

**ORDINANCE NO. 20221201-077**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 220 RALPH ABLANEDO DRIVE FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT AND LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING 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 general commercial services-conditional overlay (CS-CO) combining district and limited industrial services-conditional overlay (LI-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2022-0077, on file at the Housing and Planning Department, as follows:

Tract One: Being a 3.544 acre tract of land, more or less, out of the William Cannon League Survey No. 19, Abstract No. 6 in Travis County, Texas, being out of a called 4.00 acre tract of land, as recorded in Volume 6608, Page 1319, Deed Records of Travis County, Texas, being a portion of a called 2.36 acre tract of land, as recorded in Volume 750, Page 130, Deed Records of Travis County, Texas, being a portion of a called 5.00 acre tract of land, as recorded in Volume 2013, Page 157, Deed Records of Travis County, Texas, said 3.522 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance; and

Tract Two: Being a 0.455 acre tract of land out of the William Cannon League Survey No. 19, Abstract No. 6 in Travis County, Texas, being out of a called 4.00 acre tract of land, as recorded in Volume 6608, Page 1319, Deed Records of Travis County, Texas, being a portion of a called 2.36 acre tract of land, as recorded in Volume 750, Page 130, Deed Records of Travis County, said 0.455 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance,

(collectively, the “Property”),

locally known as 220 Ralph Ablanado Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “C”**.

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

- (A) Building height is limited to 50 feet on Tract One.
- (B) Building height is limited to 35 feet on Tract Two.
- (C) A thirty-foot wide vegetative buffer shall be provided and maintained along the east property line of Tract One and the west property line of Tract Two.
- (D) A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,000 trips per day.
- (E) The following uses are prohibited uses of the Property:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Campground	Club or lodge
Commercial blood plasma center	Construction sales and services
Custom manufacturing	Drive-in services as an accessory use to a commercial use
Drop-off recycling collection facility	Equipment sales
Equipment repair services	Exterminating services
Funeral services	Hospital services (general)
Hospital services (limited)	Hotel-motel
Kennels	Laundry services
Limited warehousing and distribution	Maintenance and service facilities
Monument retail sales	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services

Pedicab storage and dispatch  
Service station  
Vehicle storage

Safety services  
Transportation terminal

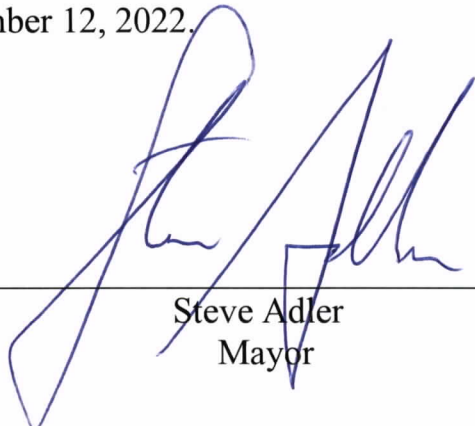
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on December 12, 2022.

**PASSED AND APPROVED**

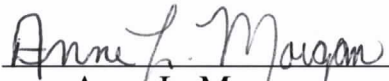
December 1, 2022

§  
§  
§




Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

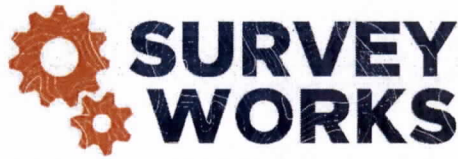
**ATTEST:**



Myrna Rios  
City Clerk



## EXHIBIT "A"



### TRACT 1 – CS-CO ZONING

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 3.544 ACRE TRACT OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6 IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 4.00 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 6608, PAGE 1319, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.36 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 750, PAGE 130, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.00 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 2013, PAGE 157, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "M&S" FOR THE NORTHWEST CORNER OF SAID 4.00 ACRE TRACT, BEING A POINT IN THE EAST RIGHT OF WAY LINE OF PEACEFUL HILL LANE, BEING A POINT IN THE WEST LINE OF SAID 2.36 ACRE TRACT;

