

**ORDINANCE NO. 20190131-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6420 LOYOLA LANE FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT AND FAMILY RESIDENCE (SF-3) 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 neighborhood commercial (LR) district and family residence (SF-3) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0117, on file at the Planning and Zoning Department, as follows:

12.678 (approximately 552,237 sq. ft.) in the J.C. Tannehill Survey, Abstract No. 22 in Travis County, Texas, said 12.678 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 6420 Loyola 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following uses are prohibited uses on the Property:

Alternative financial services	Automotive rentals
Automotive repair services	Automotive washing (of any type)
Bail bond services	Drop-off recycling collection facility
Exterminating services	Funeral services
Pawn shop services	Pedicab storage and dispatch
Service station	Custom manufacturing

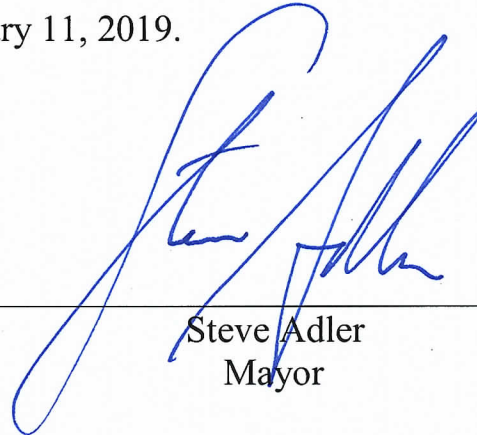
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on February 11, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, January 31 \_\_\_\_\_, 2019

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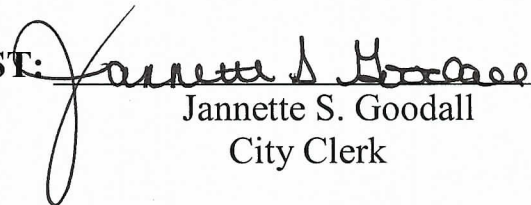
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_  
Jannette S. Goodall  
City Clerk





**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**12.678 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 12.678 ACRES (APPROXIMATELY 552,237 SQ. FT.) IN THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 12.805 ACRE TRACT CONVEYED TO HORIZON WORSHIP CENTER OF AUSTIN, TEXAS IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 20, 1996 AND RECORDED IN VOLUME 12781, PAGE 2223 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.678 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "Premier" cap found in the west right-of-way line of Johnny Morris Road (right-of-way width varies), being the northeast corner of said 12.805 acre tract, also being the southeast corner of a 17.508 acre tract described in Volume 7916, Page 333 of the Deed Records of Travis County, Texas and being also the south corner of a 246 square feet tract described in Volume 8365, Page 290 of the Deed Records of Travis County, Texas;

**THENCE** South 27°35'53" West, with the west right-of-way line of Johnny Morris Road, same being the east line of the 12.805 acre tract, a distance of 982.52 feet to a 1/2" rebar with "Premier" cap found for the northeast corner of a 5,642 square feet right-of-way dedication described in Volume 1047, Page 525 of the Deed Records of Travis County, Texas;

**THENCE** with the north right-of-way line of Loyola Lane (right-of-way width varies), same being the north line of said 5,642 square feet tract, crossing the 12.805-acre tract, the following two (2) courses and distances:

1. With a curve to the right, having a radius of 15.00 feet, a delta angle of 88°33'50", an arc length of 23.19 feet, and a chord which bears South 72°10'52" West, a distance of 20.95 feet to a 1/2" rebar with "Premier" cap found;
2. North 63°13'15" West, a distance of 535.35 feet to a 1/2" rebar with "Premier" cap found for an angle point in the north right-of-way line of Loyola Lane, being the northwest corner of the 5,642 square feet tract, also being in the west line of the 12.805 acre tract;

**THENCE** North 27°35'28" East, with the west line of the 12.805 acre tract, in part with the north right-of-way line of Loyola Lane and also in part with the east line of a 16.812 acre tract described in Document No. 2007030720 of the Official Public Records of

Travis County, Texas, a distance of 1010.87 feet to a 1/2" rebar with "Landmark" cap found for the northwest corner of the 12.805 acre tract, being the northeast corner of said 16.812 acre tract and also being in the south line of Lot 1, Worley and Barton Subdivision, a subdivision of record in Volume 84, Page 199B of the Plat Records of Travis County, Texas;

**THENCE** South 61°48'00" East, with the north line of the 12.805 acre tract, in part with the south line of said Lot 1 and also in part with the south line of said 17.508 acre tract, a distance of 550.15 feet to the **POINT OF BEGINNING**, containing 12.678 acres of land, more or less.

