

**ORDINANCE NO. 20220728-135**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8863 ANDERSON MILL ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2022-0041, on file at the Housing and Planning Department, as follows:

0.535 acre (approximately 23,289 sq. ft.) in the Henry Rhodes Survey, Abstract No. 522, Williamson County, Texas, being a portion of Lot 1, Block 1, Pruett Addition, a subdivision of record in Document No. 2004000871 of the Official Public Records of Williamson County, Texas; said 0.535 acre being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 8863 Anderson Mill Road 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 Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Club or Lodge	Commercial Off-Street Parking
Drop-Off Recycling Collection Facility	Exterminating Services
Funeral Services	Hotel-Motel
Off-Site Accessory Parking	Outdoor Entertainment
Outdoor Sports and Recreation	Pawn Shop Services
Service Station	





Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT " A "

PORTION OF LOT 1, BLOCK 1  
PRUETT ADDITION

**0.535 ACRE**  
**CITY OF AUSTIN**  
**WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.535 ACRE (APPROXIMATELY 23,289 SQ. FT.) IN THE HENRY RHODES SURVEY, ABSTRACT NO. 522, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, PRUETT ADDITION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2004000871 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.535 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar with plastic cap found in the southeast right-of-way line of Anderson Mill Road (a variable width, public right-of-way) for an angle point in the northwest line of said Lot 1;

**THENCE South 68°55'54" West** with the southeast right-of-way line of Anderson Mill Road, same being the northwest line of Lot 1, a distance of **170.27 feet** to a calculated point for the **POINT OF BEGINNING**;

**THENCE** over and across Lot 1, the following fifteen (15) courses and distances:

1. **South 10°42'08" East** a distance of **7.51 feet** to a calculated point of curvature;
2. With a curve to the left, having a radius of 20.00 feet, an arc length of 5.97 feet and a chord, which bears **South 18°16'46" East** a distance of **5.95 feet** to a calculated point;
3. **North 68°52'56" East** a distance of **250.11 feet** to a calculated point;
4. **South 20°50'26" East** a distance of **15.53 feet** to a calculated point of curvature;
5. With a curve to the left, having a radius of 3.00 feet, an arc length of 4.71 feet



and a chord which bears **South 66°00'00" East** a distance of **4.24 feet** to a calculated point;

6. **North 69°08'18" East** a distance of **18.23 feet** to a calculated point;
7. **South 20°51'31" East** a distance of **44.13 feet** to a calculated point;
8. **South 68°50'04" West** a distance of **164.53 feet** to a calculated point;
9. **South 21°07'51" East** a distance of **69.89 feet** to a calculated point;
10. **South 68°52'09" West** a distance of **50.45 feet** to a calculated point;
11. **North 21°07'51" West** a distance of **69.76 feet** to a calculated point;
12. **South 68°51'23" West** a distance of **101.66 feet** to a calculated point;
13. **North 20°25'41" West** a distance of **46.26 feet** to a calculated point of curvature;
14. With a curve to the left, having a radius of 20.00 feet, an arc length of 25.62 feet and a chord, which bears **North 16°05'50" East** a distance of **23.91 feet** to a calculated point;
15. **North 28°20'26" West** a distance of **11.22 feet** to a calculated point in the southeast right-of-way line of Anderson Mill Road and the northwest line of Lot 1;

**THENCE North 68°55'54" East** a distance of **33.62 feet** to the **POINT OF BEGINNING**, containing **0.535 acre** of land, more or less.

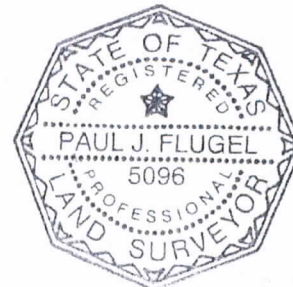
Surveyed on the ground January 25, 2022.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone (4203)

Attachments: Survey Drawing No. 1888-001-BASE



Paul J. Flugel  
Registered Professional Land Surveyor  
State of Texas No. 5096  
T.B.P.E.L.S. Firm No. 10124500



REFERENCES

WCAD Parcel ID R454713      MAPSCO GRID MG38

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.535 ACRE (APPROXIMATELY 23,289 SQ. FT.) IN THE HENRY RHODES SURVEY, ABSTRACT NO. 522, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, PUETT ADDITION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2004000871 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

