

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 9815 AND 9817 ANDERSON MILL ROAD FROM**
3 **NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO)**
4 **COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-**
5 **CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO CHANGE A**
6 **CONDITION OF ZONING.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from neighborhood commercial-conditional overlay (LR-CO)
12 combining district to neighborhood commercial-conditional overlay (LR-CO) combining
13 district to change a condition of zoning on the property described in Zoning Case No. C14-
14 2023-0010, on file at the Planning Department, as follows:
15

16 **Tract 1.** LOTS 1 AND 2, DAVIS ACRES, a subdivision in Williamson County,
17 Texas, according to the map or plat thereof as recorded in Book 3, Page 65 and
18 Cabinet A, Slide 371, of the Plat Records of Williamson County, Texas; and
19

20 **Tract 2.** 0.061 of an acre, more or less, situated in the JAMES IRVINE SURVEY,
21 ABSTRACT NO. 334, Williamson County, Texas, said tract being more
22 particularly described by metes and bounds in **Exhibit “A”** incorporated into this
23 ordinance; and
24

25 **Tract 3.** 0.109 of an acre, more or less, situated in the JAMES IRVINE SURVEY,
26 ABSTRACT NO. 334 Williamson County, Texas, said tract being more
27 particularly described by metes and bounds in **Exhibit “A”** incorporated into this
28 ordinance,
29

30 (collectively, the “Property”),
31

32 locally known as 9815 and 9817 Anderson Mill Road in the City of Austin, Travis County,
33 Texas, and generally identified in the map attached as **Exhibit “B”**.
34
35
36
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PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Drive-Through Services

Service Station

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

PART 4. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 §
 §
 §

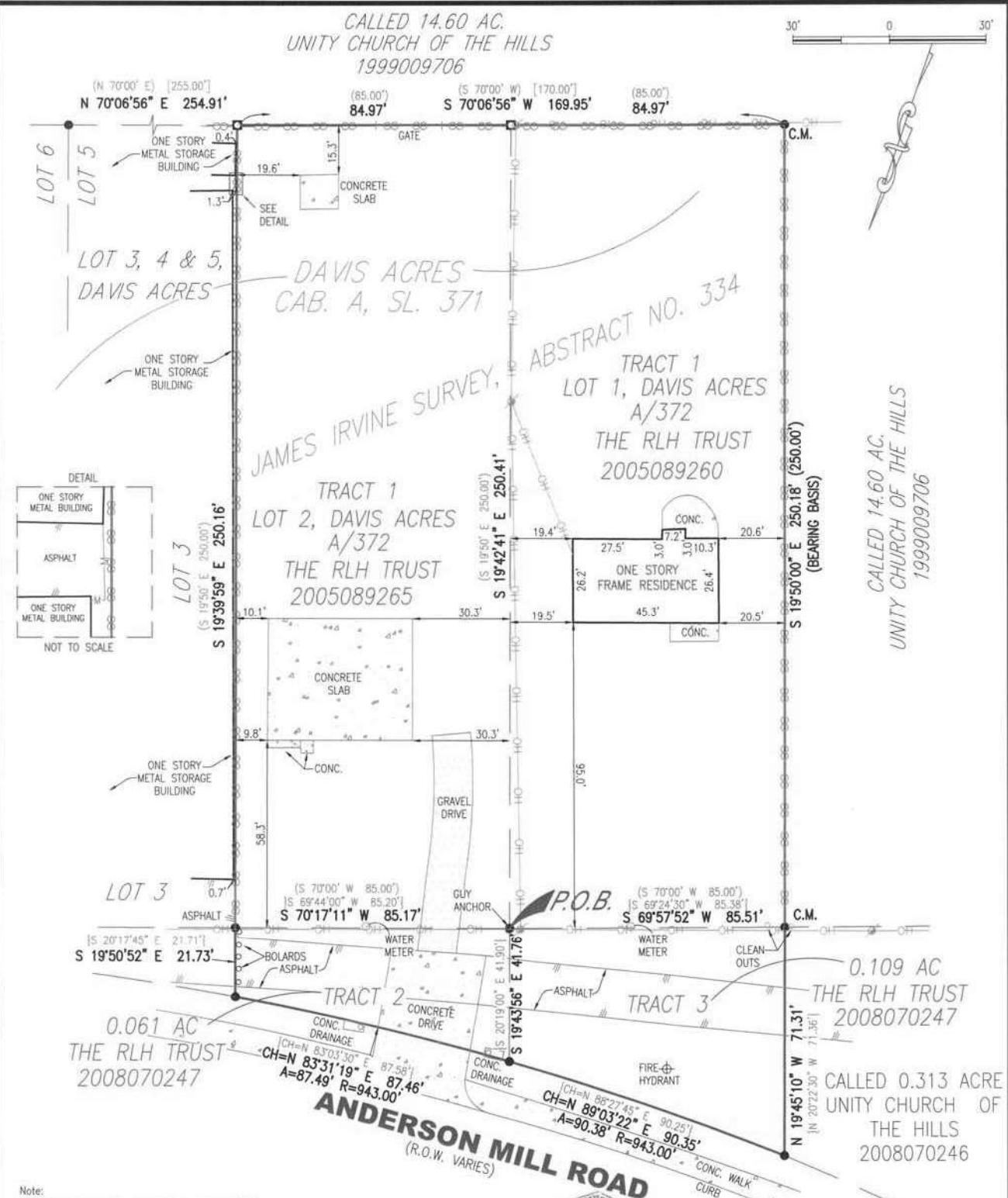
Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