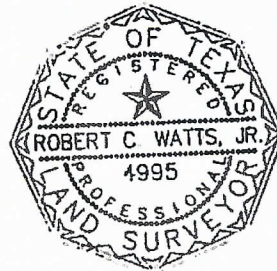
The field work was completed on July 18, 2018.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 562-067-BASE

*Robert C. Watts, Jr.* 7.25-18

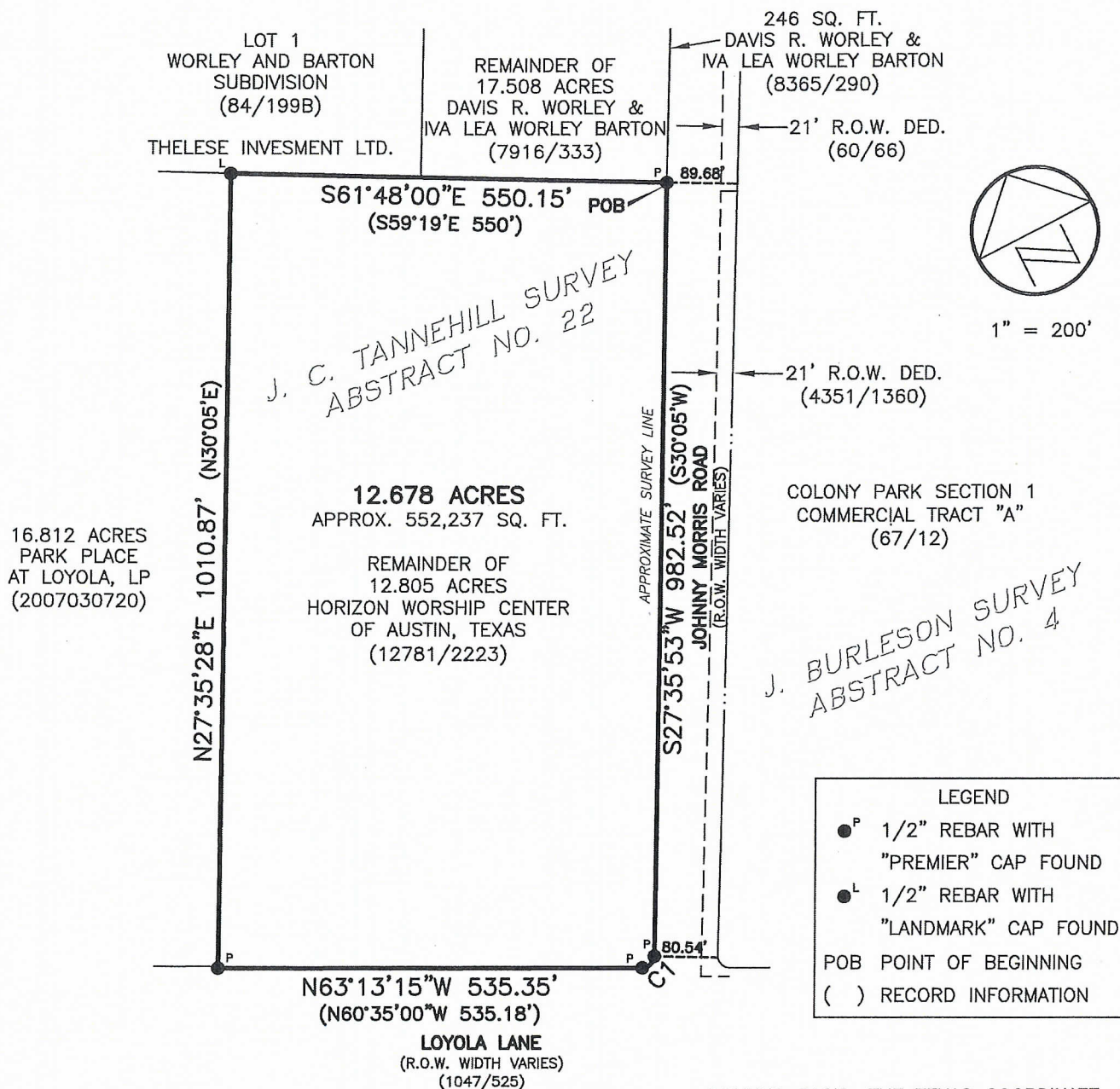
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
T.B.P.L.S. Firm No. 10124500





