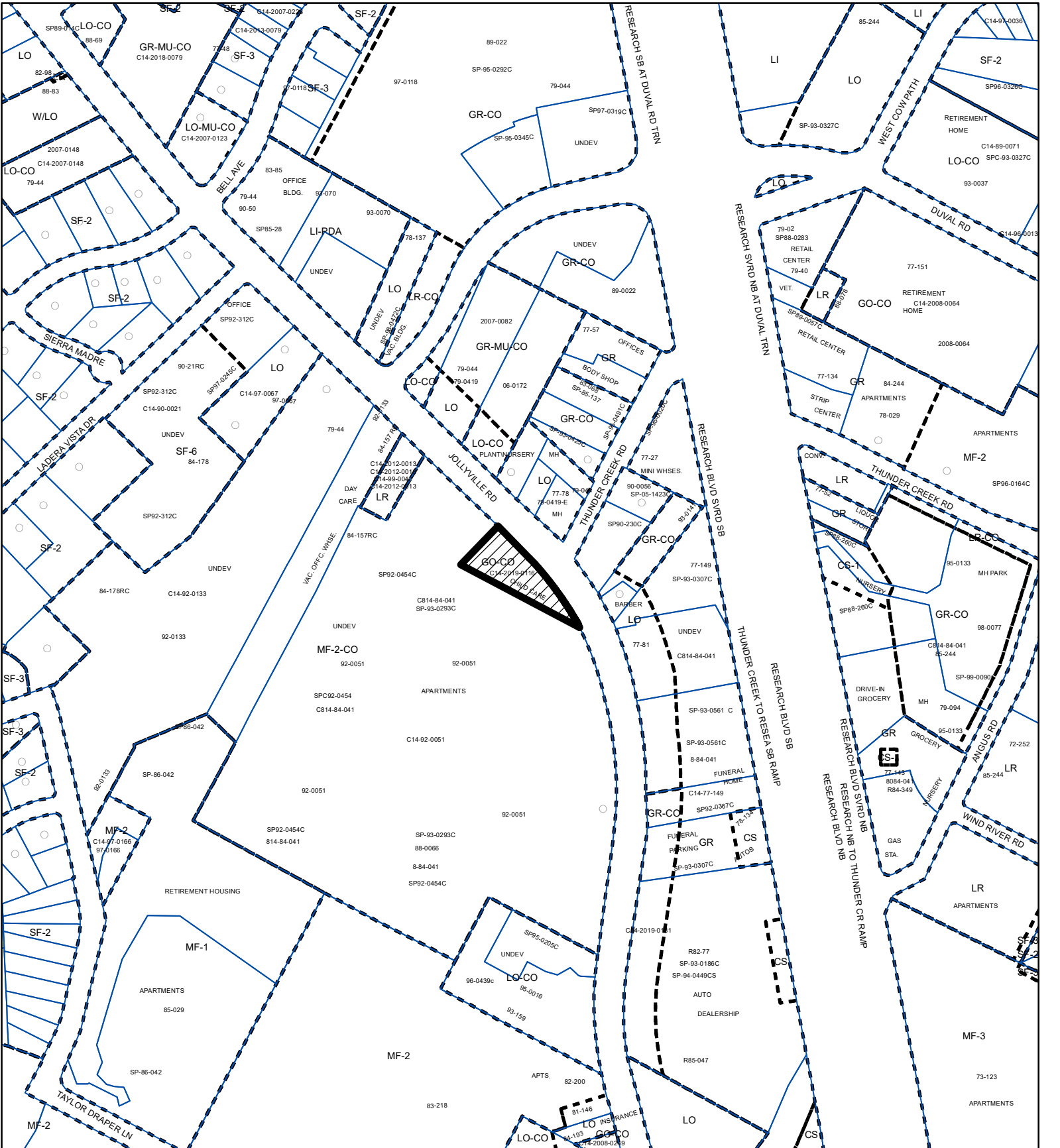
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0265K

Zone: X Dated: JANUARY 6, 2016

Survey Dated this the 17TH day of AUGUST, 201 B

Thomas P. Dixon R.P.L.S. 4324  
FIRM#10124400



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

**ZONING**

**ZONING CASE#: C14-2021-0118**

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: 7/13/2021**