EXHIBIT "A"



Note:
1) Electric Easements recorded in Volume 298, Page 489 & Volume 299, Page 342 of the Deed Records contain insufficient data to locate.



Legal Description:
Tract 1: Lot(s) 1 and 2, DAVIS ACRES, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Book 3, Page 65 and Cabinet A, Slide 371, both of the Plat Records of Williamson County, Texas.

TRACT 2: Being all of that certain tract or parcel of land containing 0.061 of an acre, more or less, situated in the James Irvine Survey, Abstract No. 334, Williamson County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and made a part hereof.

TRACT 3: Being all of that certain tract or parcel of land containing 0.109 of an acre, more or less, situated in the James Irvine Survey, Abstract No. 334, Williamson County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "B" attached hereto and made a part hereof.

STREET ADDRESS: 9817 & 9815 ANDERSON MILL ROAD CITY: AUSTIN COUNTY: WILLIAMSON STATE OF TEXAS

REFERENCE NAME: RAMIN B. ZAVAREH

G.F. #: 202102880



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100563-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756 - Office 512*458-6969

JOB #: B0202822_TW

DATE: 02/22/22

SCALE: 1" = 20'

FIELD WORK BY: CHRIS

CALC'D BY: CF

DRAWN BY: WPD

CHECKED BY: VC/NL

02/19/2022

02/21/2022

02/22/2022

02/22/2022

DESCRIPTION OF 0.061 OF AN ACRE, MORE OR LESS, OF LAND AREA IN THE JAMES IRVINE SURVEY, ABSTRACT NO. 334 IN WILLIAMSON COUNTY, TEXAS, BEING THAT PORTION OF THE EXISTING ANDERSON MILL ROAD RIGHT-OF-WAY LYING SOUTH OF THE REALIGNED ANDERSON MILL ROAD AND NORTH OF LOT 2 OF DAVIS ACRES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 372, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

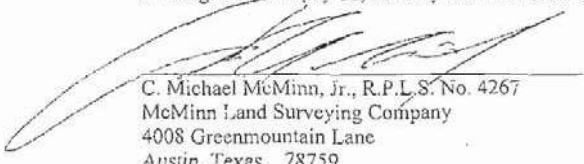
BEGINNING at a 1/2" iron rod found in the existing south line of Anderson Mill Road, for the north corner of the aforementioned Lot 2, same being the west corner of Lot 3 of the aforementioned Davis Acres, and being the east corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE leaving the PLACE OF BEGINNING, as shown on that Sketch To Accompany Field Notes dated May 23, 2008, under Job. No. 040708 as prepared by McMinn Land Surveying Company of Austin, Texas, and the aforementioned Lot 3, with the common line of Anderson Mill Road and Lot 2, S 69°44'00"W 85.20 feet to a 1/2" iron rod found for the west corner of Lot 2, same being the north corner of Lot 1 of the aforementioned Davis Acres, and being the south corner of the herein described tract of land;

