

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 4603, 4605, AND 4611 NORWOOD LANE IN THE**
3 **SOUTHEAST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM**
4 **GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL**
5 **OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT**
6 **TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-**
7 **NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from general commercial services-mixed use-conditional overlay-
13 neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-
14 conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property
15 described in Zoning Case No. C14-2022-0131, on file at the Housing and Planning
16 Department, as follows:

17
18 Being 0.5592 acres of land located in the SANTIAGO DEL VALLE GRANT,
19 ABSTRACT NO. 24, Travis County, Texas, being all of that certain 0.56 acre tract
20 (Tract 1) as described by deed in Volume 8069, Page 438, Deed Records of Travis
21 County, Texas, and being part of the certain 2.0035 acres described by deed
22 recorded in Document No. 2017114299, Deed Records of Travis County, Texas,
23 said 0.5592 acers being more particularly described by metes and bounds in
24 **Exhibit “A”** incorporated into this ordinance; and

25
26 LOT 21, BLUE BONNET GARDENS, a subdivision in the City of Austin, Travis
27 County, Texas, according to the map or plat of record in Plat Book 4, Page 261, of
28 the Plat Records of Travis County, Texas, (“Lot 21”), and

29
30 LOT 22, BLUE BONNET GARDENS, a subdivision in the City of Austin, Travis
31 County, Texas, according to the map or plat of record in Plat Book 4, Page 261, of
32 the Plat Records of Travis County, Texas, (“Lot 22”),

33
34 (collectively, the “Property”),

35
36 locally known as 4603, 4605, and 4611 Norwood Lane in the City of Austin, Travis
37 County, Texas, and generally identified in the map attached as **Exhibit “B”**.

1 **PART 2.** The Property within the boundaries of the conditional overlay combining district
2 established by this ordinance is subject to the following conditions:
3

- 4 A. Vehicular access from the Property to Norwood Lane is prohibited except for
5 emergency use. All vehicular access to the Property shall be from other adjacent
6 public streets or through other adjacent property.
7
- 8 B. A 15-foot wide vegetative buffer shall be established and maintained along the
9 west property line of Lot 21 and Lot 22.
10
- 11 C. A 15-foot wide vegetative buffer shall be established and maintained along the
12 north property line of Lot 22.
13
- 14 D. The following uses are prohibited uses of the Property:
15

Agricultural Sales and Services	Building Maintenance Services
Drop-off Recycling Collection Facility	Equipment Repair Services
Equipment Sales	Kennels
Laundry Services	Limited Warehousing and Distribution
Transportation Terminal	Vehicle Storage

16
17 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
18 developed and used in accordance with the regulations established for the general
19 commercial services (CS) base district, and other applicable requirements of the City Code.
20

21 **PART 4.** Except as specifically modified by this ordinance, the Property is subject to
22 Ordinance No. 021010-12c that established zoning for the Southeast Neighborhood Plan.
23
24
25
26
27
28
29
30
31
32
33

PART 5. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

EXHIBIT "A"

0.5592 ACRES
SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

Page 1 of 2

PROPERTY DESCRIPTION

BEING 0.5592 ACRES OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 0.56 ACRE TRACT (TRACT I) CONVEYED TO SAM A JENKE AND WIFE SUSAN B. JENKE BY DEED RECORDED IN VOLUME 8069, PAGE 438, DEED RECORDS OF TRAVIS COUNTY, TEXAS, (D.R.T.C.T.), AND BEING A PART OF THAT CERTAIN 2.0035 ACRES CONVEYED TO WILJAM HOLDINGS, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2017114299, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 0.5592 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of said 2.0035 acres, same being the northwest corner of said 0.56 acre tract, being the southwest corner of Lot 21 of Blue Bonnet Gardens, a subdivision recorded in Volume 4, Page 261, Plat Records of Travis County, Texas, (P.R.T.C.T.), same being in the east Right-of-Way (ROW) line of Norwood Lane (50' feet wide), from which a 1/2-inch iron rod found at the northwest corner of Lot 22 of said Blue Bonnet Gardens bears, North 42°36'47" East, a distance of 212.14 feet;