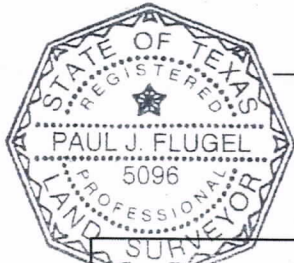
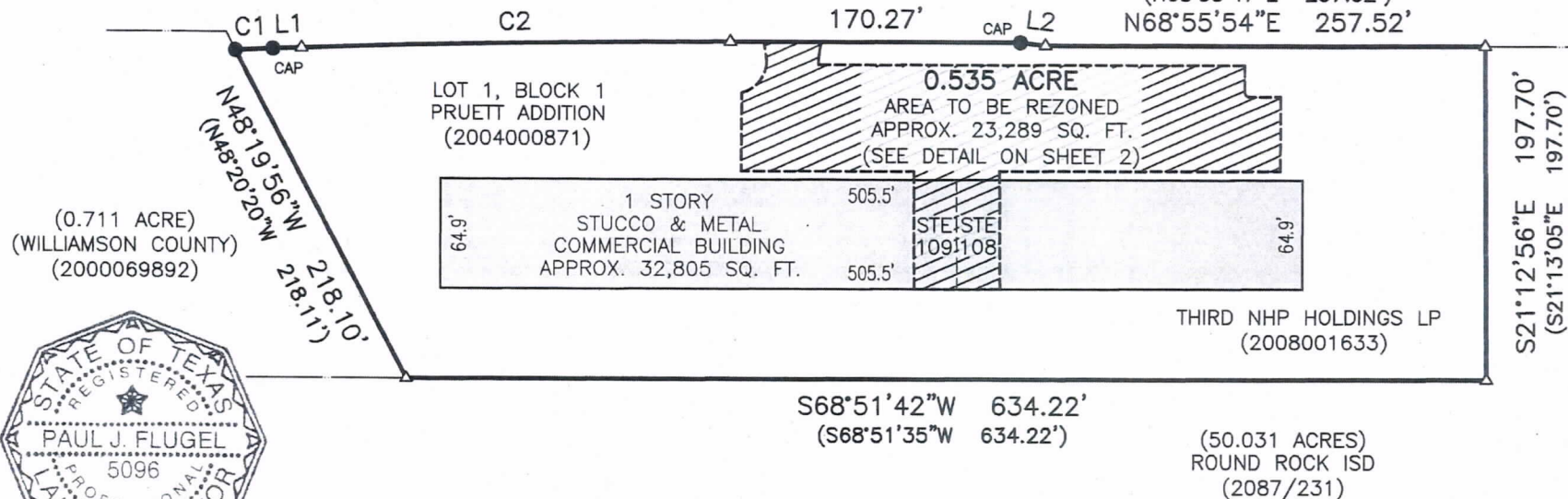
PROPERTY BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°58'28"E	16.72'
(L1)	(N66°42'14"E)	(16.74')
L2	N75°50'25"E	14.69'
(L2)	(N75°51'31"E)	(14.67')

ANDERSON MILL ROAD  
(RIGHT-OF-WAY WIDTH VARIES)

LEGEND	
●	1/2" REBAR FOUND
● CAP	1/2" REBAR FOUND WITH PLASTIC CAP
△	CALCULATED POINT
( )	RECORD INFORMATION



1" = 100'



PROPERTY BOUNDARY CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	(RECORD CHORD)
C1	5309.33'	0°14'15"	22.01'	N66°37'10"E	22.01'	(N66°49'21"E 22.01')
C2	6501.67'	2°13'34"	252.61'	N67°49'07"E	252.59'	(N67°49'00"E 252.59')

DATE OF SURVEY: 01/25/22  
PLOT DATE: 02/24/22  
DRAWING NO.: 1888-001-BASE  
PROJECT NO.: 1888-001  
T.B.P.E.L.S. FIRM NO. 10124500  
DRAWN BY: PAQ  
SHEET 1 OF 2

*Paul J. Flugel*  
2/24/2022

*Chaparra*

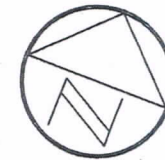
PHYSICAL ADDRESS: 8863 ANDERSON MILL RD, AUSTIN, TX 78729

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE (4203).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1888-001-Z