THENCE leaving Lot 2 and Lot 1 with a northerly extension of the common line of said Lot 2 and Lot 1, N 20°19'00"W 41.90 feet to a 1/2" iron rod set in the proposed south line of Anderson Mill Road, for the west corner of the herein described tract of land;

THENCE with the proposed south line of Anderson Mill Road, with a left breaking curve having a radius length of 943.00 feet, an arc length of 87.62 feet and a chord which bears N 83°03'30"E 87.58 feet to a 1/2" iron rod set for the north corner of the herein described tract of land; and

THENCE leaving the proposed south line of Anderson Mill Road, with a northerly extension of the common line of Lot 2 and Lot 3, S 20°17'45"E 21.71 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 0.061 of an acre, more or less, of land area, as described from record information and measurements made on the ground on May 10, 2008 by McMinn Land Surveying Company of Austin, Texas.



C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
4008 Greenmountain Lane
Austin, Texas 78759
(512) 343-1970

DATE : May 23, 2008
SURVEY : James Irvine Survey, Abstract No. 334
COUNTY : Williamson, Texas
J.O. No. : 040708
LND0407B

DESCRIPTION OF 0.109 OF AN ACRE, MORE OR LESS, OF LAND AREA IN THE JAMES IRVINE SURVEY, ABSTRACT NO. 334 IN WILLIAMSON COUNTY, TEXAS, BEING THAT PORTION OF THE EXISTING ANDERSON MILL ROAD RIGHT-OF-WAY LYING SOUTH OF THE REALIGNED ANDERSON MILL ROAD AND NORTH OF LOT 1 OF DAVIS ACRES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 372, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

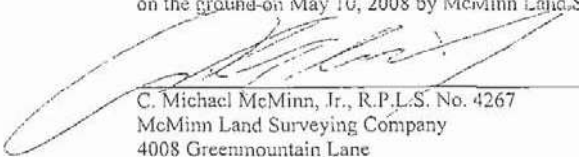
BEGINNING at a 1/2" iron rod found in the existing south line of Anderson Mill Road, for the north corner of the aforereferenced Lot 1, same being the west corner of Lot 2 of the aforereferenced Davis Acres, and being the east corner and PLACE OF BEGINNING of the herein described tract of land:

THENCE leaving the PLACE OF BEGINNING, as shown on that Sketch To Accompany Field Notes dated May 23, 2008, under Job. No. 040708 as prepared by McMinn Land Surveying Company of Austin, Texas, and the aforereferenced Lot 2, with the common line of Anderson Mill Road and Lot 1, S 69°24'30"W 85.38 feet to a 1/2" iron rod found for the west corner of Lot 1, same being the westerly north corner of that 14.60 acre tract of land described in a deed dated April 15, 1999, from Guthrie O'Donnell, et ux, to Unity Church of the Hills, as recorded in Document No. 1999009706, Official Public Records of Williamson County, Texas, and being the south corner of the herein described tract of land;

THENCE leaving Lot 1 and the aforereferenced Unity Church of the Hills Tract, with a northerly extension of the common line of said Lot 1 and the unity Church of the Hills Tract, N 20°22'30"W 71.36 feet to a 1/2" iron rod set in the proposed south line of Anderson Mill Road, for the west corner of the herein described tract of land;

THENCE with the proposed south line of Anderson Mill Road, with a left breaking curve having a radius length of 943.00 feet, an arc length of 90.29 feet and a chord which bears N 88°27'45"E 90.25 feet to a 1/2" iron rod set for the north corner of the herein described tract of land ; and

THENCE leaving the proposed south line of Anderson Mill Road, with a northerly extension of the common line of Lot 1 and Lot 2, S 20°19'00"E 41.90 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 0.109 of an acre, more or less, of land area, as described from record information and measurements made on the ground on May 10, 2008 by McMinn Land Surveying Company of Austin, Texas.



C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
4008 Greenmountain Lane
Austin, Texas 78759
(512) 343-1970

DATE : May 23, 2008
SURVEY : James Irvine Survey, Abstract No. 334
COUNTY : Williamson, Texas
J.O. No. : 040708
LND0407C



Created: 2/6/2023