



31 (B) The following uses are conditional uses of the Property:  
32

Alternative financial services      Medical offices (exceeding 5,000  
square feet)

33  
34 (C) The following permitted uses on the Property shall be developed according to  
35 the site development standards in Section 25-2-587 (D):  
36

General retail sales (general)      Personal improvement services  
Restaurant (general)

37  
38 (D) The maximum height of a building or structure within 620 feet  
39 of the west boundary line of the Property is limited to 4 stories (as depicted on  
40 **Exhibit “B”**)  
41

42 (E) A 125-foot building setback shall be established and maintained parallel to and  
43 measured from the west property line (as depicted on **Exhibit “B”**)  
44

45 (F) A 65-foot wide vegetative buffer shall be provided and maintained parallel to  
46 and measured from the west property line along the south property line  
47 extending to the southern right-of-way of Blackberry Drive (as depicted on  
48 **Exhibit “B”**). Improvements permitted within the vegetative buffer area are  
49 limited to drainage, underground utility improvements or those improvements  
50 that may be otherwise required by the City of Austin or specifically authorized  
51 in this ordinance.  
52

53 (G) Vehicular access from the Property to Blackberry Drive is prohibited. All  
54 vehicular access to the Property shall be from other adjacent public streets or  
55 through other adjacent property.  
56

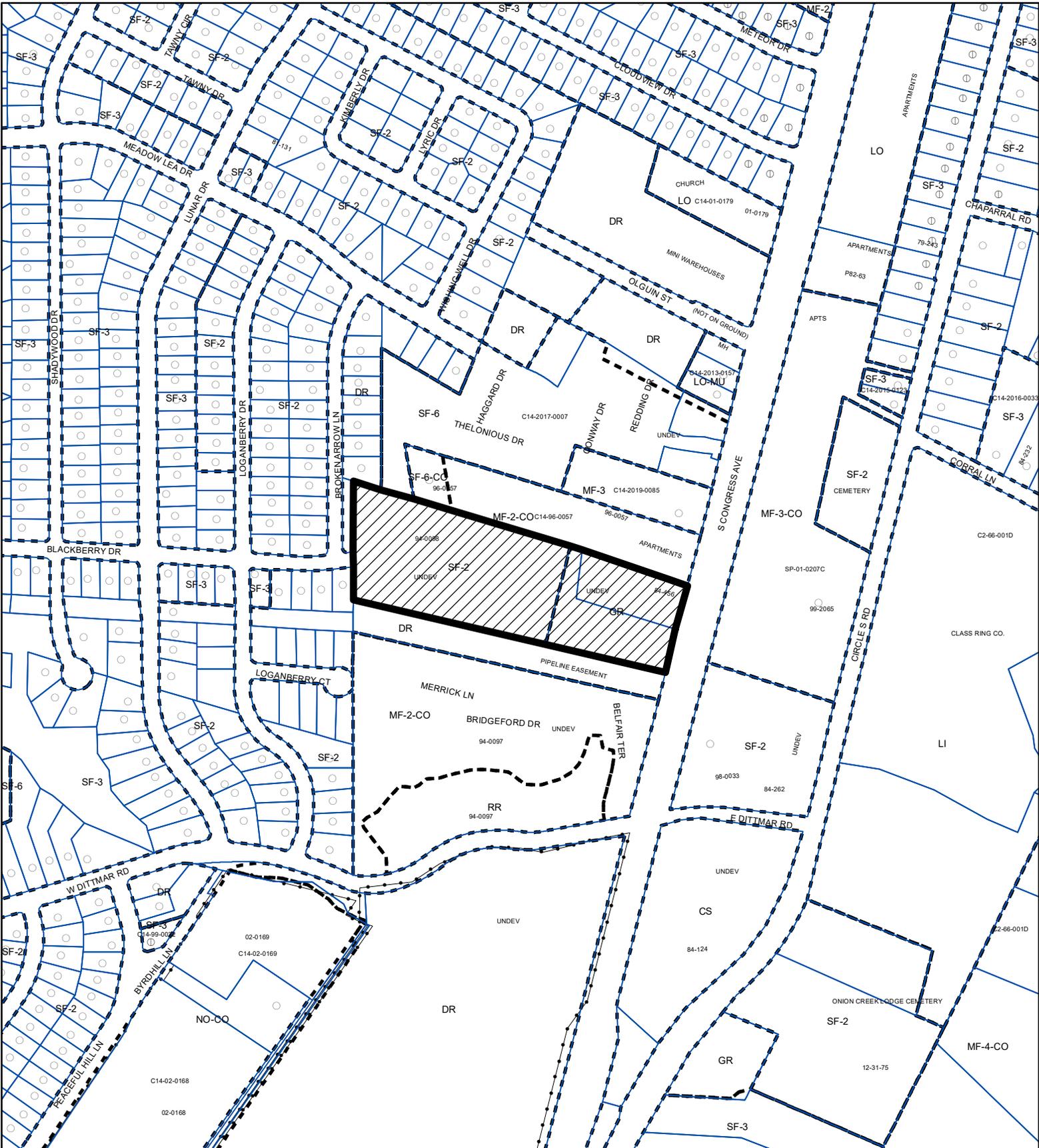
57 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
58 developed and used in accordance with the regulations established for the community  
59 commercial (GR) base district, mixed use (MU) combining district, and other applicable  
60 requirements of the City Code.  
61

