

ORDINANCE NO. 910912- J

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1: 1.851 ACRE TRACT OF LAND OUT OF THE PATTERSON MOORE SURVEY NO. 80, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, AND

TRACT 2: 3,915 SQUARE FOOT TRACT OF LAND OUT LOT 2-A, RESUBDIVISION OF THE HICKMAN AND TURNER ADDITION, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

TRACT 3: 2.006 ACRE TRACT OF LAND OUT OF THE PATTERSON MOORE SURVEY NO. 80, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "GO-CO" GENERAL OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

TRACT 4: LOT 2-A, RESUBDIVISION OF THE HICKMAN AND TURNER ADDITION, SAVE AND EXCEPT THE LAND DESCRIBED ABOVE AS TRACT 2 CONTAINING APPROXIMATELY 3,915 SQUARE FEET OF LAND, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "GO-CO" GENERAL OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS 1813-1911 SOUTH CAPITAL OF TEXAS HIGHWAY, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-91-0020, as follows:

TRACT 1: From "SF-2" Single-Family Residence (Standard Lot) district to "CS-CO" General Commercial Services district-Conditional Overlay combining district.

1.851 acre tract of land out of the Patterson Moore Survey No. 80, said 1.851 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

TRACT 2: From "SF-2" Single-Family Residence (Standard Lot) district to "CS-CO" General Commercial Services district-Conditional Overlay combining district.

3,915 square foot tract of land out Lot 2-A, Resubdivision of the Hickman and Turner Addition, said 3,915 square foot tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

TRACT 3: From "SF-2" Single-Family Residence (Standard Lot) district to "GO-CO" General Office district-Conditional Overlay combining district.

2.006 acre tract of land out of the Patterson Moore Survey No. 80, said 2.006 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes.

TRACT 4: From "SF-2" Single-Family Residence (Standard Lot) district to "GO-CO" General Office district-Conditional Overlay combining district.

**PART 2.** The property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses shall be prohibited on Tracts 1 and 2: (i) Automotive sales, (ii) Automotive rentals, (iii) Automotive repair services, (iv) Automotive washing (automatic or mechanical), (v) Automatic washing (self service), (vi) Food sales, (vii) Restaurant (drive-in, fast food), (viii) Restaurant (general), and (ix) Restaurant (limited).
2. Development of the Property shall be restricted to a maximum floor to area ratio of .18 to 1.

**PART 3.** It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 5. This ordinance shall be effective ten days after the date of its final passage.


September 12, 1991

www.ck12.org

Bruce Todd

**Bruce Todd  
Mayor**

APPROVED:

  
Iris J. Jones  
City Attorney

ATTEST:

T: James E. Aldridge  
James E. Aldridge  
City Clerk

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## FIELD NOTES

FIELD NOTES FOR 1.851 ACRES OF LAND, BEING A PORTION OF THE PATTERSON MOORE SURVEY NO. 80, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 3.857 ACRE TRACT OF LAND AS CONVEYED TO RICHARD D. DOZIER BY DEED RECORDED IN VOLUME 8213, PAGE 43, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.851 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the Northeast corner of the said 3.857 acre Dozier tract, for the Northeast corner hereof;

THENCE with the East line of the said Dozier tract, S 30° 33' W for a distance of 45.00 feet to a point, for a Southeast corner hereof;

THENCE N 59° 27' W for a distance of 25.00 feet to a point, for an inside corner hereof;

THENCE S 30° 33' W for a distance of 303.38 feet to a point, for a corner hereof;

THENCE N 59° 27' W for a distance of 4.24 feet to a point, for a corner hereof;

THENCE S 30° 35' W for a distance of 266.59 feet to a point, for the most Southerly corner hereof;

THENCE N 06° 42' E for a distance of 641.39 feet to a point, for the Northwest corner hereof;

THENCE S 60° 07' E for a distance of 199.06 feet to a point, for an inside corner hereof;

THENCE N 29° 53' E for a distance of 25.00 feet to a point in the North line of the said Dozier tract, for a Northwest corner hereof;

THENCE with the North line of the said Dozier tract, S 60° 07' E for a distance of 90.00 feet to the PLACE OF BEGINNING.

AS SURVEYED BY:  
DOUG SEELIG LAND SURVEYORS, P.C.

