

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6015 DILLARD CIRCLE IN THE HIGHLAND NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) 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 commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0092, on file at the Planning and Zoning Department, as follows:

A 36,030 square foot tract, being all of an existing building, being a part of Lot A, St. John's Commercial Area, section six, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Vol. 86, Pg. 155A, Plat Records of Travis County, Texas, said tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 6015 Dillard Circle in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property is subject to Ordinance No. 040513-33B that established the Highland neighborhood plan.

**PART 3.** Except as specifically provided in Part 4 of this ordinance, the Property may be used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

**PART 4.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

40 A. The following uses are not permitted uses of the Property:  
41

Agricultural sales and services	Automotive washing (of any type)
Automotive sales	Drop-off recycling collection facility
Campground	Equipment sales
Commercial off-street parking	Kennels
Equipment repair services	Off-site accessory parking
Exterminating services	Outdoor sports and recreation
Laundry services	Service station
Outdoor entertainment	Scrap and salvage
Vehicle storage	Basic industry
Automotive rentals	Resource extraction
General warehousing and distribution	Recycling center

42  
43 B. A general retail sales (general) use and a general retail sales (convenience) use  
44 may not exceed 35,000 sq. ft. of gross floor area.  
45

46  
47 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2015.  
48

49  
50 **PASSED AND APPROVED**  
51

52 §  
53 §  
54 \_\_\_\_\_, 2015 § \_\_\_\_\_  
55 **Steve Adler**  
56 **Mayor**  
57

58  
59 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
60 **Anne L. Morgan** **Jannette S. Goodall**  
61 **Interim City Attorney**

**CRICHTON AND ASSOCIATES  
LAND SURVEYORS  
6448 HIGHWAY 290 EAST  
SUITE B-105 AUSTIN, TEXAS 78727  
PH. (512) 244-3395**

**EXHIBIT "A"  
TRACT 1  
BUILDING FOOTPRINT**

**FIELD NOTES**

**FIELD NOTES FOR TRACT 1, A 36,030 SQUARE FOOT TRACT, BEING ALL OF AN EXISTING BUILDING, BEING A PART OF LOT A, ST. JOHNS COMMERCIAL AREA, SECTION SIX, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 86, PG. 155A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND DESCRIPTION AS FOLLOWS:**

**COMMENCING** at a ½" iron rod found on the West R.O.W. line of Capital Metropolitan Rail Road conveyed to Capital Metropolitan Transportation Authority in Volume 13187 Page 3118, Deed Records, Travis County, Texas, at the Southeast corner of a 1.9628 Acre tract conveyed to 105 Denson LLC in Document No. 2012154033, Official Public Records, Travis County, Texas, same being the Northeast corner of said Lot A, for the **POINT OF COMMENCING**;

**THENCE S75°36'05"W** through the interior of said Lot A a distance of 18.04 feet to the Northeast corner of this Tract and the **POINT OF BEGINNING**;

**THENCE** through the interior of said Lot A the following four (4) courses and distances:

- 1) **S05°08'57"E** with the East face of said building a distance of 177.75 feet to the Southeast corner of this Tract;
- 2) **S84°51'03"W** with the South face of said building a distance of 202.70 feet to the Southwest corner of this Tract;
- 3) **N05°08'57"W** with the West face of said building a distance of 177.75 feet to the Northwest corner of this Tract;
- 4) **N84°51'03"E** with the North face of said building, a distance of 202.70 feet to the **POINT OF BEGINNING** and containing 36,030 square feet more or less.