THENCE, South 47°36'41" East, along the south line of said Lot 21, a distance of 135.30 feet to a calculated northeast corner of said 0.56 acre;

THENCE, South 42°33'37" West, a distance of 180.02 feet to a calculated point for the southeast corner of said 0.56 acre tract;

THENCE, North 47°21'15" West, a distance of 135.80 feet to a 1/2-inch iron rod found for the southwest corner of said 0.56 acre tract and being in the east ROW line of said Norwood Lane;

THENCE, North 42°43'13" East, along said east ROW line, a distance of 179.41 feet the **POINT OF BEGINNING**, containing 0.5592 acres of land, more or less.

0.5592 ACRES
SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

Page 2 of 2

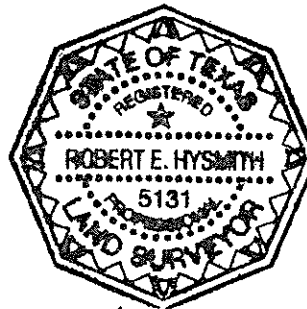
All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93 HARN values from the LCRA control network. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by multiplying by a combined adjustment factor of 0.99997998.

This property description is accompanied by a separate plat of even date.

Surveyed on the ground the 23rd day of August, 2022



Robert E. Hysmith
Registered Professional Land Surveyor No. 5131
Peloton Land Solutions
7004 Bee Cave Road
Building 2, Suite 100
Austin, Texas 78746
(512) 831-7700
TBPLS Firm No. 10194108



8/23/22

LEGEND

- △ CALCULATED POINT
● 1/2" IRON ROD FOUND (UNLESS NOTED)
● 1/2" IRON ROD SET
● WITH CAP "PELOTON BOUNADRY"

