

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7717 SOUTHWEST PARKWAY IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-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 neighborhood commercial-neighborhood plan (LR-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0020, on file at the Planning and Zoning Department, as follows:

9.107 acres of land situated in the J.D. McAllister Survey No. 71, Travis County, Texas, being all of Lot 1, Block D, Lantana Phase 1, Section 2, a subdivision whose plat is recorded in Document No. 200000150 of the Official Public Records of said county conveyed to JDI Holdings, LLC by deed recorded in Document No. 2015148748 of the said Official Public Records, said 9.107 acres being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 7717 Southwest Parkway 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 for the Property:

Alternative financial services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Business support services
Commercial off-street parking	Communications services
Indoor sports and recreation	Exterminating services

Food preparation
Hotel-motel
Outdoor entertainment
Research services
Drop-off recycling collection
facility

Funeral services
Indoor entertainment
Pawn shop services
Theater

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2 B. The following uses are conditional for the Property:
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4 Medical offices – exceeding 5000
5 sq. ft. gross floor area

6 C. A general retail sales (general) use shall be limited to 5,000 square feet gross
7 floor area.

8 D. A personal improvement services use shall be limited to 5,000 square feet gross
9 floor area.

10 E. Outdoor seating for a restaurant (general) or a restaurant (limited) use shall be
11 limited to 2,000 square feet.

12 F. The maximum height of a building or structure on the Property shall be limited
13 to 40 feet.

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15 Except as specifically restricted under this ordinance, the Property may be used in
16 accordance with the regulations established for the community commercial (GR) district
17 and other applicable requirements of the City Code.

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19 **PART 3.** The Property is subject to Ordinance No. 20081211-098 that established zoning
20 for the Oak Hill Combined Neighborhood Plan.
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PART 4. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017 §
 §
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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

JANUARY 27, 2016 JOB NO. 1673-13 FIELD NOTE NO. 1673-01
CLIENT: JDI HOLDINGS, LLC PROJECT: LOT 1, BLOCK D, LANTANA
PHASE 1, SECTION 2 C.O.A. GRID B21 & C21

FIELD NOTES

A DESCRIPTION OF 9.107 ACRES OF LAND SITUATED IN THE J.D. McALLISTER SURVEY NO. 71, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK D, LANTANA PHASE 1, SECTION 2, A SUBDIVISION WHOSE PLAT IS RECORDED IN DOCUMENT NO. 200000150 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY CONVEYED TO JDI HOLDINGS, LLC BY DEED RECORDED IN DOCUMENT NO. 2015148748 OF THE SAID OFFICIAL PUBLIC RECORDS, SAID 9.107 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found for the northeast corner of said Lot 1 and the northwest corner of Lot 6, Block P of said Lantana Phase 1, Section 2 on the south right-of-way (R.O.W.) line of Southwest Parkway, R.O.W. varies, dedicated by Volume 10559, Page 1 and Volume 10559, Page 14 of the Real Property Records of said county;

THENCE along the east lines of said Lot 1 and the west lines of said Lot 6 the following eight (8) courses:

1. S47°31'03"W, 32.31 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
2. S12°22'07"W, 48.99 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
3. S08°25'55"E, 106.13 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
4. S16°04'58"W, 64.31 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
5. S05°38'15"E, 173.71 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
6. S18°34'57"E, 68.94 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
7. S02°28'52"E, 83.25 feet to a 5/8 inch iron rod found, and
8. S05°03'23"E, 90.04 feet to a 5/8 inch iron found for the southwest corner of said Lot 6 and the northwest corner of Lot 2 of said Block P;

THENCE continuing along the east line of said Lot 1 and along the west line of said Lot 2, Block P, S05°03'23"E, 87.50 feet to a 5/8 inch iron found for the southeast corner of said Lot 1 and the northeast corner of Lot 2 of said Block D;

THENCE, departing the west line of said Lot 2, Block P, along the south lines of said Lot 1 and the north lines of said Lot 2, Block D the following five (5) courses:

1. S80°21'41"W, 55.60 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
2. N81°56'36"W, 101.75 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
3. N42°13'01"W, 99.08 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
4. N64°07'52"W, 46.84 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found, and
5. S85°22'32"W, 426.91 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found for the southwest corner of said Lot 1 and the northwest corner of said Lot 2, Block D on the east R.O.W. line of Terravista Drive, 70 foot wide R.O.W., dedicated by said Lantana Phase 1, Section 2;

THENCE along the west lines of said Lot 1 and said east R.O.W. line the following four (4) courses:

1. N19°31'17"E, 72.35 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found for a point of curvature,
2. a distance of 228.11 feet along the arc of a curve to the left whose radius is 535.00 feet, central angle is 24°25'44" and whose chord bears N07°18'25"E, 226.38 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found for a point of tangency,
3. N04°54'27"W, 294.19 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found for a point of curvature, and
4. a distance of 39.09 feet along the arc of a curve to the right whose radius is 25.00 feet, central angle is 89°35'34" and whose chord bears N39°53'19"E, 35.23 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found for the most northerly northwest

corner of said Lot 1 on the said south R.O.W. line of Southwest Parkway and a point of tangency;

THENCE along the north line of said Lot 1 and said south R.O.W. line N84°41'06"E, 620.37 feet to the POINT OF BEGINNING containing 9.107 acres of land more or less.



Clifton Seward
01/27/16