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

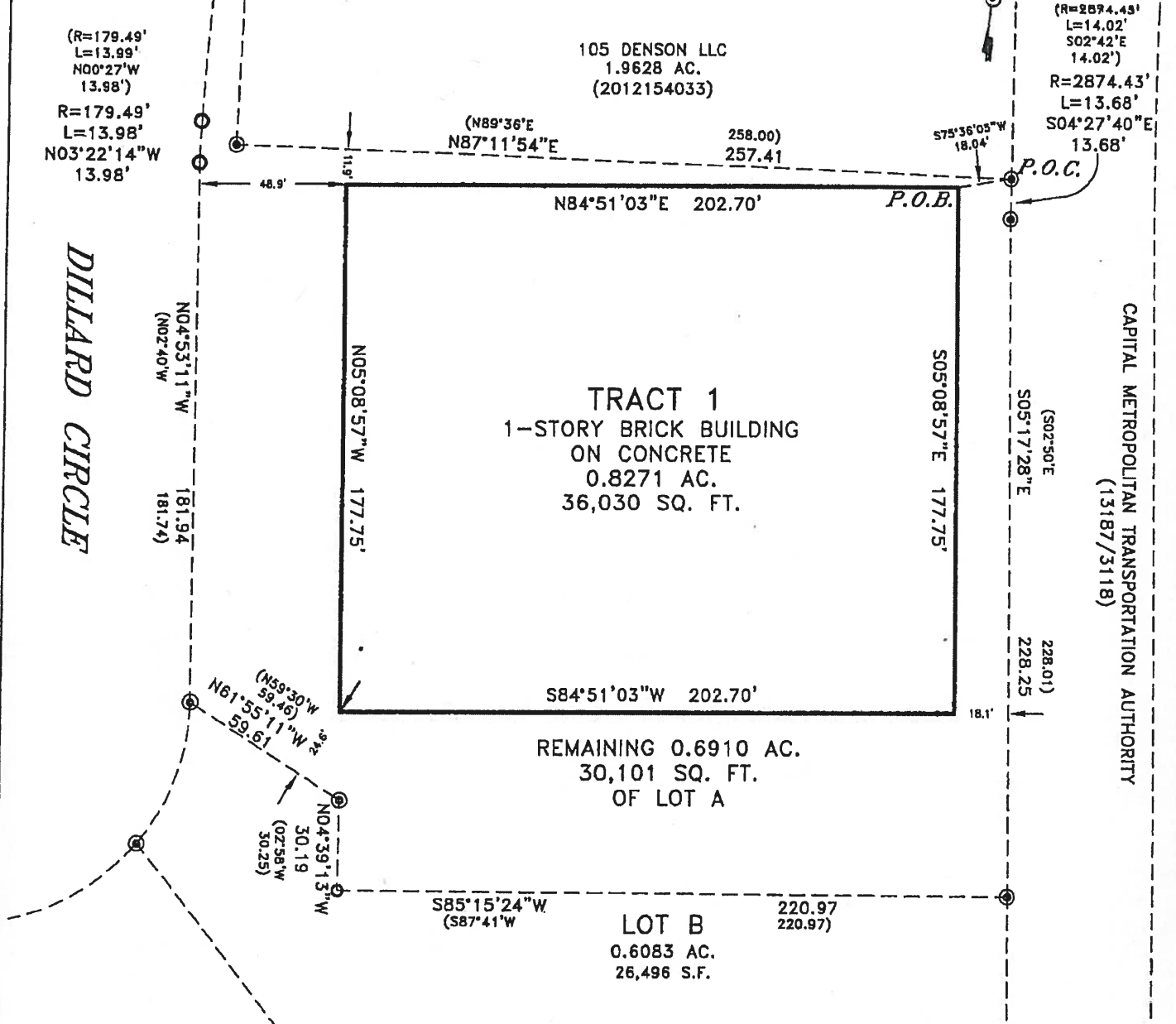
Witness my hand and seal June 25, 2015.

Herman Crichton, R.P.L.S. 4046  
15\_113



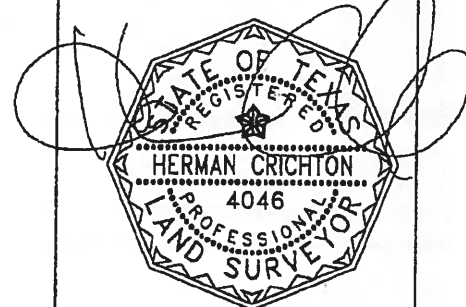
**Exhibit A**

SKETCH OF TRACT 1, A 36,030 SQUARE FOOT TRACT BEING  
A PART OF LOT A, ST. JOHNS COMMERCIAL AREA, SECTION  
SIX, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING  
TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 86, PG.  
155A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1" = 50'

