

**ORDINANCE NO. 20211118-083**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
PROPERTY LOCATED AT 13497 RESEARCH BOULEVARD FROM  
COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)  
COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL  
OVERLAY (CS-1-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 community commercial-conditional overlay (GR-CO) combining district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2021-0143, on file at the Housing and Planning Department, as follows:

0.029 acres (approximately 1,243 square feet), being a portion of LOT 2, PECAN CENTER, a subdivision of record in Cabinet D, Slide 185, Plat Records of Williamson County, Texas, said 0.029 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 13497 Research Boulevard in the City of Austin, Williamson 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:

Agricultural sales and services	Art workshop
Building maintenance services	Campground
Cocktail lounge	Commercial blood plasma center
Construction sales and services	Convenience storage
Custom manufacturing	Drop off recycling collection facility
Electronic prototype assembly	Equipment repair services
Equipment sales	Kennels
Laundry services	Limited warehousing and distribution
Maintenance and service facilities	Plant nursery
Transitional housing	Transportation terminal
Vehicle storage	Veterinary services

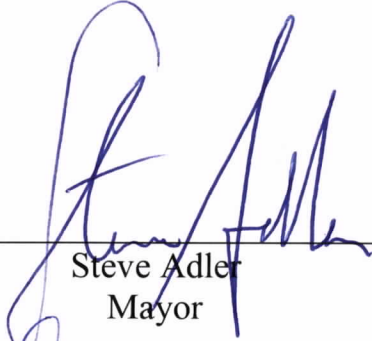
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

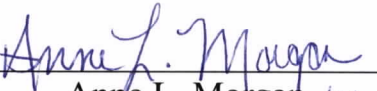
**PART 4.** This ordinance takes effect on November 29, 2021.

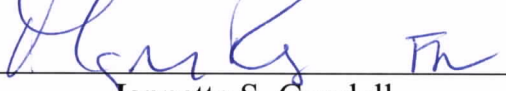
**PASSED AND APPROVED**

\_\_\_\_\_  
November 18, 2021

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§  
§

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

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan *by NT*  
City Attorney

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

# EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earllysurveying.com

TBPELS Firm No. 10194487

## **0.029 ACRES WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.029 ACRES (APPROXIMATELY 1,243 SQ. FT.), BEING A PORTION OF LOT 2, PECAN CENTER, A SUBDIVISION OF RECORD IN CABINET D, SLIDE 185 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 1.714 ACRE TRACT CONVEYED TO AUSTIN HORIZON, LLC, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, DATED NOVEMBER 8, 2006 AND RECORDED IN DOCUMENT NO. 2006098725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.029 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar with "S.A.M." cap found in the north right-of-way line of Anderson Mill Road (right-of-way width varies), being the southeast corner of said Lot 2, and being in the west line of a 0.53 acre tract described in Document No. 2016027418 of the Official Public Records of Williamson County, Texas, from which a TxDOT Type II Brass Disk found in the north right-of-way line of Anderson Mill Road and the south line of said Lot 2, bears South 70°08'17" West, a distance of 160.86 feet;

**THENCE** North 29°28'47" West crossing said Lot 2, a distance of 228.41 feet to a calculated point on the south face of an existing one story concrete and stone building for the **POINT OF BEGINNING**;

**THENCE** crossing said Lot 2, the following four (4) courses and distances:

1. North 20°55'55" West with the center of an interior party wall, a distance of 49.62 feet to a calculated point on the north face of said building;
2. North 69°03'58" East with the north face of said building, a distance of 25.05 feet to the northeast corner of said building;
3. South 20°55'55" East with the east face of said building, a distance of 49.62 feet to the southeast corner of said building;
4. South 69°03'58" West with the south face of said building, a distance of 25.05 feet to the **POINT OF BEGINNING**, containing 0.029 acres of land, more or less.

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Surveyed on the ground on June 24, 2021

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-024-BASE



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

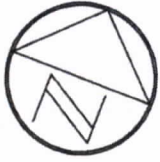
6/25/21

Date





SKETCH TO ACCOMPANY A DESCRIPTION OF 0.029 ACRES (APPROXIMATELY 1,243 SQ. FT.), BEING A PORTION OF LOT 2, PECAN CENTER, A SUBDIVISION OF RECORD IN CABINET D, SLIDE 185 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 1.714 ACRE TRACT CONVEYED TO AUSTIN HORIZON, LLC, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, DATED NOVEMBER 8, 2006 AND RECORDED IN DOCUMENT NO. 2006098725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



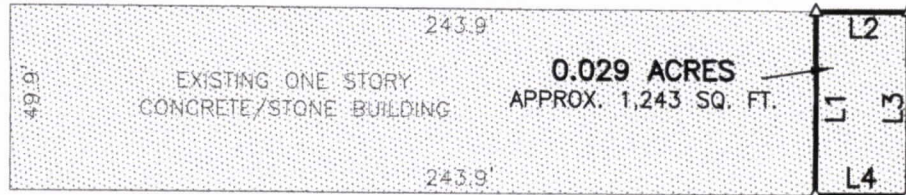
1" = 50'

US HWY 183 N  
(R.O.W. WIDTH VARIES)



*6/25/21*

LOT 1  
BLOCK A  
CHRIS JONES SUBDIVISION  
(V/187)



P.O.B.

