

ORDINANCE NO. 20200917-074

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9315 SOUTH IH-35 SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2020-0070, on file at the Planning and Zoning Department, as follows:

4.845 acre (211,058 square feet) of land situated in the Santiago Del Valle Survey, Abstract No. 24, situated in the City of Austin, in Travis County, Texas, said 4.845 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 9315 South IH-35 Service Road Northbound 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 not permitted uses of the Property:

Adult oriented businesses	Automotive rentals
Automotive sales	Automotive washing (of any type)
Automotive repair services	Commercial off-street parking
Drop-off recycling collection facility	Pawn shop services
Residential treatment	

B. A 15-foot wide vegetative buffer along the west property line shall be provided and maintained. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be

otherwise required by the City of Austin or specifically authorized in this ordinance.

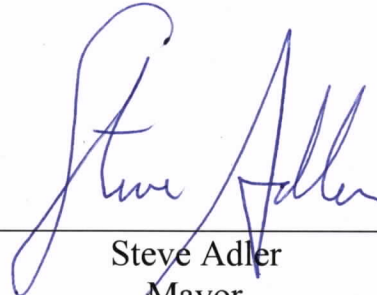
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

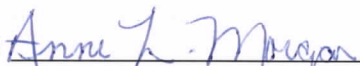
PART 4. This ordinance takes effect on September 28, 2020.

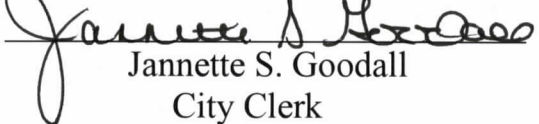
PASSED AND APPROVED

September 17, 2020

§
§
§


Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk

**A METES AND BOUNDS
DESCRIPTION OF A
4.845 ACRE TRACT OF LAND**

BEING a 4.845 acre (211,058 square feet) of land situated in the Santiago Del Valle Survey, Abstract No. 24, situated in the City of Austin, in Travis County, Texas; and being a portion of Lot 1, Block A, Holt Cat Subdivision, plat of which is recorded in Document No. 201600046 of the Official Public Records of Travis County; said Lot 1 also being conveyed in a General Warranty Deed from Holt Texas Ltd. to ALPIA Meadows Crossing Ltd. as described in Document No. 2019191208 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southeasterly right-of-way line of South Interstate Highway 35 (Variable Width R.O.W.), marking the northern-most corner of said Lot 1, Block A, same being the western-most corner of Lot 1A-1, Block A, Amended Plat of The Amended Plat of Southpark Crossing, recorded in Document Number 201700228 of the Official Public Records of Travis County;

THENCE, along the common line of said Lot 1, Block A, and said Lot 1A-1, Block A the following three (3) courses and distances:

1. South 80°02'55" East, 43.65 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 2°14'01" East, 231.96 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner;
3. South 30°43'08" East, 40.70 feet to a pcint for corner;

THENCE, crossing said Lot 1, Block A, the following two (2) courses and distances:

1. South 29°56'15" West, 632.63 feet to a point for corner;
2. South 29°49'21" West, 310.69 feet to a point for corner on the northeast line of Tract A of Bashara Subdivision, plat of which is recorded in Volume 18, Page 70 of the Plat Records of Travis County;

THENCE, North 56°52'33" West, 200.33 feet along the northeast line of said Tract A to an Iron Axle Found for corner on the southeasterly right-of-way line of aforesaid South Interstate Highway 35;

THENCE, along the southeasterly right-of-way line of said South Interstate Highway 35, the following two (2) courses and distances:

1. North 29°49'21" East, 299.35 feet to a 3/4 inch iron pipe found for corner;
2. North 29°56'15" East, 834.20 feet to the **POINT OF BEGINNING** and containing 4.845 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com



4.845 ACRE TRACT
SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24,
TRAVIS COUNTY, TEXAS

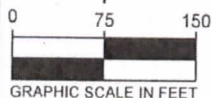
Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	6/29/2020	069265200	1 OF 2



LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
IPF = IRON PIPE FOUND
OPRTC = OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY
PRTC = PLAT RECORDS TRAVIS COUNTY

4.845 ACRES
211,058 SQ. FT.

SOUTH INTERSTATE HIGHWAY 35
(VARIABLE WIDTH PUBLIC R.O.W.)