D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

() RECORD INFORMATION

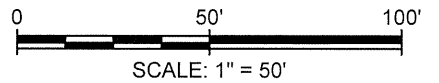
⊕ WATER METER

⊖ POWER POLE

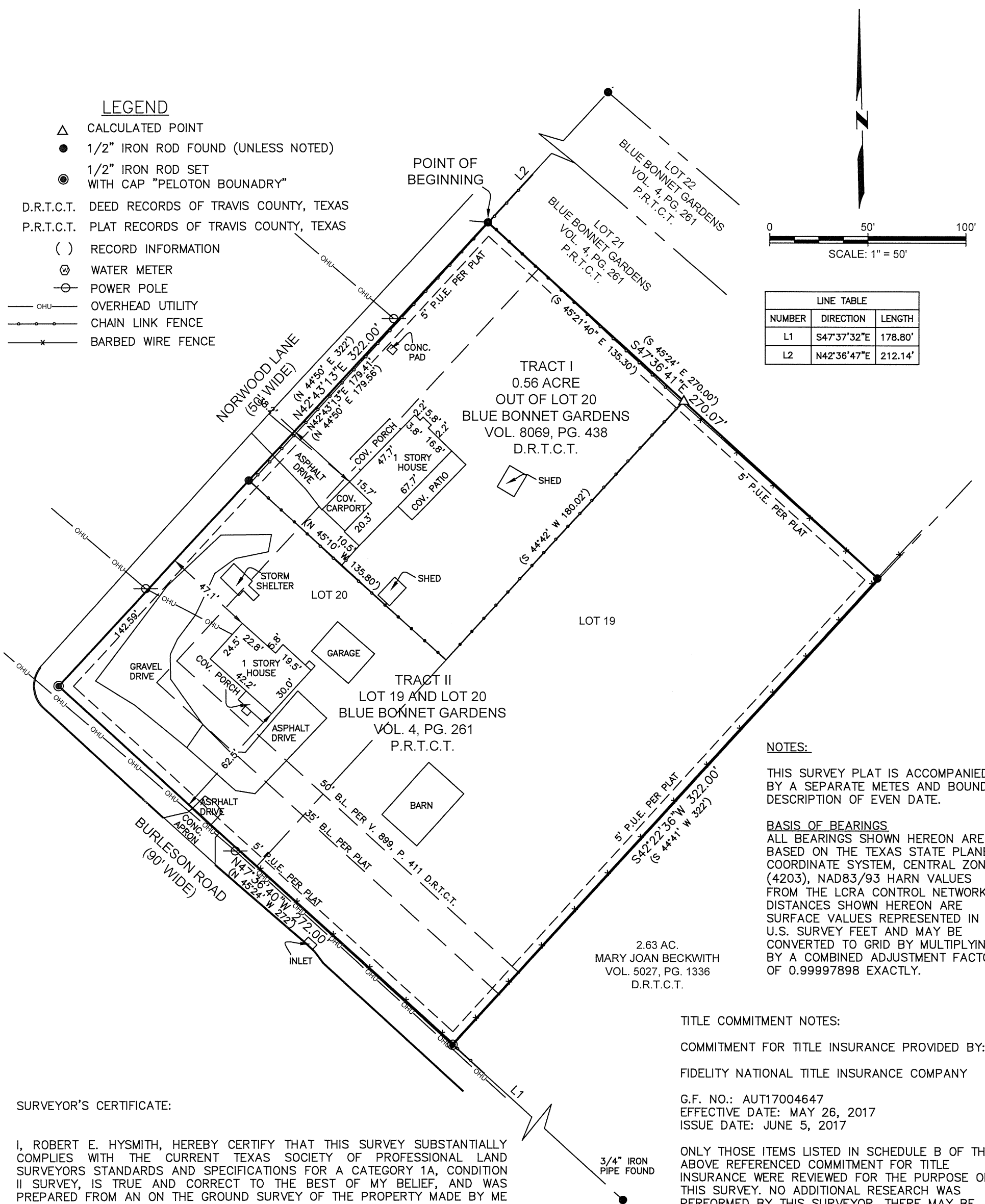
— OHU — OVERHEAD UTILITY

— — — CHAIN LINK FENCE

— x — BARBED WIRE FENCE



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S47°37'32"E	178.80'
L2	N42°36'47"E	212.14'



NOTES:

THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83/93 HARN VALUES FROM THE LCRA CONTROL NETWORK. DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.99997898 EXACTLY.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

G.F. NO.: AUT17004647
EFFECTIVE DATE: MAY 26, 2017
ISSUE DATE: JUNE 5, 2017

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B ITEMS—

- (d) 5' PUBLIC UTILITY EASEMENT PER VOL 4, PG. 261 P.R.T.C.T. (SHOWN HEREON)
(e) BUILDING SETBACK LINES PER VOL. 4, PG. 621 P.R.T.C.T. AND VOL. 899, PG. 411 D.R.T.C.T. (SHOWN HEREON)
(f) EASEMENT TO SINCLAIR REFINING COMPANY PER VOL. 791, PG. 237 D.R.T.C.T. (DOES NOT AFFECT)
(g) EASEMENT TO SINCLAIR REFINING COMPANY PER VOL. 822, PG. 188 D.R.T.C.T. (DOES NOT AFFECT)