**THENCE, N 87°50'55" E**, ALONG THE NORTH LINE OF SAID 4.00 ACRE TRACT, PASS A DISTANCE OF 9.88 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER), FOR THE SOUTHWEST CORNER OF LOT 2, STEEL CONCEPTS PARK, AS RECORDED IN VOLUME 78, PAGE 69, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A POINT IN THE EAST RIGHT OF WAY LINE OF PEACEFUL HILL LANE, FOR A TOTAL DISTANCE OF **50.49 FEET**, TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", FOR THE **POINT OF BEGINNING**, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE, N 87°50'55" E**, ALONG THE NORTH LINE OF SAID 4.00 ACRE TRACT, FOR A DISTANCE OF **393.70 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER), FOR THE NORTHEAST CORNER OF SAID 4.00 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID LOT 2, BEING A POINT IN THE WEST LINE OF LOT 9, BLOCK C OF PARKRIDGE GARDENS, AS RECORDED IN DOCUMENT NO. 200600394, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A POINT IN THE EAST LINE OF SAID 5.00 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE, S 05°37'34" W**, ALONG THE EAST LINE OF SAID 4.00 ACRE TRACT, COMMON WITH THE WEST LINE OF LOT 1 THROUGH LOT 9 OF SAID PARKRIDGE GARDENS, FOR A DISTANCE OF **393.99 FEET**, TO A 8" DIAMETER CONCRETE MONUMENT SET WITH PINK CAP STAMPED "SURVEY WORKS", BEING A POINT IN THE NORTH RIGHT OF WAY LINE OF RALPH ABLANEDO DRIVE, BEING THE SOUTHEAST CORNER OF SAID 4.00 ACRE TRACT, THE SOUTHWEST CORNER OF LOT 1 OF SAID PARKRIDGE GARDENS, THE NORTHEAST CORNER OF A 0.2 ACRES RIGHT OF WAY DEED AS RECORDED IN VOLUME 1317, PAGE 234, DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE NORTHWEST CORNER OF A 0.22 ACRES RIGHT OF WAY DEED AS RECORDED IN VOLUME 1317, PAGE 234, DEED RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

**THENCE, S 87°31'07" W**, ALONG THE NORTH RIGHT OF WAY LINE OF RALPH ABLANEDO DRIVE, BEING SOUTH LINE OF SAID 4.00 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID 0.2 ACRES RIGHT OF WAY DEED, A DISTANCE OF **395.21 FEET**, TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", FOR THE

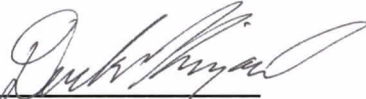
CITY OF AUSTIN  
ZONING EXHIBIT

SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A MAG NAIL SET WITH WASHER STAMPED "SURVEY WORKS" BEARS S 87°31'07" W, FOR A DISTANCE OF 50.53 FEET, BEING THE RIGHT OF WAY INTERSECTION OF RALPH ABLANEDO DRIVE AND PEACEFUL HILL LANE, BEING THE SOUTHWEST CORNER OF SAID 4.00 ACRE TRACT, A POINT IN THE WEST LINE OF SAID 2.36 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 0.2 ACRES RIGHT OF WAY DEED;

**THENCE, N 05°47'51" E**, OVER AND ACROSS SAID 4.00 ACRE TRACT, FOR A DISTANCE OF **396.45 FEET**, TO THE **POINT OF BEGINNING**, IN ALL CONTAINING 3.544 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983.

