

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14115 U.S. HIGHWAY 183A SERVICE ROAD NORTH FROM COMMERCIAL HIGHWAY SERVICES (CH) DISTRICT, GENERAL OFFICE (GO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-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 commercial highway services (CH) district, general office (GO) district, and community commercial (GR) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0133, on file at the Planning and Zoning Department, as follows:

A 12.306 acre tract of land being all of a called 4.2692 acre tract of land recorded in Document No. 2017090354 of the Official Public Records of Williamson County, Texas, being all of a called 5.947 acre tract recorded in Document No. 2017090356 of the Official Public Records of Williamson County, Texas, being the remnant portion of a called 3.500 acre tract recorded in Document No. 2017090355 of the Official Public Records of Williamson County, Texas, and being all of a called 1.308 acre tract recorded in Document No. 2018032971 of the Official Public Records of Williamson County, Texas, situated in the Rachael Saul Survey, Abstract No. 551, in Williamson County, Texas, said 12.306 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 14115 U.S. Highway 183A Service Road North in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit "B"**.

1 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
2 established by this ordinance is subject to the following conditions:  
3

4 The following uses are prohibited uses on the Property:  
5

6  
7 Alternative financial services      Bail bond services  
8 Pawn shop services

9 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
10 developed and used in accordance with the regulations established for the community  
11 commercial (GR) base district, mixed use (MU) combining district and other applicable  
12 requirements of the City Code.

13 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2019.

14 **PASSED AND APPROVED**

15  
16 §  
17 §  
18 \_\_\_\_\_, 2019 § \_\_\_\_\_  
19 Steve Adler  
20 Mayor  
21

22  
23 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
24 Anne L. Morgan Jannette S. Goodall  
25 City Attorney City Clerk  
26



FIELD NOTES

FOR

A 12.306 ACRE TRACT OF LAND BEING ALL OF A CALLED 4.2692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017090354 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 5.947 ACRE TRACT RECORDED IN DOCUMENT NO. 2017090356 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 3.500 ACRE TRACT RECORDED IN DOCUMENT NO. 2017090355 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.308 ACRE TRACT RECORDED IN DOCUMENT NO. 2018032971 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, IN WILLIAMSON, COUNTY TEXAS. SAID 12.306 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 201000, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at an iron rod with cap marked "Terra Firma" found in the north right-of-way line of Lakeline Boulevard, a variable width right-of-way, at the southeast corner of said 4.2692-acre tract, also being the southwest corner of Lot 1B of the Resubdivision of Lot 1, Parkline Section 1, a subdivision according to the plat recorded in Cabinet FF, Slides 11-12 of the Plat Records of Williamson County, Texas for the southeast corner and **POINT OF BEGINNING** hereof;

**THENCE** S 88°52'58" W, with the north right-of-way line of said Lakeline Boulevard, same being the south line of said 4.2692 acre tract, at a distance of 386.95 passing a ½" iron rod found at the southwest corner of said 4.2692 acre tract same being the southeast corner of said 5.947 acre tract, continuing with the south line of said 5.947 acre tract, same being the north right-of-way line of said Lakeline Boulevard, a total distance of 667.81 feet to an iron rod with cap marked "Austin Surveyors" found for a point of non-tangent curvature;

**THENCE** along the arc of curve to the left, continuing with the south line of said 5.947-acre tract, same being the north right-of-way line of said Lakeline Boulevard, said curve having a radius of 1103.14 feet, a central angle of 07°54'41", a chord bearing and distance of N 83°16'48" W, 152.20 feet, an arc length of 152.32 feet to a ½" iron rod found at a point of compound curvature;

**THENCE** along the arc of a curve to the left, continuing with the south line of said 5.947 acre tract, same being the north right-of-way line of said Lakeline Boulevard, said curve having a radius of 1242.00 feet, a central angle of 04°41'27", a chord bearing and distance of

