

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

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1501 CROZIER LANE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) 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 interim-rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2021-0040, on file at the Housing and Planning Department, as follows:

32.9341 acres out of the Santiago Del Valle League, Abstract No. 24, Travis County, Texas, being the same tract conveyed to Cumberland & Western Resources LLC, by Deed recorded in Document No. 2015151528 in the Official Public Records of Travis County, Texas, said 32.9341 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1501 Crozier 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) The following uses are prohibited uses on the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Bed and breakfast (group 1)
Bed and breakfast (group 2)	Building maintenance services
Campground	Commercial blood plasma center
Construction sales and services	Convenience storage
Day care services (commercial)	Day care services (general)
Day care services (limited)	Drop off recycling collection facility
Electronic prototype assembly	Electronic testing

Equipment repair services  
Exterminating services  
Kennels  
Maintenance and service facilities  
Outdoor entertainment  
Plant nursery  
Private secondary education facility  
Public secondary education facility  
Short term rental  
Urban farm  
Veterinary services

Equipment sales  
Indoor crop production  
Laundry services  
Monument retail sales  
Outdoor sports and recreation  
Private primary education facility  
Public primary education facility  
Service station  
Transportation terminal  
Vehicle storage

(B) Custom manufacturing use is a conditional use of the Property:

(C) Section 25-2-1051 (*Applicability*) of Chapter 25-2, Article 10 (*Compatibility Standards*) shall apply along the south property line where the Property abuts a mobile home residential use.

**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 \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      §  
   §  
   §

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

**CRICHTON AND ASSOCIATES, INC.**  
**LAND SURVEYORS**

6448 HIGHWAY 290 EAST SUITE B-105

AUSTIN, TX 78723

512-244-3395 - PHONE

512-244-9508 – FAX

**FIELD NOTES**

**FIELD NOTES FOR 32.9341 ACRES OUT OF THE SANTIAGO DEL VALLE LEAGUE, ABSTRACT NO 24, TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO CUMBERLAND & WESTERN RESOURCES LLC BY DEED RECORDED IN DOCUMENT NO. 2015151528, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 32.9341 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a nail found in the northeasterly R.O.W. line of Crozier Lane, same being the east terminus of the northwesterly R.O.W. line of Thornberry Road, being the southeast line of a 12.374 acre tract conveyed to Capitol Manor Mobile Home Park by deed recorded in Document No. 2015040865, Official Public Records, Travis County, Texas, for a southwesterly corner of this tract and the **POINT OF BEGINNING**;

**THENCE** with the common line of said 12.374 acre tract and this tract the following four (4) courses:

- 1) **N41°21'10"E** a distance of **343.21** feet to a ½" iron pin found, being the east corner of said 12.374 acre tract;
- 2) **N47°37'55"W** a distance of **1,081.80** feet to a ½" iron pin found for the north corner of said 12.374 acre tract;
- 3) **S41°37'44"W** a distance of **464.18** feet to a ½" iron pin found for the west corner of said 12.374 acre tract;
- 4) **S63°27'42"E** a distance of **29.72** feet to a ½" iron pin found being the northwest corner of Lot 65, Carson Creek Addition Section 3, a subdivision recorded in Volume 82, Page 287, Plat Records, Travis County, Texas;

**THENCE S41°58'01"W** with the common line of this tract and said Carson Creek Addition Section 3 a distance of **19.87** feet to a ½" iron pin found, being the northeast corner of Lot 12, Block A, Carson Creek Section 4, a subdivision recorded in Volume 84, Page 100D, Plat Records, Travis County, Texas;

**THENCE N76°35'49"W** with the common line of said Lot 12 and this tract a distance of **270.00** feet to a ½" iron pin set, being the south corner of a 10.645 acre tract conveyed to Fred Denson Jr. et ux by deed recorded in Volume 11224, Page 779, Real Property Records, Travis County, Texas for the most westerly southwest corner of this tract;

**THENCE N46°47'47"E** with the common line of said 10.645 acre tract and this tract, passing the east common corner of said 10.645 acre tract and an 8.131 acre tract conveyed to Fred Denson Jr. by deed recorded in Volume 6101, Page 2087, Deed Records, Travis County, Texas, continuing with the common line of said 8.131 acre tract and this tract, in all a distance of **466.79** feet to an iron pipe found;