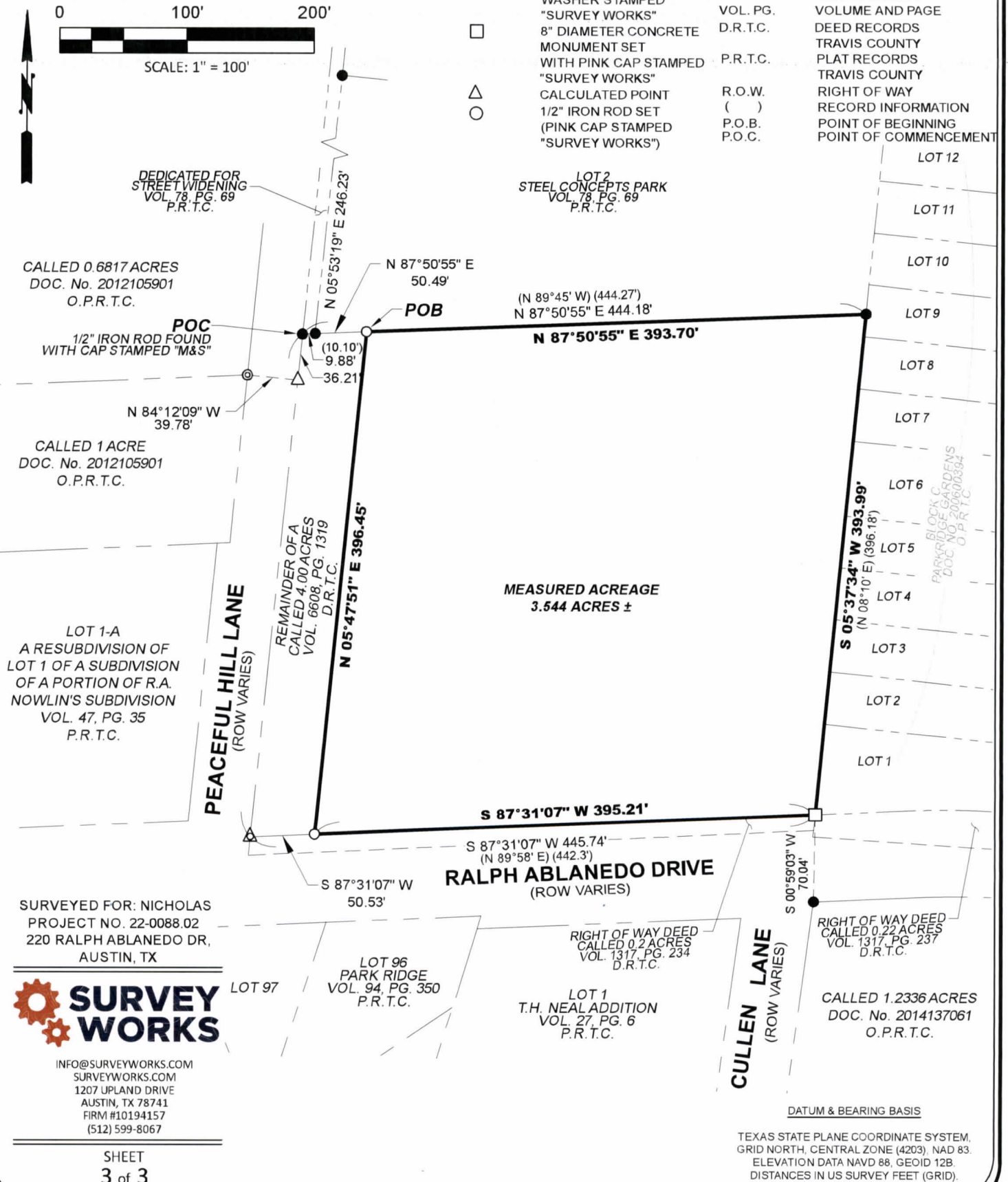
THIS DESCRIPTION TO ACCOMPANY A PLAT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY SUPERVISED BY ME DEREK KINSAUL, REGISTERED PROFESSIONAL LAND SURVEYOR.

  
DEREK KINSAUL  
RPLS NO. 6356  
JOB #22-0088.02  
OCTOBER 12, 2022  
MAPSCO 674J  
CITY GRID MG14  
TCAD # 0428110201



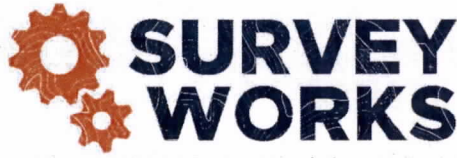
### LEGEND

◎	1/2" IRON PIPE FOUND (UNLESS NOTED)	—————	ZONING BOUNDARY
●	1/2" IRON ROD FOUND (UNLESS NOTED)	-----	ADJOINER LINE
△	MAG NAIL SET WITH WASHER STAMPED "SURVEY WORKS"	DOC. NO.	DOCUMENT NUMBER
□	8" DIAMETER CONCRETE MONUMENT SET WITH PINK CAP STAMPED "SURVEY WORKS"	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
△	CALCULATED POINT	VOL. PG.	VOLUME AND PAGE
○	1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS")	D.R.T.C.	DEED RECORDS TRAVIS COUNTY
		P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
		R.O.W.	RIGHT OF WAY
		( )	RECORD INFORMATION
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCEMENT





