

**ORDINANCE NO. 20200611-069**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8803 NORTH MOPAC EXPRESSWAY FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS) 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 limited industrial services (LI) district to general commercial services-conditional overlay (CS) combining district on the property described in Zoning Case No. C14-2020-0013, on file at the Planning and Zoning Department, as follows:

A 3.29 acre tract of land that is part of Tract 5-B of the subdivision of the Mrs. A.B. Payton Estate, same being part of the James P. Wallace League, Travis County, according to the plat thereof, recorded in Book 3, Page 259, said 3.29 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 8803 North MoPac Expressway 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:

Adult oriented business use is not a permitted use of the Property:

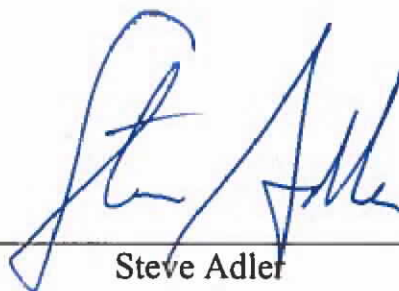
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on June 22, 2020.

**PASSED AND APPROVED**

June 11, 2020

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§  
§



Steve Adler  
Mayor

**APPROVED:** Anne L. Morgan  
Anne L. Morgan *by*  
City Attorney *N Thomas*

**ATTEST:** Jannette S. Goodall  
Jannette S. Goodall  
City Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR'S  
FIELD NOTES  
FOR PARCEL IN THE A.B. PAYTON ESTATE  
JAMES P. WALLACE LEAGUE  
TRAVIS COUNTY, TEXAS

DESCRIPTION (3.29 ACRE PARCEL)

A TRACT OF LAND THAT IS PART OF TRACT 5-B OF THE SUBDIVISION OF THE MRS. A.B. PAYTON ESTATE, SAME BEING PART OF THE JAMES P. WALLACE LEAGUE, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 3, PAGE 259 OF THE PLAT RECORDS OF SAID TRAVIS COUNTY, SAID TRACT BEING A PART OF THAT CERTAIN 5.58 ACRE PARCEL DESCRIBED IN DEED RECORDED IN VOLUME 2274, PAGE 504 OF THE DEED RECORDS OF SAID TRAVIS COUNTY, SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A NO. 4 REBAR (FOUND) AT THE NORTHEAST CORNER OF LOT THREE (3) OF "THE ATRIUM", A SUBDIVISION RECORDED IN VOLUME 125C, OF THE PLAT RECORDS OF SAID TRAVIS COUNTY, SAID POINT OF BEGINNING BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE N61°06'34"W, WITH THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 403.29 FEET TO A NO. 4 REBAR (FOUND) AT THE NORTHWEST CORNER OF SAID LOT 3, SAME BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE MO-PAC EXPRESSWAY, AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY, WITH SAID CURVE AND SAID RIGHT OF WAY, AN ARC DISTANCE OF 364.01 FEET (SAID CURVE HAVING A RADIUS OF 627.07', CHORD BEARING N41°58'03"E, CHORD DISTANCE 358.92') TO A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) BRASS DISK ENCASED IN A CONCRETE POST; THENCE N58°37'32"E, WITH SAID RIGHT OF WAY, A DISTANCE OF 97.65 FEET TO A NO. 6 REBAR (FOUND) IN THE SOUTHERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO JOHN JOSEPH, RECORDED IN VOLUME 3365, PAGE 1163 OF THE AFOREMENTIONED DEED RECORDS, FROM SAID MONUMENT, A 3/4 INCH BOLT (FOUND) BEARS N58°37'32"E, 84.82 FEET; THENCE S61°11'45"E, WITH SAID SOUTHERLY LINE, A DISTANCE OF 204.55 FEET TO A NO. 4 REBAR (FOUND) ON THE AFOREMENTIONED MISSOURI PACIFIC RIGHT OF WAY LINE, FROM SAID MONUMENT A 1/2 INCH BOLT BEARS N19°49'34"E, 75.00'; THENCE S19°49'34"W, WITH SAID RIGHT OF WAY LINE, A DISTANCE OF 440.07 FEET TO THE POINT OF BEGINNING CONTAINING 143,356 SQUARE FEET OR 3.29 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS OF DESCRIPTION IS THE CALLS DEPICTED ON THE RECORDED PLAT OF "THE ATRIUM".

THIS PROPERTY DESCRIPTION WAS PREPARED ON 9/26/2019 BY LEE ALLEN SCHROEDER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5546.