S 80°36'46" W, 101.65 feet, at an arc length of 27.24 feet passing a ½" iron rod found at the southwest corner of said 5.947 acre tract, same being the southeast corner of said 3.500 acre tract, continuing with the north right-of-way line of said Lakeline Boulevard, same being the south line of said 3.500 acre tract for a total arc length of 101.68 feet to a TXDOT Type II Monument found at the southeast cutback line of Texas Toll Road 183A, a variable right-of-way, same being the southwest corner of said 3.500 acre tract for the southernmost southwest corner hereof;

THENCE N 72°08'24" W, with the northeast cutback line of said Texas Toll Road 183A, same being the southwest line of said 3.500-acre tract, a distance of 114.61 feet to an iron rod with cap marked "All-Points" found in the east right-of-way line of said Texas Toll Road 183A, same being the westernmost southwest corner of said 3.50-acre tract for the southernmost southwest corner hereof;

THENCE N 27°58'57" W, with the east right-of-way line of said Texas Toll Road 183A, same being the west line of said 3.500-acre tract, at a distance of 175.62 feet passing a TXDOT Type II Monument found in the east right-of-way line of said Texas Toll Road 183A, at the northwest corner of said 3.500-acre tract, same being the southwest corner of said 1.308 acre tract, continuing with the east right-of-way line of said Texas Toll Road 183A, same being the west line of said 1.308 acre tract for a total distance of 490.03 feet to a ½" iron rod found in the east right-of-way line of said Texas Toll Road 183A, same being the northwest corner of said 1.308 acre tract, also being the southeast corner of a called 138.52 acre tract recorded in Document No. 2011036200 of the Official Public Records of Williamson County, Texas for the northwest corner hereof;

THENCE N 88°53'49" E, departing the east right-of-way line of said Texas Toll Road 183A, with the north line of said 1.308 acre tract, same being the south line of said 138.52 acre tract, at a distance of 22.26 feet passing a Type II TXDOT monument found, at a distance of 226.33 feet passing a ½" iron rod found at the northeast corner of said 1.308 acre tract, same being the northwest corner of said 5.947 acre tract, continuing with the south line of said 138.52 acre tract, same being the north line of said 5.947 acre tract, at a distance of 882.09 feet passing a ½" iron rod found at the northwest corner of said 4.2692 acre tract, same being the northeast corner of said 5.947 acre tract, continuing with the south line of said 138.52 acre tract, same being the north line of said 4.2692 acre tract for a total distance of 1196.40 feet to a 4 ½" steel fence post for a point in the south line of said 138.52 acre tract, same being a point in the north line of said 4.2692 acre tract, said post being the westernmost post of a set of three 4 ½" steel pipes as part of a fence structure, from which a 60D nail found bears S 26°48'36" E, 0.63 feet,

**THENCE N 88°12'07" E**, continuing with the south line of said 138.52-acre tract, same being the north line of said 4.2692 acre tract, distance of **52.58 feet** to a ½" iron rod found in the south line of said 138.52 acre tract, same being the northeast corner of said 4.2692 acre tract, same being the northwest corner of the aforementioned Lot 1B for the northeast corner hereof;

**THENCE S 01°07'12" E**, with the east line of said 4.2692-acre tract, same being the west line of said Lot 1B, a distance of **480.87 feet** to the **POINT OF BEGINNING** and containing 12.306 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and prepared under Job No. 51034-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 29, 2018  
REVISED: July 2, 2018  
JOB No.: 51034-00  
DOC.ID.: H:\survey\CIVIL\51034-00\Word\51034-00\_12.306Ac.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01