JOB NUMBER: 15\_113



DATE: June 24, 2015

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

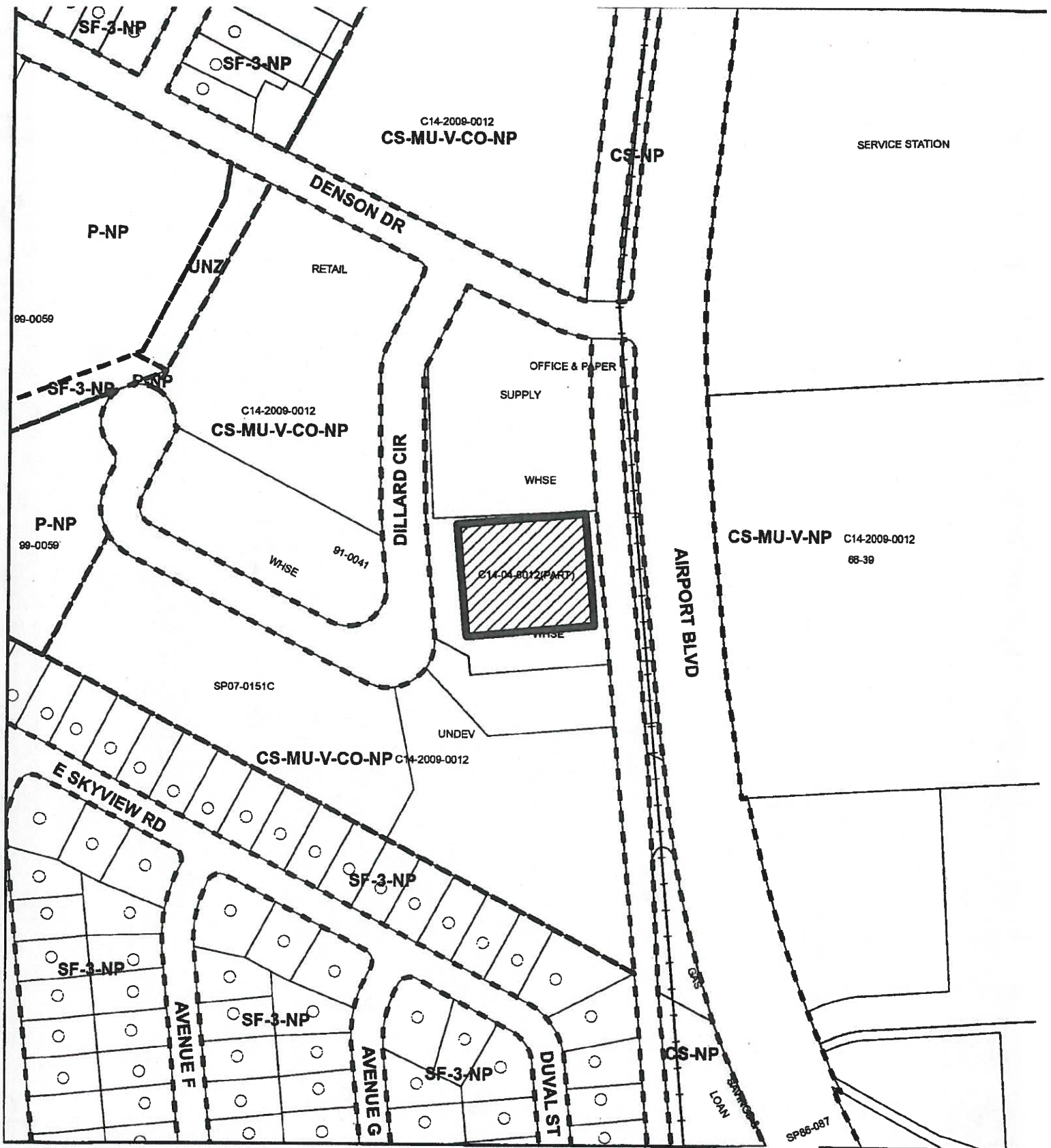
TBLS Firm # 101727-00  
6448 East Highway 290  
Suite B105  
Austin, Texas 78723  
(512) 244-3395




Orders@CrichtonandAssociates.com

**LEGEND**

- ① 1/2" IRON PIN FOUND
- ② 1/2" IRON PIN SET
- △ NAIL FOUND
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ PVC RISER
- ⊙ GAS METER
- ⊙ SEWER CLEANOUT
- ⊙ UTILITY PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- ⊙ LOW UTILITY WARNING SIGN
- ⊙ CONC. PAD WITH ELEC.
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- ( ) RECORD INFORMATION





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

Exhibit B

CASE#: C14-2015-0092

1" = 200'

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.