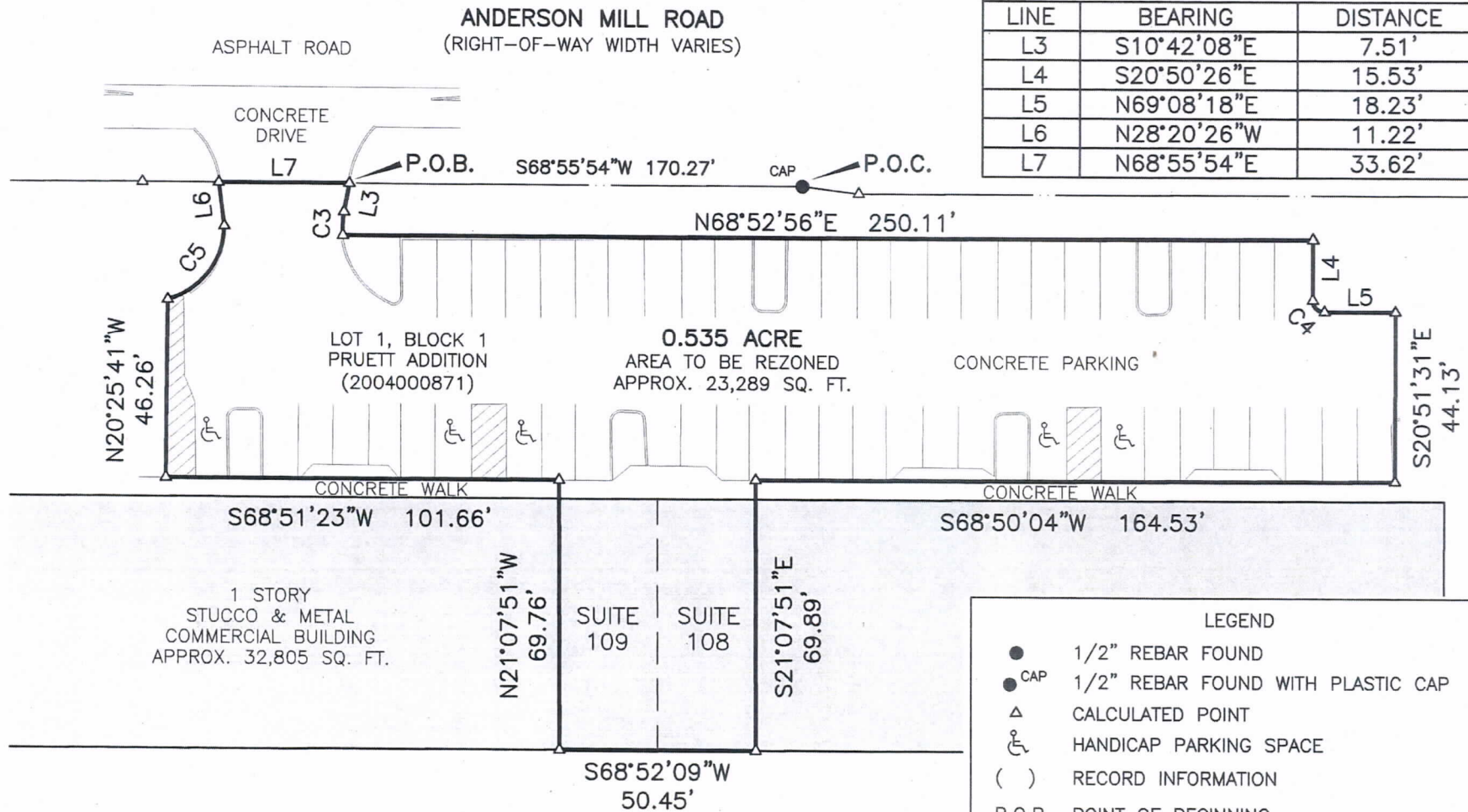


ZONING BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	20.00'	17°06'16"	5.97'	S18°16'46"E	5.95'
C4	3.00'	90°00'00"	4.71'	S66°00'00"E	4.24'
C5	20.00'	73°24'28"	25.62'	N16°05'50"E	23.91'