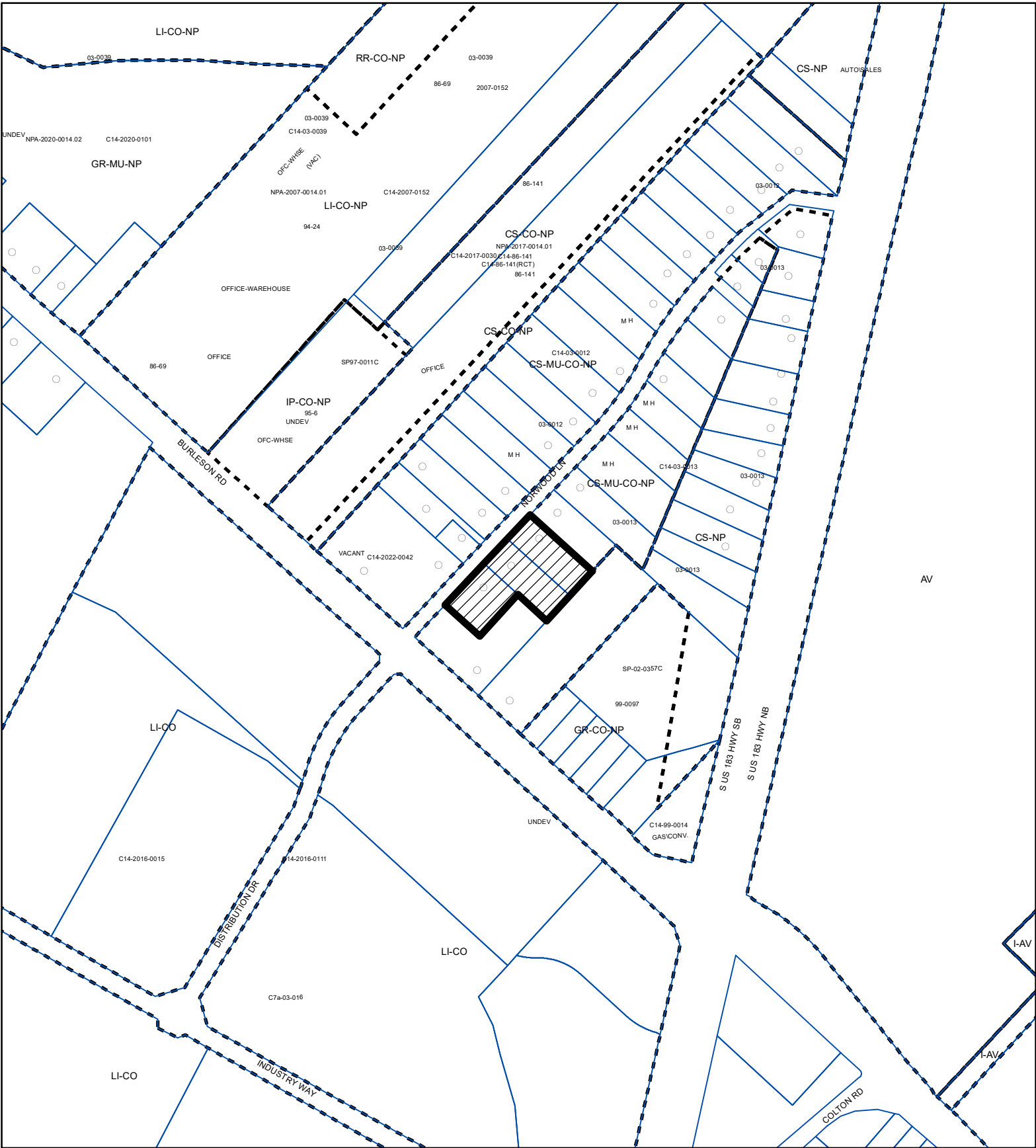
SURVEYOR'S CERTIFICATE:




I, ROBERT E. HYSMITH, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF, AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING JUNE, 2017.

CERTIFIED TO THIS THE 14th DAY OF JUNE, 2017, A.D.



ROBERT E. HYSMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5131 — STATE OF TEXAS
PELOTON LAND SOLUTIONS, INC.
TBPLS FIRM NO. 10194108
7004 BEE CAVE RD.
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78746
PHONE: (512)831-7700



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2022-0131

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: 9/13/2022