62 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2022.  
63

64 **PASSED AND APPROVED**  
65

66 §  
67 §





**ZONING**

**Exhibit A**

**ZONING CASE#: C14-2021-0193**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

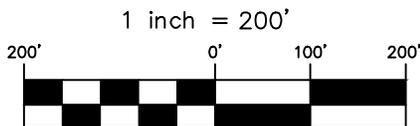
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by 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: 12/28/2021**

# EXHIBIT B SKETCH TO ACCOMPANY OVERLAY DESCRIPTION



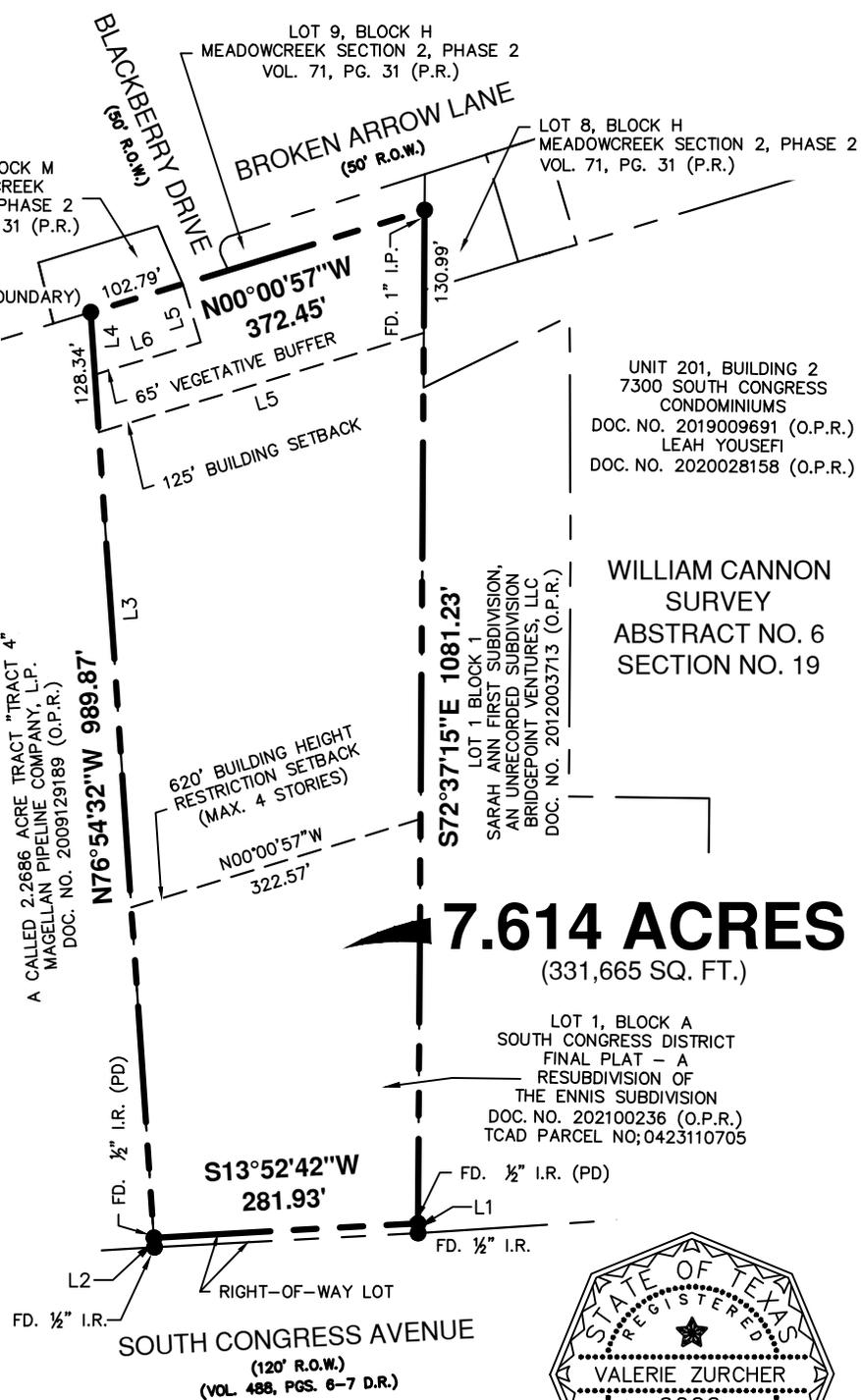
LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°37'15"W	10.39'
L2	S76°54'32"E	10.26'
L3	S76°54'32"E	636.58'
L4	N76°54'32"W	66.74'
L5	N00°00'57"W	362.39'
L5	S89°59'03"W	65.00'
L6	S00°00'57"E	117.92'

**NOTES:**

- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- TCAD PARCEL NO. : 0423110705
- AUSTIN GRID: G15

**LEGEND:**

- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- DOC. DOCUMENT
- NO. NUMBER
- FD. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- (PD) PAPE-DAWSON ENGINEERS
- MONUMENT FOUND (AS NOTED)



**7.614 ACRES**  
(331,665 SQ. FT.)



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Date: Jun 17, 2022, 11:14am User ID: DAndreadis File: H:\Survey\CIVIL\51222-00\Exhibits\ZN-5122200\_7.614Ac.dwg