## EXHIBIT "B"



### TRACT 2 – CS-CO ZONING

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 0.455 ACRE TRACT OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6 IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 4.00 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 6608, PAGE 1319, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.36 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 750, PAGE 130, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "M&S" FOR THE NORTHWEST CORNER OF SAID 4.00 ACRE TRACT, BEING A POINT IN THE EAST RIGHT OF WAY LINE OF PEACEFUL HILL LANE, BEING A POINT IN THE WEST LINE OF SAID 2.36 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE, N 87°50'55" E**, ALONG THE NORTH LINE OF SAID 4.00 ACRE TRACT, PASS A DISTANCE OF 9.88 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER), FOR THE SOUTHWEST CORNER OF LOT 2, STEEL CONCEPTS PARK, AS RECORDED IN VOLUME 78, PAGE 69, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A POINT IN THE EAST RIGHT OF WAY LINE OF PEACEFUL HILL LANE, FOR A TOTAL DISTANCE OF **50.49 FEET**, TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD FOUND (1/2-INCH DIAMETER) BEARS N 87°50'55" E, FOR A DISTANCE OF 393.70 FEET, FOR THE NORTHEAST CORNER OF SAID 4.00 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID LOT 2, BEING A POINT IN THE WEST LINE OF LOT 9, BLOCK C OF PARKRIDGE GARDENS, AS RECORDED IN DOCUMENT NO. 200600394, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A POINT IN THE EAST LINE OF CALLED 5.00 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 2013, PAGE 157, DEED RECORDS OF TRAVIS COUNTY, TEXAS;

**THENCE, S 05°47'51" W**, OVER AND ACROSS SAID 4.00 ACRE TRACT, FOR A DISTANCE OF **396.45 FEET**, TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", BEING A POINT IN THE NORTH RIGHT OF WAY LINE OF RALPH ABLANEDO DRIVE, A POINT IN THE SOUTH LINE OF SAID 4.00 ACRE TRACT, A POINT IN THE NORTH LINE OF A 0.2 ACRES RIGHT OF WAY DEED AS RECORDED IN VOLUME 1317, PAGE 234, DEED RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 8" DIAMETER CONCRETE MONUMENT SET WITH PINK CAP STAMPED "SURVEY WORKS" BEARS N 87°31'07" E, FOR A DISTANCE OF 395.21 FEET, BEING THE SOUTHEAST CORNER OF SAID 4.00 ACRE TRACT, THE SOUTHWEST CORNER OF LOT 1 OF SAID PARKRIDGE GARDENS, THE NORTHEAST CORNER OF SAID 0.2 ACRES, THE NORTHWEST CORNER OF A 0.22 ACRES RIGHT OF WAY DEED AS RECORDED IN VOLUME 1317, PAGE 234, DEED RECORDS OF TRAVIS COUNTY, TEXAS;

**THENCE, S 87°31'07" W**, ALONG THE NORTH RIGHT OF WAY LINE OF RALPH ABLANEDO DRIVE, BEING SOUTH LINE OF SAID 4.00 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID 0.2 ACRES RIGHT OF WAY DEED, A DISTANCE OF **50.53 FEET**, TO A MAG NAIL SET WITH WASHER STAMPED "SURVEY WORKS", BEING THE RIGHT OF WAY INTERSECTION OF RALPH ABLANEDO DRIVE AND PEACEFUL HILL LANE, BEING THE

SOUTHWEST CORNER OF SAID 4.00 ACRE TRACT, A POINT IN THE WEST LINE OF SAID 2.36 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 0.2 ACRES RIGHT OF WAY DEED, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE, N 05°47'51" E**, ALONG THE EAST RIGHT OF WAY LINE OF PEACEFUL HILL LANE COMMON WITH THE WEST LINE OF SAID 4.00 ACRE TRACT, FOR A DISTANCE OF **396.75 FEET**, TO THE **POINT OF BEGINNING**, IN ALL CONTAINING 0.455 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983.

THIS DESCRIPTION TO ACCOMPANY A PLAT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY SUPERVISED BY ME DEREK KINSAUL, REGISTERED PROFESSIONAL LAND SURVEYOR.



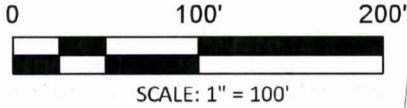
DEREK KINSAUL  
RPLS NO. 6356  
JOB #22-0088.02  
OCTOBER 12, 2022  
MAPSCO 674J  
CITY GRID MG14  
TCAD # 0428110201