**THENCE** with the common line of this tract and said 8.131 acre tract the following two (2) courses:

- 1) **N42°40'33"E** a distance of **364.88** feet to a nail found;

- 2) **N62°41'39"E**, passing the south common corner of said 8.131 acre tract and Lot 1, Cleo's Corner, a subdivision recorded in Volume 76, Page 212, Plat Records, Travis County, Texas, continuing with the common line of this tract and said Lot 1, in all a distance of **760.68** feet to a ½" iron pin found, being a westerly corner a 56.88 acre tract conveyed to Fannie Simmacher in Document No. 2015155464, Official Public Records, Travis County, Texas for a northerly corner of this tract;

**THENCE** with the common line of this tract and said 56.88 acre tract the following five (5) courses:

- 1) **S04°43'34"E** a distance of **280.09** feet to an iron pipe found;
- 2) **S48°42'36"E** a distance of **779.02** feet to a ½" iron pin found;
- 3) **S48°41'54"E** a distance of **10.41** feet to a ½" iron pin set, being the most southerly corner of said 56.88 acre tract;
- 4) **N43°06'08"E** a distance of **568.29** feet to a ½" iron pin set;
- 5) **N41°59'00"E** a distance of **22.03** feet to a ½" iron pin set, being the west corner of a 2.110 acre tract conveyed to Carson Creek Ranch Parking LLC in Document No. 2016021797, Official Public Records, Travis County, Texas

**THENCE** with the common line of this tract and said 2.110 acre tract the following six (6) courses:

- 1) **S48°02'49"E** a distance of **70.44** feet to a ½" iron pin set;
- 2) **S48°02'49"E** a distance of **113.70** feet to a ½" iron pin found;
- 3) **S47°54'39"E** a distance of **89.96** feet to a ½" iron pin found for the most southerly corner of said 2.110 acre tract;
- 4) **N41°59'32"E** a distance of **247.00** feet to a ½" iron pin set;
- 5) **N14°57'38"W** a distance of **107.24** feet to a ½" iron pin found;
- 6) **N14°57'38"W** a distance of **218.71** feet to a ½" iron pin found on the southeast line of said 56.88 acre tract;

**THENCE** with the common line of this tract and said 56.88 acre tract the following two (2) courses:

- 1) **N42°34'07"E** a distance of **248.28** feet to a ½" iron pin set;
- 2) **N42°36'48"E** a distance of **84.90** feet to a calculated point on the low bank of the Colorado River for the most northerly corner of this tract;

**THENCE** with the low bank of the Colorado River the following six (6) courses:

- 1) **S21°40'54"W** a distance of **158.87** feet to a calculated point;
- 2) **S17°40'49"W** a distance of **120.81** feet to a calculated point;
- 3) **S09°56'07"W** a distance of **100.01** feet to a calculated point;
- 4) **S01°18'46"W** a distance of **70.97** feet to a calculated point;
- 5) **S05°15'34"E** a distance of **190.52** feet to a calculated point;
- 6) **S15°53'29"E** a distance of **338.75** feet to a calculated point for a southeasterly corner of this tract;

**THENCE S59°42'55"W** a distance of **96.56** feet to a ½" iron rod set being the northeast corner of a 30.89 acre tract conveyed to Jetex Family Limited Partnership by deed recorded in Document No. 2009010634, Official Public Records, Travis County, Texas;

**THENCE** with the common line of this tract and said 30.89 acre tract the following eight (8) courses:

- 1) **N88°57'00"W** a distance of **265.50** feet to a ½" iron pin found;

- 2) **N31°56'57"W** a distance of **100.84** feet to a ½" iron pin found;
- 3) **S44°45'55"W** a distance of **409.27** feet to a ½" iron pin found;
- 4) **S43°02'24"W** a distance of **59.64** feet to a ½" iron pin found;
- 5) **N46°57'51"W** a distance of **230.00** feet to a ½" iron pin set;
- 6) **N46°57'51"W** a distance of **9.81** feet to a ½" iron pin found;
- 7) **S42°28'41"W** a distance of **323.87** feet to a ½" iron pin found.
- 8) **S41°24'04"W** a distance of **725.99** feet to a ½" iron pin found in the northeasterly R.O.W. line of said Crozier lane, being the most westerly corner of said 30.89 acre tract;