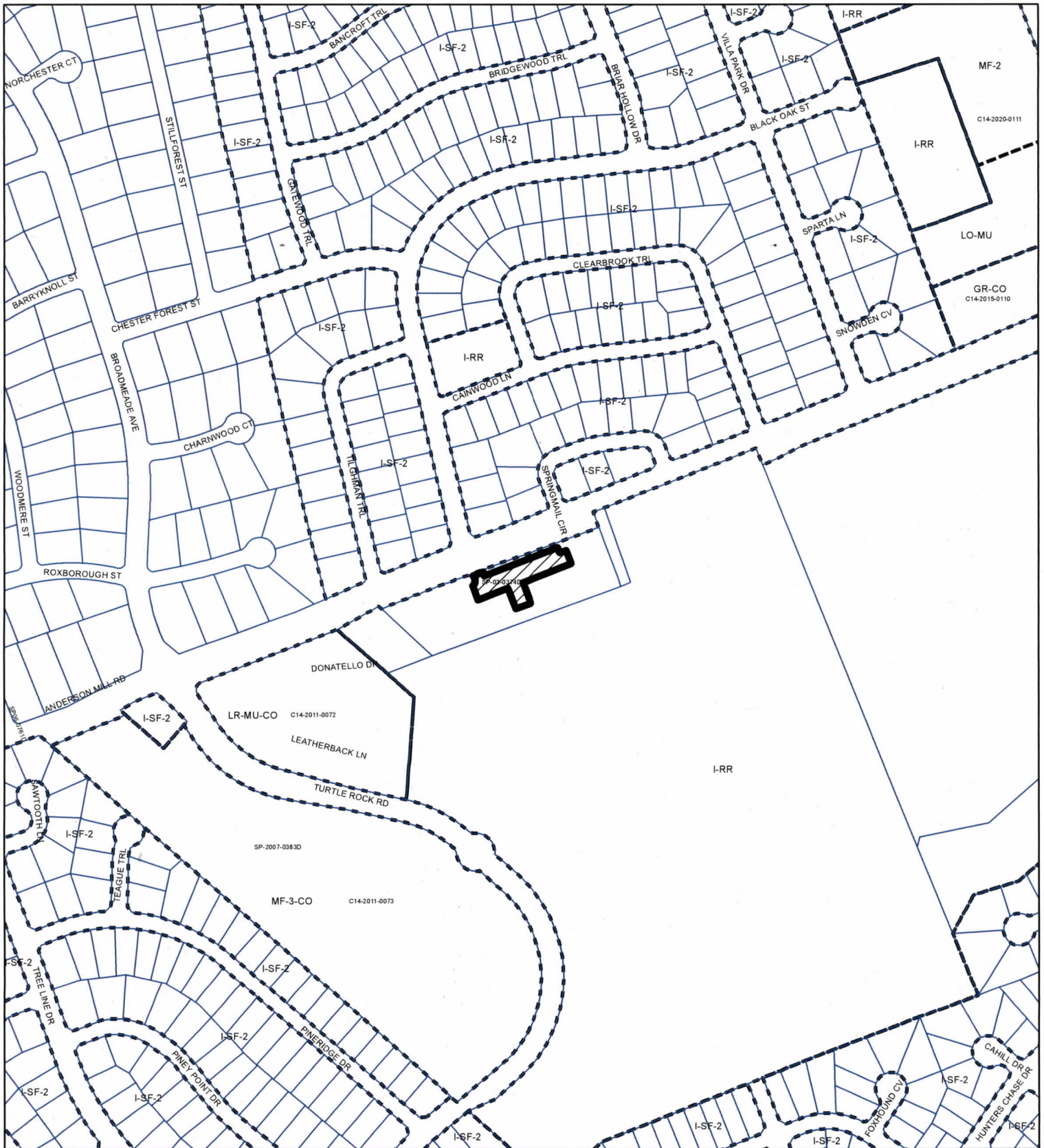






1" = 40'

ZONING BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L3	S10°42'08"E	7.51'
L4	S20°50'26"E	15.53'
L5	N69°08'18"E	18.23'
L6	N28°20'26"W	11.22'
L7	N68°55'54"E	33.62'



LEGEND	
●	1/2" REBAR FOUND
● CAP	1/2" REBAR FOUND WITH PLASTIC CAP
△	CALCULATED POINT
♿	HANDICAP PARKING SPACE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT




 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**ZONING**  
**Exhibit B**  
**ZONING CASE#: C14-2022-0041**

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: 3/23/2022**