*Douglas A. Seelig*  
DOUGLAS A. SEELIG  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1908  
3802 Manchaca Road  
Austin, Texas 78704  
June 18, 1991

Work Order No. 7742  
Disk 13



EXHIBIT "A"

Portion of Lot 2-A  
Resub. of the Hickman  
& Turner Addition

FIELD NOTES

FIELD NOTES FOR 3,915 SQUARE FEET  
OF LAND, BEING A PORTION OF LOT  
2-A, RESUB. OF THE HICKMAN &  
TURNER ADDITION, A SUBDIVISION IN  
TRAVIS COUNTY, TEXAS, AS RECORDED  
IN PLAT BOOK 58, PAGE 63, PLAT  
RECORDS, TRAVIS COUNTY, TEXAS,  
SAID 3,915 SQUARE FOOT TRACT OF  
LAND BEING MORE PARTICULARLY  
DESCRIBED BY METES AND BOUNDS AS  
FOLLOWS:

BEGINNING at an iron rod found at the Northeast corner of Lot 2-A, Resub. of the Hickman & Turner Addition, as recorded in Plat Book 58, Page 63, Plat Records, Travis County, Texas, for the Northeast corner hereof;

THENCE with the East line of the said Lot 2-A, S 30° 15' W for a distance of 41.15 feet to a point, for a Southeast corner hereof;

THENCE N 60° 12' W for a distance of 14.74 feet to a point, for an inside corner hereof;

THENCE S 29° 48' W for a distance of 26.90 feet to a point, for the Southeast corner hereof;

THENCE N 60° 12' W for a distance of 51.60 feet to a point, for the Southwest corner hereof;

THENCE N 29° 48' E for a distance of 33.00 feet to a point, for the Northwest corner hereof;

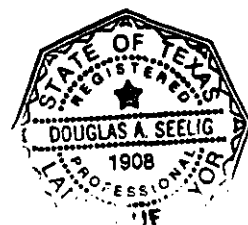
THENCE S 60° 12' E for a distance of 6.00 feet to a point, for an inside corner hereof;

THENCE N 29° 48' E for a distance of 35.08 feet to a point in the North line of the said Lot 2-A, for the Northwest corner hereof;

THENCE with the North line of the said Lot 2-A, S 60° 10' E for a distance of 60.66 feet to the PLACE OF BEGINNING.

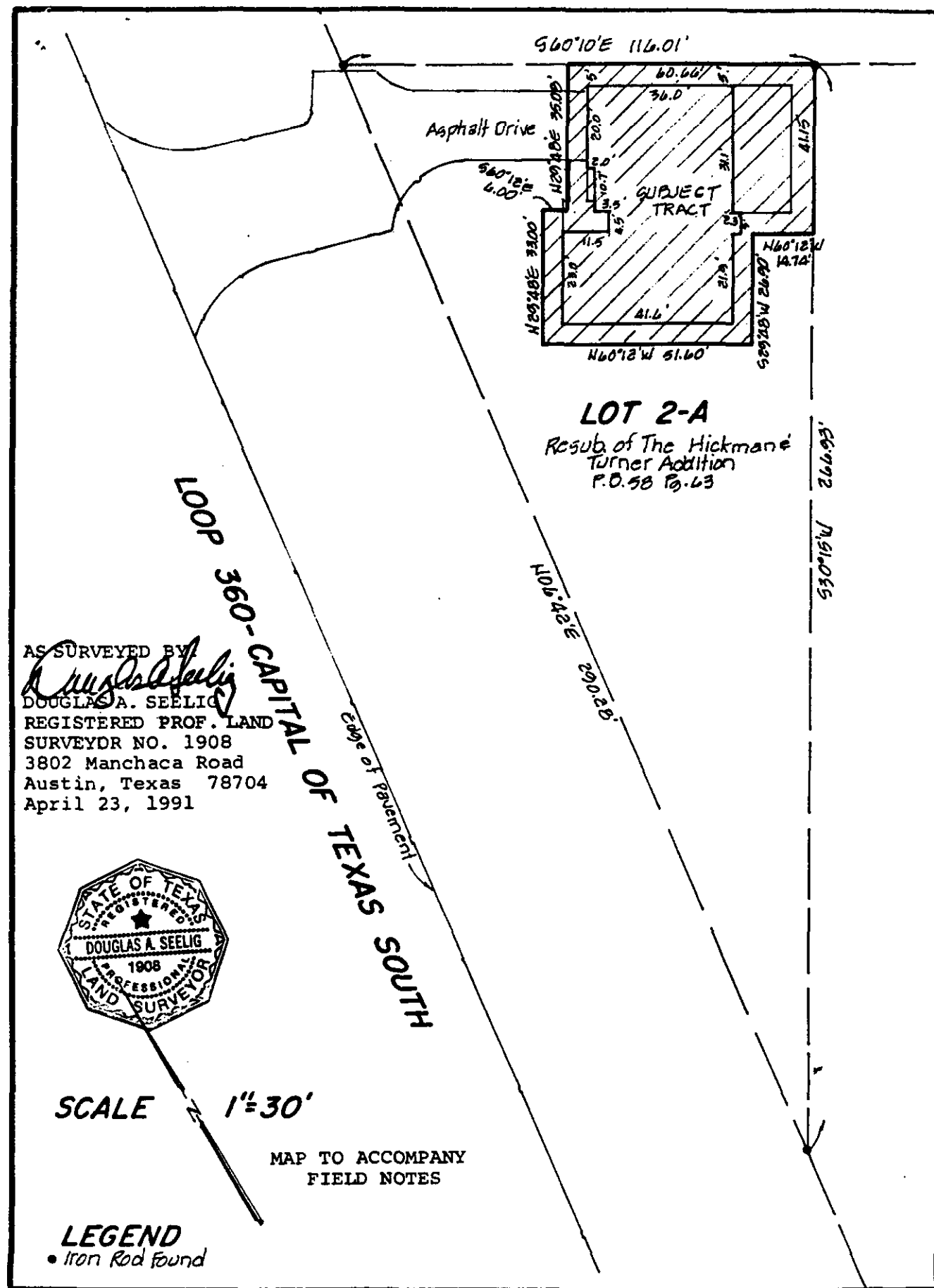
AS SURVEYED BY:  
DOUG SEELIG LAND SURVEYORS, P.C.