**THENCE** with the northeasterly R.O.W. line of said Crozier Lane the following two courses:

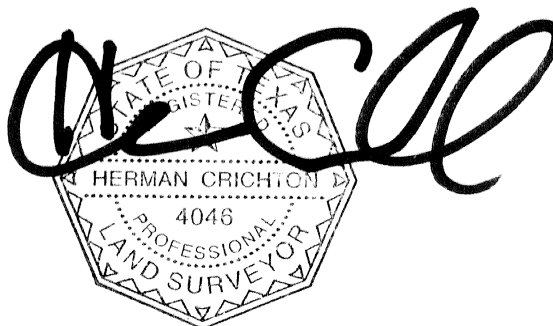
- 1) **N41°02'51"W** a distance of **59.72** feet to a ½" iron pin found;
- 2) **N49°31'28"W** a distance of **18.85** feet to the **POINT OF BEGINNING** and containing 32.9341 acres, more or less.

**BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS  
CENTRAL ZONE (4203)**

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal July 29<sup>th</sup>, 2020, Revised Aug. 20, 2020

Herman Crichton, R.P.L.S. 4046  
Job No. 20\_157



REF: Lauren Carson  
G.F. NUMBER: 792207  
EFFECTIVE: June 22, 2020  
ISSUED: July 3, 2020

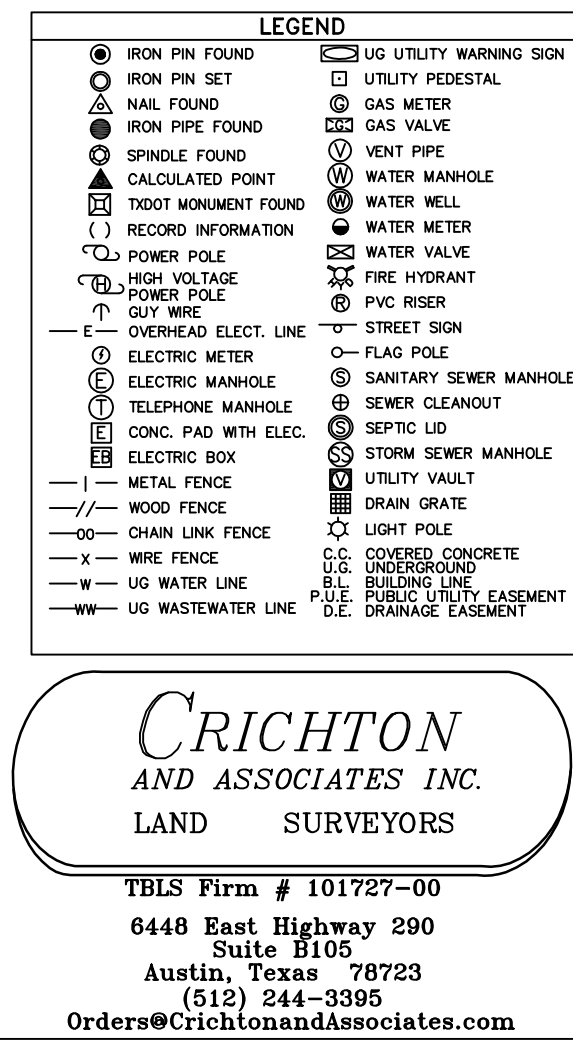
To: Stewart Title Guaranty Company, Stewart Title of Austin, LLC, & Lauren Carson, exclusively.

The undersigned does hereby certify that the plat shown represents the results of a survey made on the ground under my supervision and is true and correct and that there are no encroachments, easements, or other claims, mortgages, liens, judgments, encroachments, or improvements, visible utility easements, except as shown and the property has access and from a dedicated roadway

The property shown herein is located in Zone X areas within the 500-yd floodplain, Zone A areas within the 500-yd floodplain, and Zone A areas within the 100-yd floodplain, as shown on Community Panel Number 4645350810.