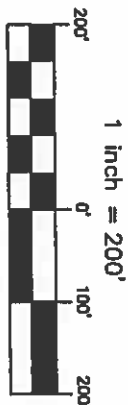
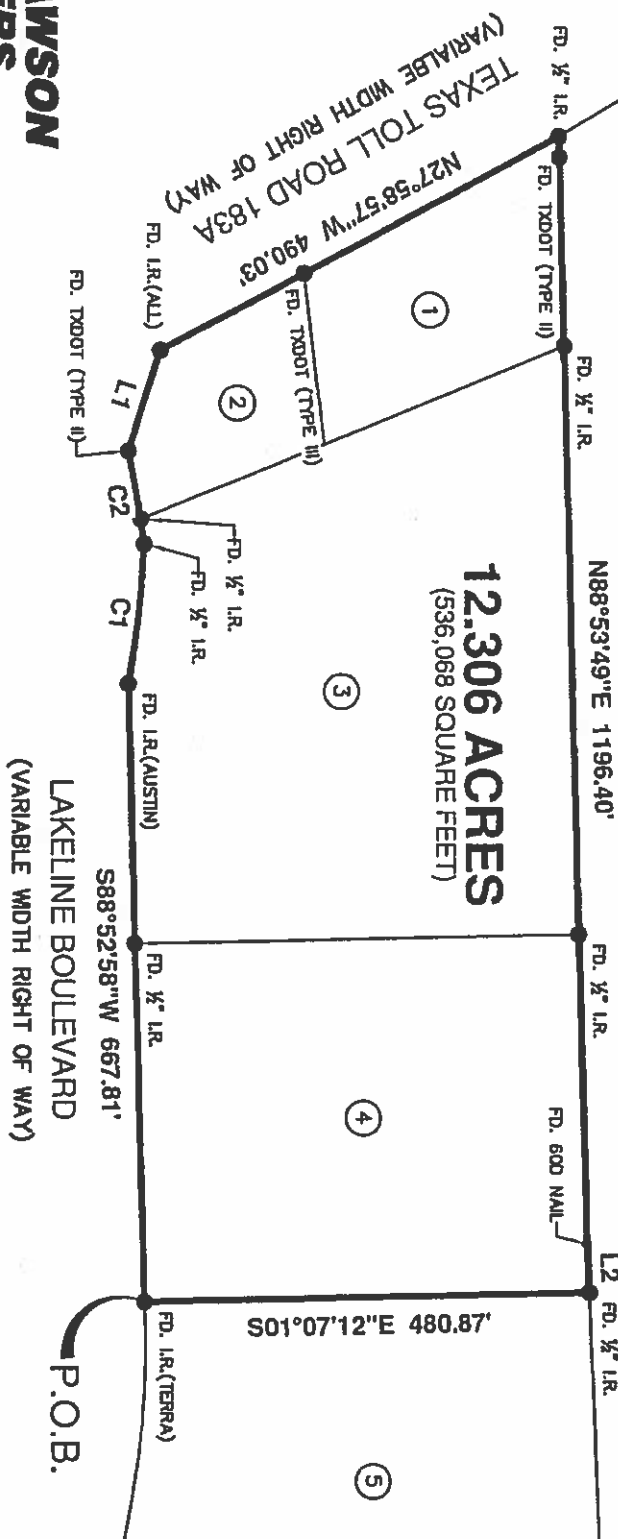


A 12.306 ACRE TRACT OF LAND BEING ALL OF A CALLED 4.2692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017090354 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 5.947 ACRE TRACT RECORDED IN DOCUMENT NO. 2017090356 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 3.500 ACRE TRACT RECORDED IN DOCUMENT NO. 2017090355 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.308 ACRE TRACT RECORDED IN DOCUMENT NO. 2018032971 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, IN WILLIAMSON, COUNTY TEXAS.

O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
TDDOT	TEXAS DEPARTMENT OF TRANSPORTATION
FD.	FOUND
I.R.	IRON ROD

1 FOUND IRON ROD WITH CAP (COMPANY AND/OR SURVEYOR AS NOTED) SUBJECT TRACT AND ADJOINER RECORDING INFORMATION.

A CALLED 138.52 ACRE TRACT OF LAND  
OWNER: STATE OF TEXAS  
DOC. NO. 2001036200 (O.P.R.)



