ORDINANCE NO. ____________________________

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1501 CROZIER LANE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) 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 interim-rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2021-0040, on file at the Housing and Planning Department, as follows:

32.9341 acres out of the Santiago Del Valle League, Abstract No. 24, Travis County, Texas, being the same tract conveyed to Cumberland & Western Resources LLC, by Deed recorded in Document No. 201515128 in the Official Public Records of Travis County, Texas, said 32.9341 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 1501 Crozier Lane 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
- Bail bond services
- Bed and breakfast (group 2)
- Campground
- Construction sales and services
- Day care services (commercial)
- Day care services (limited)
- Electronic prototype assembly

- Automotive repair services
- Automotive washing (of any type)
- Bed and breakfast (group 1)
- Building maintenance services
- Commercial blood plasma center
- Convenience storage
- Day care services (general)
- Drop off recycling collection facility
- Electronic testing
Equipment repair services  Equipment sales
Exterminating services  Indoor crop production
Kennels  Laundry services
Maintenance and service facilities  Monument retail sales
Outdoor entertainment  Outdoor sports and recreation
Plant nursery  Private primary education facility
Private secondary education facility  Public primary education facility
Public secondary education facility  Service station
Short term rental  Transportation terminal
Urban farm  Vehicle storage
Veterinary services

(B) Custom manufacturing use is a conditional use of the Property:

(C) Section 25-2-1051 (Applicability) of Chapter 25-2, Article 10 (Compatibility Standards) shall apply along the south property line where the Property abuts a mobile home residential 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 general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on ________________, 2021.

PASSED AND APPROVED

§

§

__________________________, 2021

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__________________________

Steve Adler
Mayor

APPROVED: _________________________ ATTEST: _________________________

Anne L. Morgan  Jannette S. Goodall
City Attorney  City Clerk

Draft 10/12/2021

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CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TX 78723
512-244-3395 - PHONE
512-244-9508 – FAX

FIELD NOTES

FIELD NOTES FOR 32.9341 ACRES OUT OF THE SANTIAGO
DEL VALLE LEAGUE, ABSTRACT NO 24, TRAVIS COUNTY,
TEXAS, BEING THE SAME TRACT CONVEYED TO
CUMBERLAND & WESTERN RESOURCES LLC BY DEED
RECORDED IN DOCUMENT NO. 201515128, OFFICIAL PUBLIC
RECORDS, TRAVIS COUNTY, TEXAS, SAID 32.9341 ACRE
BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING at a nail found in the northeasterly R.O.W. line of Crozier Lane, same being the
east terminus of the northwesterly R.O.W. line of Thornberry Road, being the southeast line of a 12.374
acre tract conveyed to Capitol Manor Mobile Home Park by deed recorded in Document No. 2015040865,
Official Public Records, Travis County, Texas, for a southwesterly corner of this tract and the POINT OF
BEGINNING;

THENCE with the common line of said 12.374 acre tract and this tract the following four (4)
courses:

1) N41°21'10"E a distance of 343.21 feet to a ½" iron pin found, being the east corner of said 12.374
acre tract;
2) N47°37'55"W a distance of 1,081.80 feet to a ½" iron pin found for the north corner of said
12.374 acre tract;
3) S41°37'44"W a distance of 464.18 feet to a ½" iron pin found for the west corner of said 12.374
acre tract;
4) S63°27'42"E a distance of 29.72 feet to a ½" iron pin found being the northwest corner of Lot 65,
Carson Creek Addition Section 3, a subdivision recorded in Volume 82, Page 287, Plat Records,
Travis County, Texas;

THENCE S41°58'01"W with the common line of this tract and said Carson Creek Addition Section 3
a distance of 19.87 feet to a ½" iron pin found, being the northeast corner of Lot 12, Block A, Carson Creek
Section 4, a subdivision recorded in Volume 84, Page 100D, Plat Records, Travis County, Texas;

THENCE N76°35'49"W with the common line of said Lot 12 and this tract a distance of 270.00 feet
to a ½" iron pin set, being the south corner of a 10.645 acre tract conveyed to Fred Denson Jr. et ux by deed
recorded in Volume 11224, Page 779, Real Property Records, Travis County, Texas for the most westerly
southwest corner of this tract;

THENCE N46°47'47"E with the common line of said 10.645 acre tract and this tract, passing the
east common corner of said 10.645 acre tract and an 8.131 acre tract conveyed to Fred Denson Jr. by deed
recorded in Volume 6101, Page 2087, Deed Records, Travis County, Texas, continuing with the common
line of said 8.131 acre tract and this tract, in all a distance of 466.79 feet to an iron pipe found;