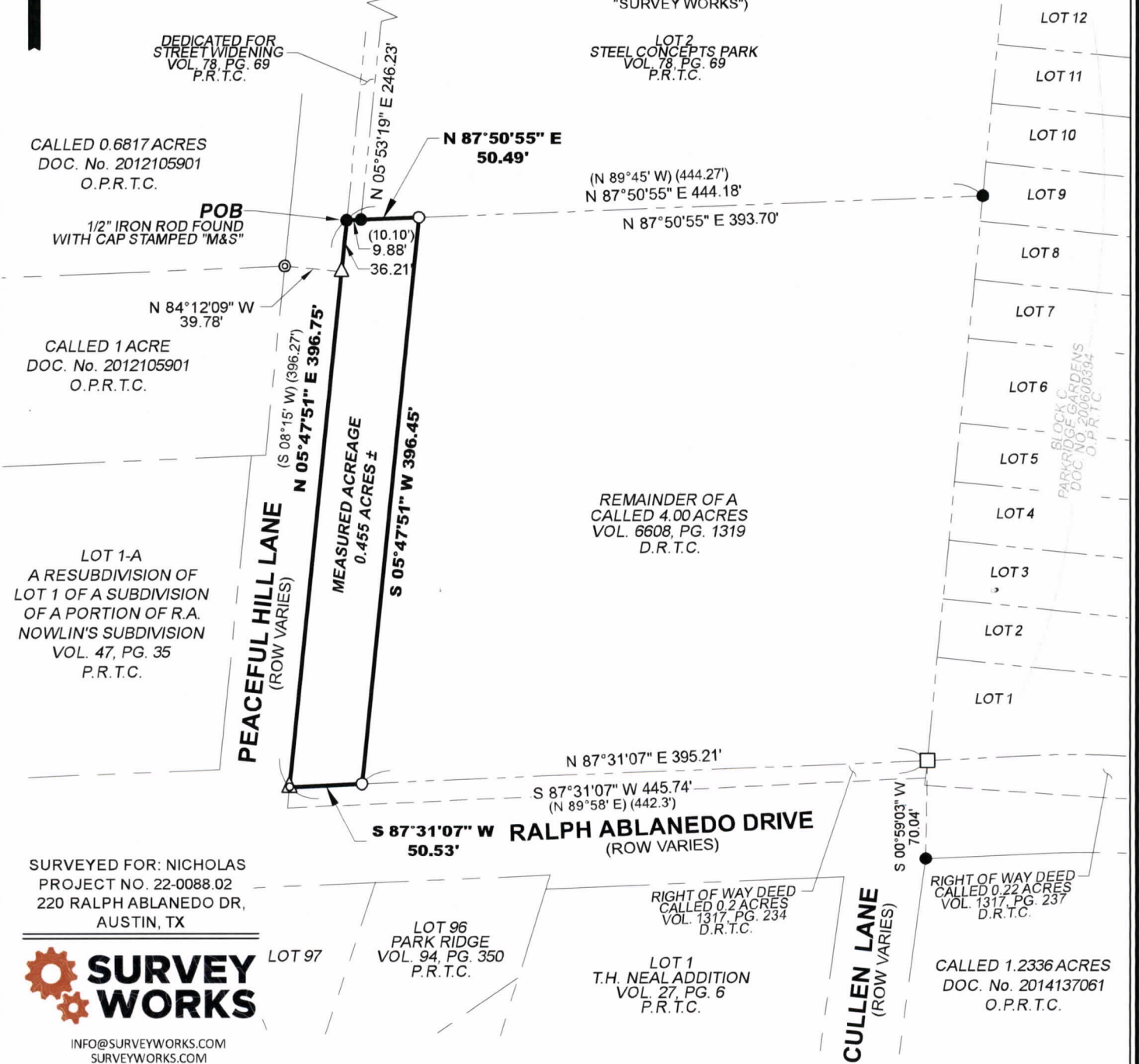
# ZONING BOUNDARY EXHIBIT

OF 0.455 ACRES ± OUT OF A CALLED 4.00 ACRES  
VOLUME 6608, PAGE 1319, DEED RECORDS, TRAVIS COUNTY, TX  
AND THE WILLIAM CANNON LEAGUE SURVEY NO. 19,  
ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS



## LEGEND

⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)	—	ZONING BOUNDARY
●	1/2" IRON ROD FOUND (UNLESS NOTED)	- - -	ADJOINER LINE
△	MAG NAIL SET WITH WASHER STAMPED "SURVEY WORKS"	DOC. NO.	DOCUMENT NUMBER
□	8" DIAMETER CONCRETE MONUMENT SET WITH PINK CAP STAMPED "SURVEY WORKS"	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
△	CALCULATED POINT	VOL. PG.	VOLUME AND PAGE
○	1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS")	D.R.T.C.	DEED RECORDS TRAVIS COUNTY
		P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
		R.O.W.	RIGHT OF WAY
		( )	RECORD INFORMATION
		P.O.B.	POINT OF BEGINNING