Exhibit A

*Lee Allen Schroeder*  
LEE ALLEN SCHROEDER  
RPLS 5546

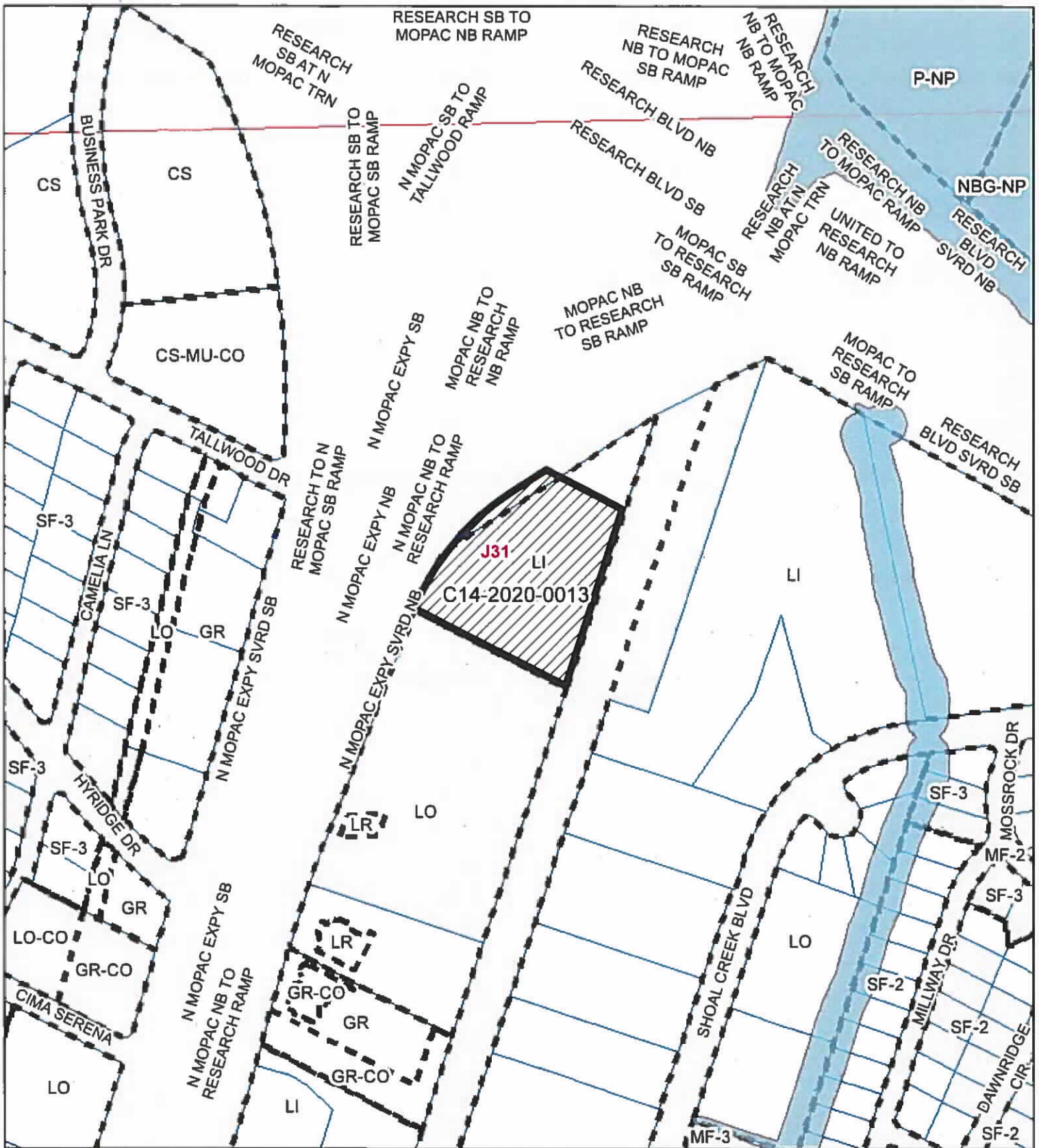
DATE  
9/26/2019



DWD. No.: 19-198		DRAWN BY: LAS	
SCALE: NA		SURVEYED BY: LAS	
DATE: 9/26/2019		DATE OF LAST SITE VISIT: NA	
REV.	DESCRIPTION	DWN.	DATE

  1705 Venture Road  
Elk City, OK 73644  
Off: 580-225-9960  
Fax: 580-225-9961  
CF: 100712  
PIPELINE, LLC





# 8803 N MoPac

Exhibit B

ZONING CASE#: C14-2020-0013  
 LOCATION: 8803 N MoPac EXPY SERVICE RD NB  
 SUBJECT AREA: 3.31 ACRES  
 GRID: J31  
 MANAGER: Sherri Sirwaitis



1" = 300'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.