1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

**PAPE-DAWSON  
ENGINEERS**

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS  
10801 N MOPEC EXPY, BLDG 2, STE 200 I AUSTIN, TX 78759 I 512-454-6711  
TYPE FIRM REGISTRATION #470 I TBPLUS FIRM REGISTRATION #100228602

JANUARY 25, 2019

SHEET 1 OF 2  
JOB No.: 51034--00

# EXHIBIT OF

- ① A CALLED 1.308 ACRE TRACT OF LAND  
OWNER: CLAUDETTE HARTMAN, AS TRUSTEE OF THE C H  
REVOCABLE TRUST AND CLAUDETTE LUCILLE HARTMAN, AS  
TRUSTEE OF THE DAVID A. HARTMAN IRREVOCABLE  
NON-EXEMPT FAMILY TRUST.  
DOC. NO. 2018032971 (O.P.R.)

- ② THE REMNANT PORTION OF A CALLED 3.500  
ACRE TRACT OF LAND  
OWNER: CLAUDETTE HARTMAN, AS TRUSTEE  
OF THE C H REVOCABLE TRUST AND  
CLAUDETTE LUCILLE HARTMAN, AS TRUSTEE  
OF THE DAVID A. HARTMAN IRREVOCABLE  
NON-EXEMPT FAMILY TRUST.  
DOC. NO. 2017090355 (O.P.R.)

- ③ A CALLED 5.947 ACRE TRACT OF LAND  
OWNER: CLAUDETTE HARTMAN, AS TRUSTEE OF THE C H  
REVOCABLE TRUST AND CLAUDETTE LUCILLE HARTMAN, AS  
TRUSTEE OF THE DAVID A. HARTMAN IRREVOCABLE  
NON-EXEMPT FAMILY TRUST.  
DOC. NO. 2017090356 (O.P.R.)

- ④ A CALLED 4.2692 ACRE TRACT OF LAND  
OWNER: CLAUDETTE HARTMAN, AS TRUSTEE OF THE C H  
REVOCABLE TRUST AND CLAUDETTE LUCILLE HARTMAN, AS  
TRUSTEE OF THE DAVID A. HARTMAN IRREVOCABLE  
NON-EXEMPT FAMILY TRUST.  
DOC. NO. 2017090354 (O.P.R.)

- ⑤ LOT 1B  
A CALLED 9.654 ACRE LOT  
RESUBDIVISION OF LOT 1, PARKLINE SECTION 1  
CABINET FF. SLIDES 11-12 (P.R.)  
OWNER: 2013 PARKLINE SUB, LLC, A DELAWARE LIMITED  
LIABILITY COMPANY, CCP EXEMPT, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY AND CCP NON EXEMPT, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY.  
DOC. NO. 2013089434 (O.P.R.)

A 12.306 ACRE TRACT OF LAND BEING ALL OF A CALLED  
4.2692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO.  
2017090354 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON  
COUNTY, TEXAS, BEING ALL OF A CALLED 5.947 ACRE TRACT  
RECORDED IN DOCUMENT NO. 2017090356 OF THE OFFICIAL  
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE  
REMANANT PORTION OF A CALLED 3.500 ACRE TRACT RECORDED  
IN DOCUMENT NO. 2017090355 OF THE OFFICIAL PUBLIC  
RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A  
CALLED 1.308 ACRE TRACT RECORDED IN DOCUMENT NO.  
2018032971 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON  
COUNTY, TEXAS, SITUATED IN THE RACHAEL SAUL SURVEY,  
ABSTRACT NO. 551, IN WILLIAMSON, COUNTY TEXAS.

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1103.14'	7°54'41"	N83°16'48"W	152.20'
C2	1242.00'	4°41'27"	S80°36'46"W	101.65'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°08'24"W	114.61'
L2	N86°12'07"E	52.58'