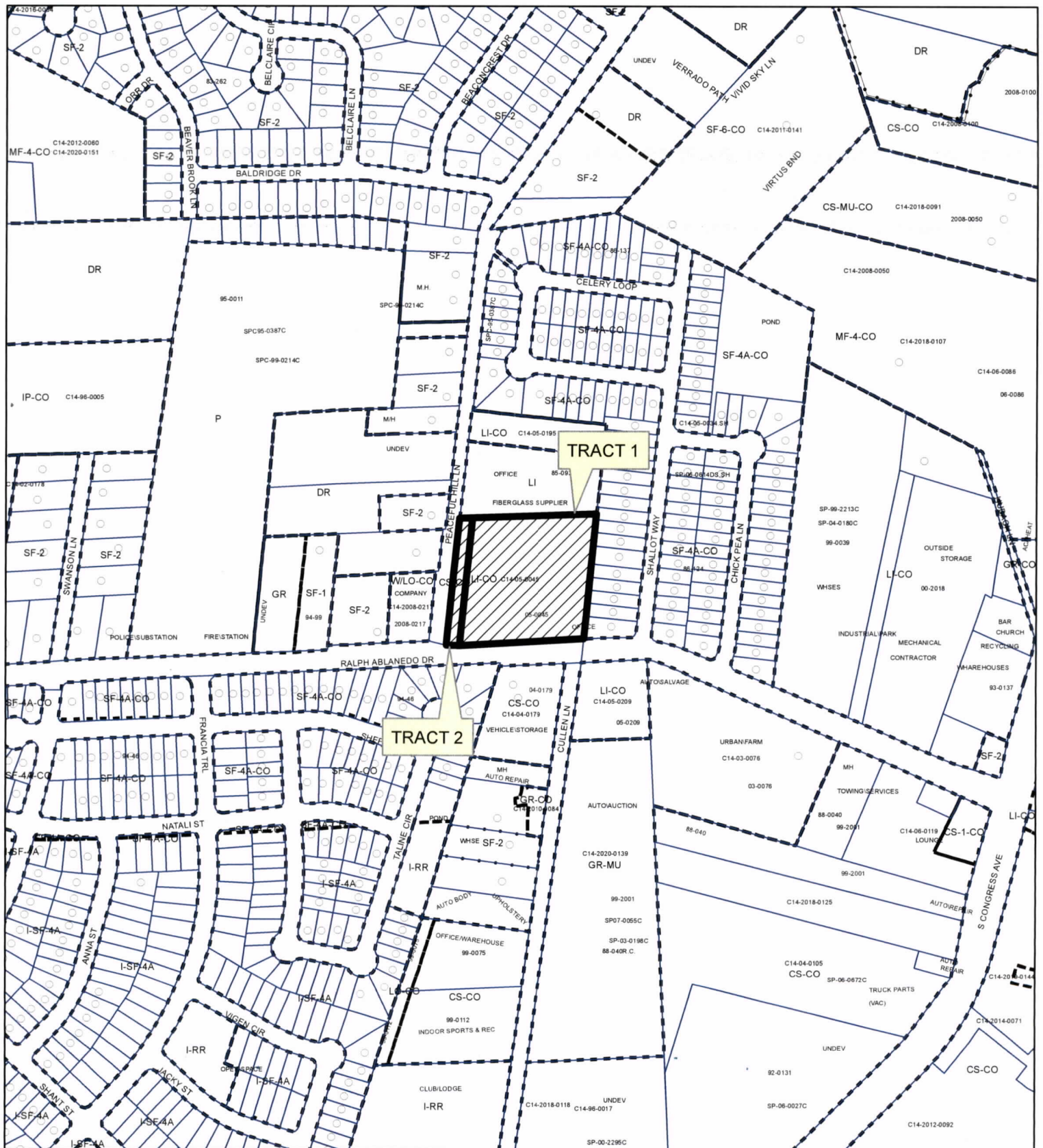
SURVEYED FOR: NICHOLAS  
PROJECT NO. 22-0088.02  
220 RALPH ABLANEDO DR,  
AUSTIN, TX



INFO@SURVEYWORKS.COM  
SURVEYWORKS.COM  
1207 UPLAND DRIVE  
AUSTIN, TX 78741  
FIRM #10194157  
(512) 599-8067

## DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,  
GRID NORTH, CENTRAL ZONE (4203), NAD 83.  
ELEVATION DATA NAVD 88, GEOID 12B.  
DISTANCES IN US SURVEY FEET (GRID).






## ZONING

## EXHIBIT "C"

ZONING CASE#: C14-2022-0077



-  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: 6/15/2022