SKETCH TO ACCOMPANY A DESCRIPTION OF 12.678 ACRES (APPROXIMATELY 552,237 SQ. FT.) IN THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 12.805 ACRE TRACT CONVEYED TO HORIZON WORSHIP CENTER OF AUSTIN, TEXAS IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 20, 1996 AND RECORDED IN VOLUME 12781, PAGE 2223 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	15.00'	88°33'50"	23.19'	S72°10'52"W	20.95'	(S74°49'09"W 21.06')



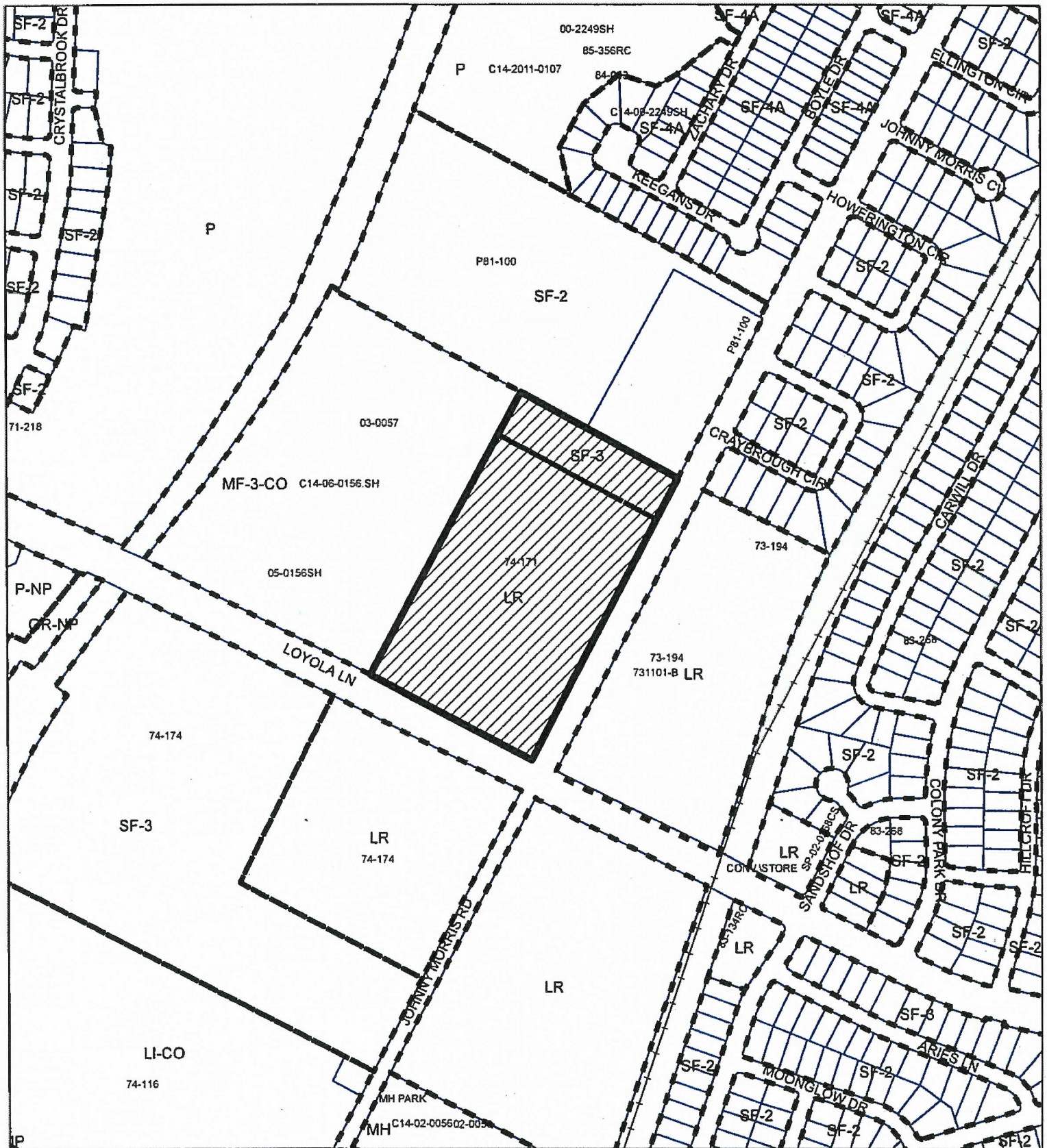
DATE OF SURVEY: 08/02/18  
PLOT DATE: 01/11/19  
DRAWING NO.: 562-067-BASE-FNS  
PROJECT NO.: 562-067  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: STS  
SHEET 1 OF 1




*Chaparral*

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 562-067-BASE





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## Zoning Case C14-2018-0117

Exhibit B



1" = 400'

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.