**PAPE-DAWSON**  
**ENGINEERS**

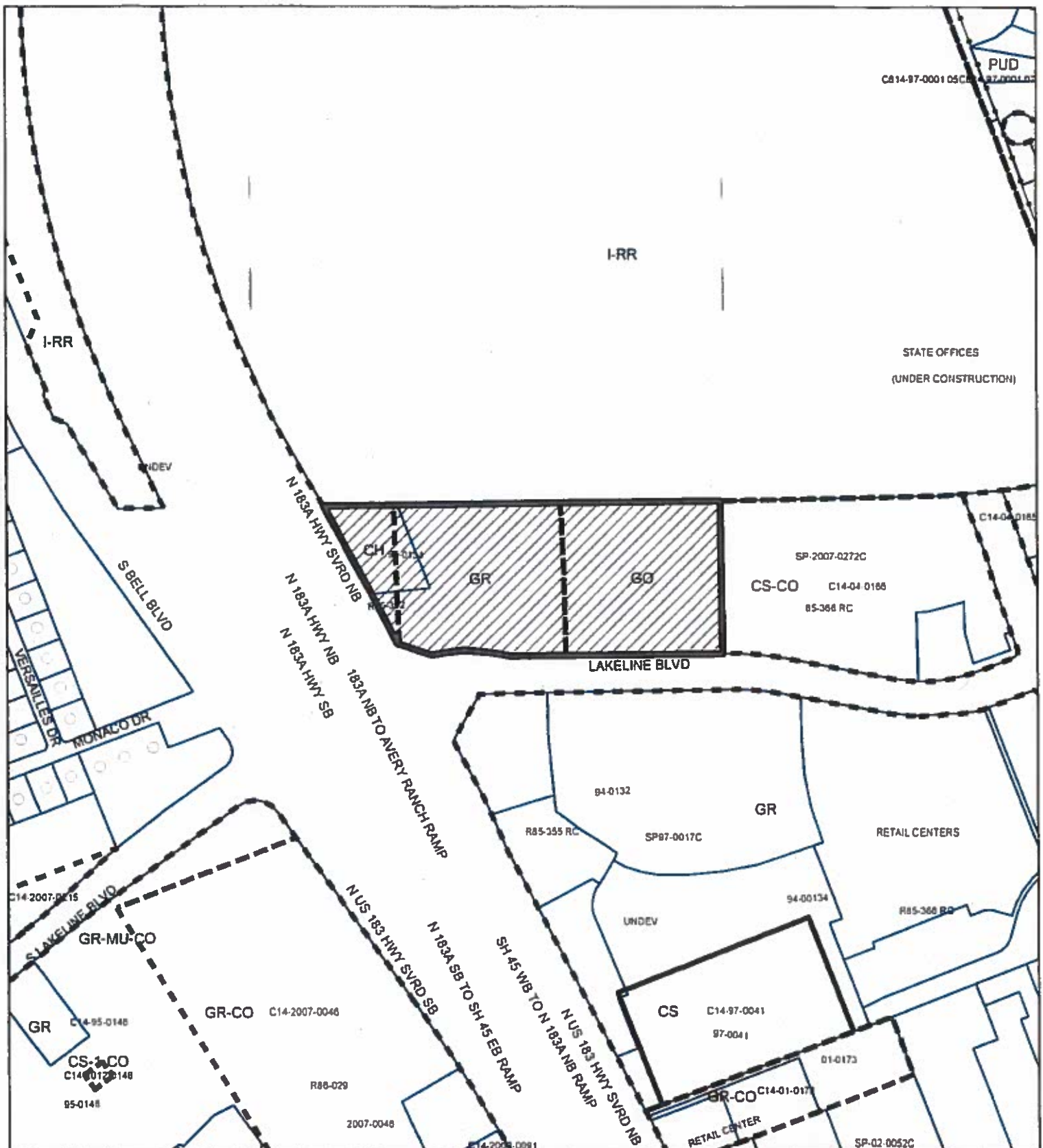
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10001 N MOORE BOY, SUITE 3, STE 300 | AUSTIN, TX 78729 | 512.454.0711  
TYPED FROM REGISTRATION #10228401

Date: Jan 25, 2019, 11:55am User: R. Kourshar  
File: H:\survey\civil\51034-00\chbilla\2019\gsbldwg




JANUARY 25, 2019

JOB NO.:

SHEET 2 OF 2  
51034-00



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2018-0133

Exhibit B

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.



Created: 10/19/2018