PORTION OF  
LOT 2  
PECAN CENTER  
(D/185)

AUSTIN HORIZON, LLC  
1.714 ACRES  
(2006098725)

PORTION OF  
LOT 1  
PECAN CENTER  
(D/185)

AUSTIN HORIZON, LLC  
1.714 ACRES  
(2006098725)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N20°55'55"W	49.62'
L2	N69°03'58"E	25.05'
L3	S20°55'55"E	49.62'
L4	S69°03'58"W	25.05'

S75°43'18"W  
34.42'  
(S77°21'36"W  
34.41')

N84°41'39"W 77.77'  
(N83°03'21"W 77.75')

N29°28'47"W 228.41'

P.O.C.

S70°08'17"W 160.86'  
(S71°45'32"W 160.79')

ANDERSON MILL ROAD  
(R.O.W. WIDTH VARIES)

POND SPRINGS STORAGE SPE, LLC  
5.008 ACRES  
(2020105656)

DESCRIBED IN  
(2003065558)

COSMOS TRADING INC  
0.53 ACRES  
(2016027418)

#### LEGEND

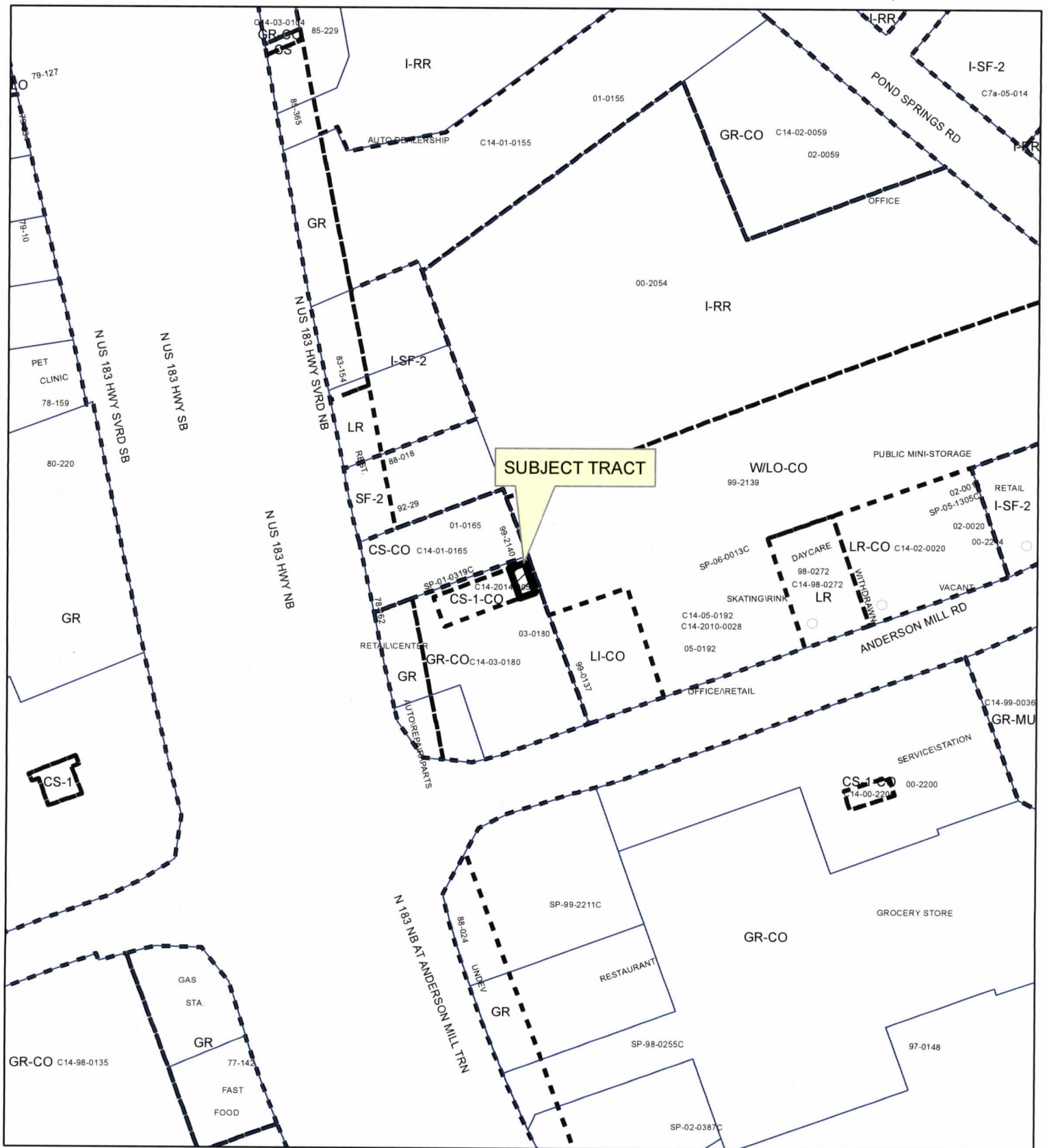
- SAM 1/2" REBAR WITH "S.A.M." CAP FOUND
- ⊙ TXDOT TYPE II DISK FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION

DATE OF SURVEY: 6/24/21  
PLOT DATE: 6/25/21  
DRAWING NO.: 1001-024-BASE  
DRAWN BY: MAW  
SHEET 1 OF 1

**EARLY LAND  
SURVEYING, LLC**  
P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

BEARING BASIS: THE TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83), CENTRAL  
ZONE, UTILIZING THE SMARTNET NORTH  
AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 1001-024-BASE



## ZONING

ZONING CASE#: C14-2021-0143

Exhibit B



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

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: 9/10/2021