POB
1/2" IRF

L1

IRSC

LOT 1A-1, BLOCK A
AMENDED PLAT OF THE
AMENDED PLAT OF THE
SOUTHPARK CROSSING
DOC# 201700228 OPRTC

OWNER: C F SOUTHPARK LLC

IRSC

CITY OF AUSTIN
TRAVIS COUNTY

1/2" IRF

LOT 1, BLOCK A
HOLT CAT SUBDIVISION
DOC# 201600046 OPRTC

GEODETIC BASIS STATEMENT: The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

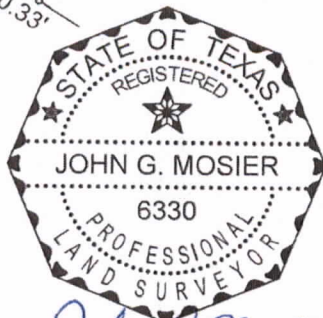
ALPIA MEADOWS
CROSSING LTD
DOC# 2019191208
OPRTC

LINE TABLE

NO.	BEARING	LENGTH
L1	N80°02'55"W	43.65'
L2	N30°43'08"W	40.70'

IR-AXLE-F

OWNER: HOLT
MACHINERY COMPANY
TRACT A
BASHARA SUBDIVISION
VOL.18, PG. 70 PRTC



JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

John G. Mosier
6-29-2020

4.845 ACRE TRACT
SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24,
TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale

1" = 150'

Drawn by

JAB

Checked by

JGM

Date

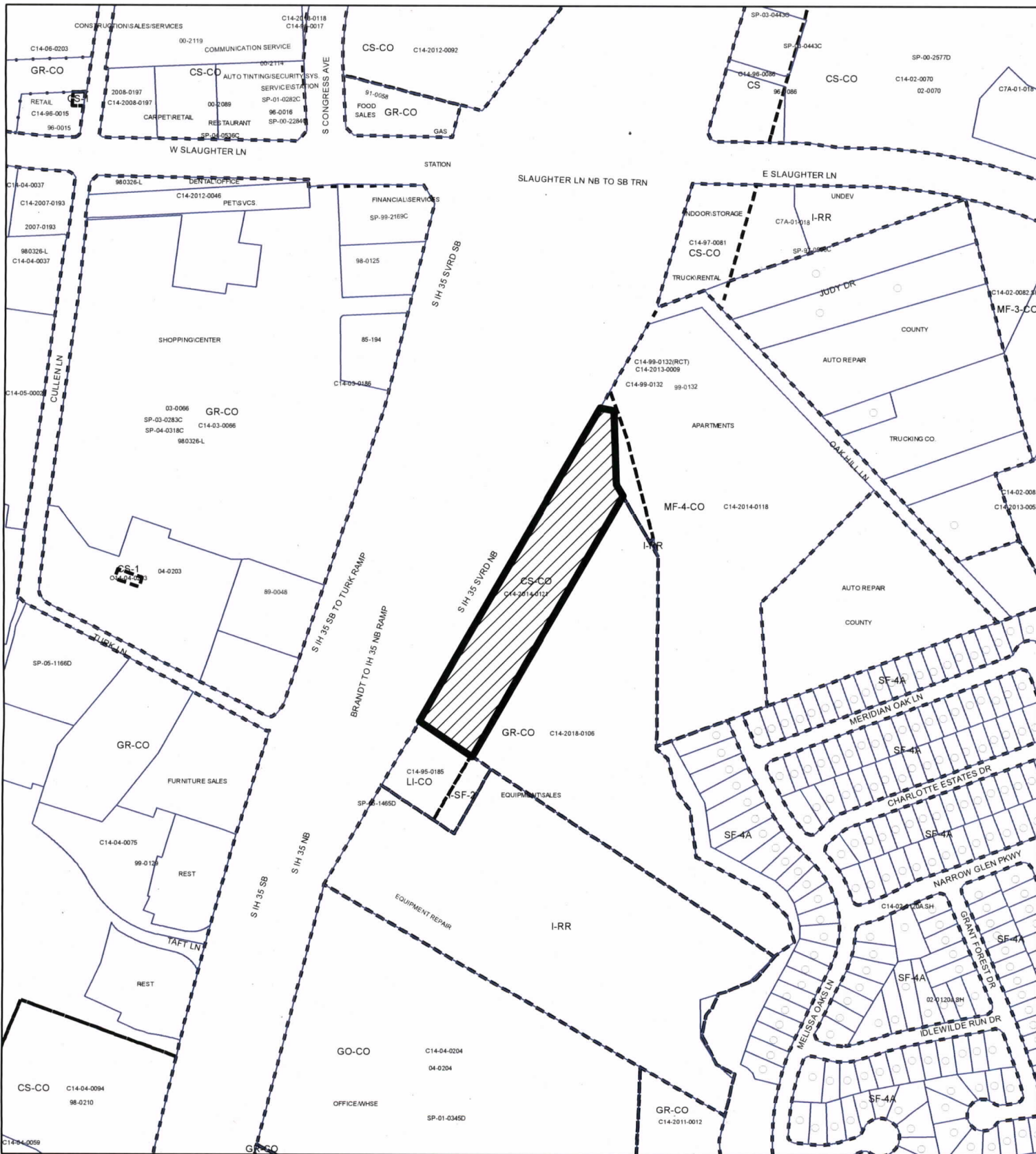
6/29/2020

Project No.

069265200

Sheet No.

2 OF 2






ZONING

ZONING CASE#: C14-2020-0070

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



Created: 6/29/2020