THENCE with the common line of this tract and said 8.131 acre tract the following two (2)
courses:

1) N42°40'33"E a distance of 364.88 feet to a nail found;

Exhibit A
2) **N62°41'39"E**, passing the south common corner of said 8.131 acre tract and Lot 1, Cleo's Corner, a subdivision recorded in Volume 76, Page 212, Plat Records, Travis County, Texas, continuing with the common line of this tract and said Lot 1, in all a distance of 760.68 feet to a ½” iron pin found, being a westerly corner a 56.88 acre tract conveyed to Fannie Simnacher in Document No. 2015155464, Official Public Records, Travis County, Texas for a northerly corner of this tract;

**THENCE** with the common line of this tract and said 56.88 acre tract the following five (5) courses:

1) **S04°43'34"E** a distance of 280.09 feet to an iron pipe found;
2) **S48°42'36"E** a distance of 779.02 feet to a ½” iron pin found;
3) **S48°41'54"E** a distance of 10.41 feet to a ½” iron pin set, being the most southerly corner of said 56.88 acre tract;
4) **N43°06'08"E** a distance of 568.29 feet to a ½” iron pin set;
5) **N41°59'00"E** a distance of 22.03 feet to a ½” iron pin set, being the west corner of a 2.110 acre tract conveyed to Carson Creek Ranch Parking LLC in Document No. 2016021797, Official Public Records, Travis County, Texas

**THENCE** with the common line of this tract and said 2.110 acre tract the following six (6) courses:

1) **S48°02'49"E** a distance of 70.44 feet to a ½” iron pin set;
2) **S48°02'49"E** a distance of 113.70 feet to a ½” iron pin found;
3) **S47°54'39"E** a distance of 89.96 feet to a ½” iron pin found for the most southerly corner of said 2.110 acre tract;
4) **N41°59'32"E** a distance of 247.00 feet to a ½” iron pin set;
5) **N14°57'38"W** a distance of 107.24 feet to a ½” iron pin found;
6) **N14°57'38"W** a distance of 218.71 feet to a ½” iron pin found on the southeast line of said 56.88 acre tract;

**THENCE** with the common line of this tract and said 56.88 acre tract the following two (2) courses:

1) **N42°34'07"E** a distance of 248.28 feet to a ½” iron pin set;
2) **N42°36'48"E** a distance of 84.90 feet to a calculated point on the low bank of the Colorado River for the most northerly corner of this tract;

**THENCE** with the low bank of the Colorado River the following six (6) courses:

1) **S21°40'54"W** a distance of 158.87 feet to a calculated point;
2) **S17°40'49"W** a distance of 120.81 feet to a calculated point;
3) **S09°56'07"W** a distance of 100.01 feet to a calculated point;
4) **S01°18'46"W** a distance of 70.97 feet to a calculated point;
5) **S05°15'34"E** a distance of 190.52 feet to a calculated point;
6) **S15°53'29"E** a distance of 338.75 feet to a calculated point for a southeasterly corner of this tract;

**THENCE S59°42'55"W** a distance of 96.56 feet to a ½” iron rod set being the northeast corner of a 30.89 acre tract conveyed to Jetex Family Limited Partnership by deed recorded in Document No. 2009010634, Official Public Records, Travis County, Texas;

**THENCE** with the common line of this tract and said 30.89 acre tract the following eight (8) courses:

1) **N88°57'00"W** a distance of 265.50 feet to a ½” iron pin found;
2) N31°56'57"W a distance of 100.84 feet to a ½" iron pin found;
3) S44°45'55"W a distance of 409.27 feet to a ½" iron pin found;
4) S43°02'24"W a distance of 59.64 feet to a ½" iron pin found;
5) N46°57'51"W a distance of 230.00 feet to a ½" iron pin set;
6) N46°57'51"W a distance of 9.81 feet to a ½" iron pin found;
7) S42°28'41"W a distance of 323.87 feet to a ½" iron pin found.
8) S41°24'04"W a distance of 725.99 feet to a ½" iron pin found in the northeasterly R.O.W. line of said Crozier lane, being the most westerly corner of said 30.89 acre tract.

THENCE with the northeasterly R.O.W. line of said Crozier Lane the following two courses:

1) N41°02'51"W a distance of 59.72 feet to a ½" iron pin found;
2) N49°31'28"W a distance of 18.85 feet to the POINT OF BEGINNING and containing 32.9341 acres, more or less.

BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203)

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal July 29th, 2020, Revised Aug. 20, 2020

Herman Crichton, R.P.L.S. 4046
Job No. 20_157
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