*Douglas A. Seelig*  
DOUGLAS A. SEELIG  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1908  
3802 Manchaca Road  
Austin, Texas 78704  
April 23, 1991



Work Order No. 7742

"EXHIBIT B"



## FIELD NOTES

FIELD NOTES FOR 2.006 ACRES OF LAND, BEING A PORTION OF THE PATTERSON MOORE SURVEY NO. 80, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 3.857 ACRE TRACT OF LAND AS CONVEYED TO RICHARD D. DOZIER BY DEED RECORDED IN VOLUME 8213, PAGE 43, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.006 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the Southwest corner of the said 3.857 acre Dozier tract, being in the East r.o.w. line of Loop 360 - Capital of Texas Highway South, for the Southwest corner hereof;

THENCE with the East r.o.w. line of Loop 360 - Capital of Texas Highway South, N 06° 42' E for a distance of 528.92 feet to an iron rod found at a corner of the said Dozier tract, for a corner hereof;

THENCE N 30° 15' E for a distance of 266.93 feet to an iron rod found at the Northwest corner of the said Dozier tract, for the Northwest corner hereof;

THENCE S 60° 00' E for a distance of 30.03 feet to an iron rod found at a corner of the said Dozier tract, for a corner hereof;

THENCE S 30° 02' W for a distance of 44.23 feet to a bolt found at an inside corner of the said Dozier tract, for an inside corner hereof;

THENCE S 60° 07' E for a distance of 191.58 feet to a point, for a corner hereof;

THENCE S 29° 53' W for a distance of 25.00 feet to a point in the North line of the said Dozier tract, for a Northwest corner hereof;

THENCE N 60° 07' W for a distance of 199.06 feet to a point, for an inside corner hereof;

THENCE S 06° 42' W for a distance of 641.39 feet to a point, for a corner hereof;

THENCE N 30° 35' E for a distance of 266.59 feet to a point, for a corner hereof;

THENCE S 59° 27' E for a distance of 4.24 feet to a point, for a corner hereof;

THENCE N 30° 33' E for a distance of 303.38 feet to a point, for a corner hereof;

THENCE S 59° 27' E for a distance of 25.00 feet to a point, in the East line of the said Dozier tract, for a corner hereof;

THENCE with the East line of the said Dozier tract, S 30° 33' W for a distance of 303.48 feet to an iron pipe found at a corner of the said Dozier tract, for a corner hereof;

THENCE N 62° 17' W for a distance of 4.24 feet to an iron rod found at a corner of the said Dozier tract, for a corner hereof;

THENCE with the East line of the said Dozier tract, S 30° 35' W for a distance of 360.34 feet to an iron rod found at the Southeast corner of the said Dozier tract, for the Southeast corner hereof;

THENCE with the South line of the said Dozier tract, N 60° 07' W for a distance of 92.28 feet to the PLACE OF BEGINNING.

AS SURVEYED BY:  
DOUG SEELIG LAND SURVEYORS, P.C.

*Douglas A. Seelig*  
DOUGLAS A. SEELIG  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1908  
3802 Manchaca Road  
Austin, Texas 78704  
June 18, 1991

Work Order No. 7742  
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## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Michele A. Cook

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

September 21st, 1991

and that the attached is a true copy of said advertisement.

*Michele A. Cook*

SWORN AND SUBSCRIBED TO BEFORE ME, this the 27th  
Day of September 1991  
A.D. 1991.

Diane Coutelle

(Type or Print Name)

*Diane Coutelle*

Notary Public in and for  
TRAVIS COUNTY, TEXAS

7/16/95

(My Commission Expires:)