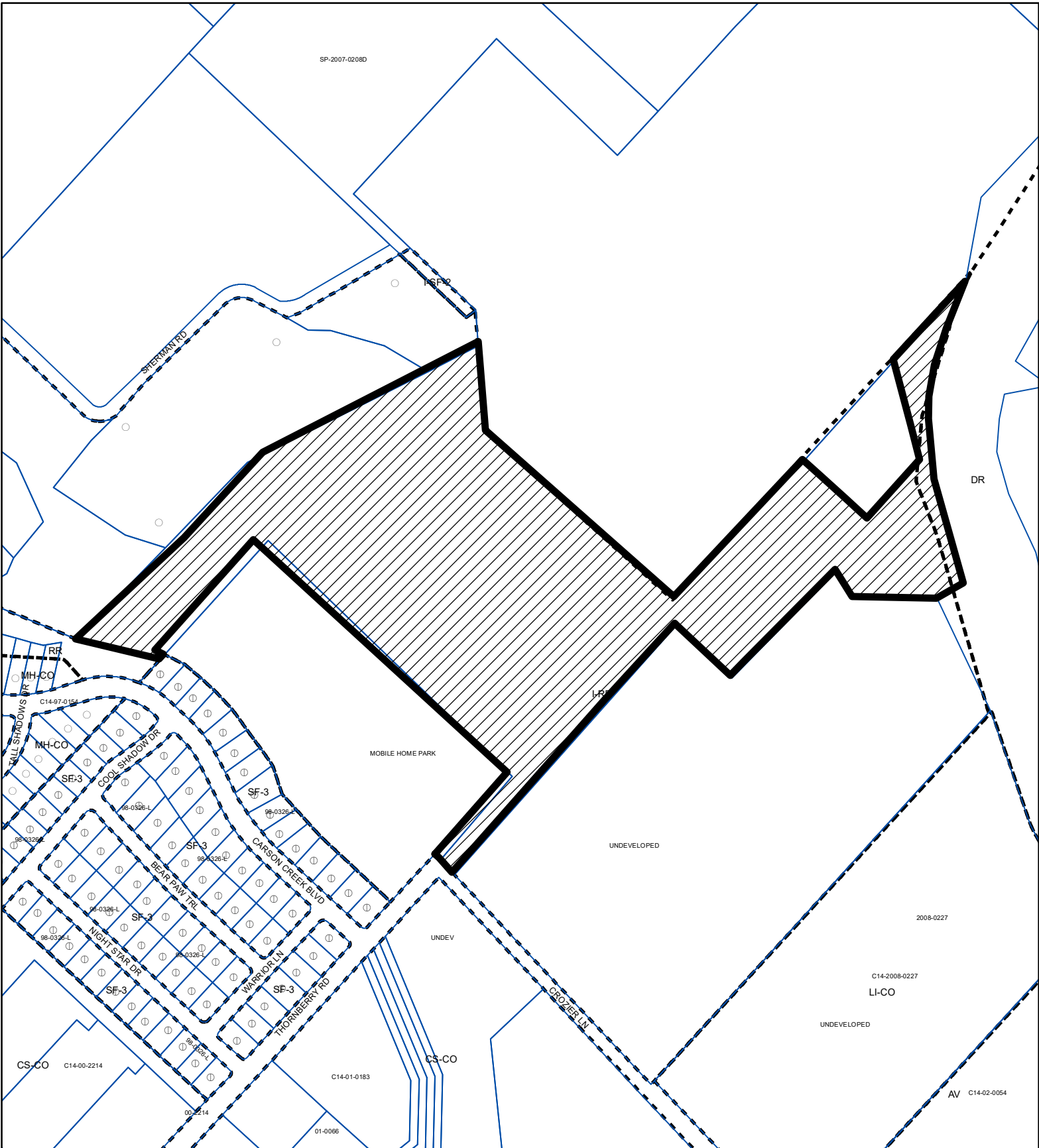
of the FLOOD INSURANCE RATE MAP prepared for City of Austin by the Federal Insurance Administration Department, H.U.D.

Effective Date: January 22, 2020






DATE: July 29, 2020	JOB NO. 20_157
SCALE: 1" = 60'	DWG NO. 20_157





1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2021-0040

#### 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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 3/23/2021**