ORDINANCE NO. 20230504-048

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

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 neighborhood commercial-conditional overlay (LR-CO) combining district to neighborhood commercial-conditional overlay (LR-CO) combining district to change a condition of zoning on the property described in Zoning Case No. C14-2023-0010, on file at the Planning Department, as follows:

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

Tract 2. 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 in **Exhibit "A"** incorporated into this ordinance; and

Tract 3. 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 in **Exhibit "A"** incorporated into this ordinance,

(collectively, the "Property"),

locally known as 9815 and 9817 Anderson Mill Road in the City of Austin, Travis County, Texas, and 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:

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 May 15, 2023.

PASSED AND APPROVED

May 4 , 2023

Muly Y

Mayor

APPROVED:

Anne L. Morgan City Attorney Myrna Rios City Clerk

EXHIBIT "A" CALLED 14.60 AC. UNITY CHURCH OF THE HILLS 1999009706 ON DOTTON ES (5 70'00' W) [170.00'] S 70'06'56" W 169.95' N 70'06'56" E 254.91' 84 97 84.97 ONE STORY 0.4 METAL STORAGE BUILDING 107 107 CONCRETE SLAB SEE JAMES IRVINE SURVEY. ABSTRACT NO. 334 LOT 3, 4 & 5, DAVIS ACRES LOT 1, DAVIS ACRES BUILDING STILH 250.18' (250.00') INC BASIS) AC. THE RLH TRUST 250.41 CALLED 14.60 A DETAIL TRACT 1 16 w LOT 2, DAVIS ACRES CONC. BEARING 250. 19'42'41" 19.4 A/37219.50'00" E w 107 THE RLH TRUST ONE STORY 19,39,29 # FRAME RESIDENCE # 2005089265 S ONE STORY METAL BUILDING S CÓNC. S NOT TO SCALE CONCRETE SLAB 30.3 TOONG -METAL STORAGE BUILDING LOT 3 S 70'17'11" W ANCHOR. 85.17 S 69'57'52" W C.M. ASPHALT 85.51 WATER WATER CLEAN-METER METER S 19'50'52" E 21.73' -ROLARDS 4 0.109 AC -ASPHALT ASPHALT-THE RLH TRUST TRACT 19"43 56" CONCRETE - DRIVE TRACT 2008070247 0.061 AU
THE RLH TRUST CH=N 83'33'19. E 87.46'
A=87.49' R=943.00'.46' DRAINAGE CH=N 8903'22" E 90.35' A=90.36' R=943.00' ≥8 CALLED 0.313 ACRE ANDERSON MILL ROAD 19.45,1 UNITY CHURCH OF THE HILLS 2008070246 CONG. WALK Electric Easements recorded in Volume 298, Page 489 & Volume 299, Page 342 of the Deed Records contain insufficient data to locate. Legal Description: Trock 1: Lot(s) 1 and 2, DAVIS ACRES, a subdivision in Williamson County, Texas, according to the map or plot thereof, recorded in Book 3, Page 65 and Cobinet A, Silide 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 Irwine Survey. Abstract No. 334, Williamson County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and mode a part hereof. LEGEND TITLE COMPANY OF AUSTIN AN TILTE INSURANCE COMPANY IRACT 3. Being all of that certain tract or parcel of land containing 0.109 of an acre, mane 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 hereaf. 1/2" REBAR FOUND 1/2" CAPPED REBAR SET

CAPPED REBAR FOUND CAPPED REBAR FOUND
BREAR IN SOLIE
CHAIN LINE FENCE
POINT OF BEGGINING
BUILDING LINE
PUBLIC UILLIV DESEMBLY
FORMANGE EASEMENT
PER PLAT, CAB. A, SLD. 372
CALCULATER FROM DATA RECORD
PER 2008D76247
CONTROL MODULENTY
CONTROL MODULENTY
CONTROL MODULENTY P.U.E. D.E. CONTROL MONUMENT RIGHT OF WAY OVERHEAD UTILITY LINE POWER POLE AIR CONDITIONER

CITY: AUSTIN COUNTY: WILLIAMSON STATE OF TEXAS STREET ADDRESS: 9817 & 9815 ANDERSON MILL ROAD REFERENCE NAME: RAMIN B. ZAVAREH G.F. # 202102880



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00 WWW.RANDGSURVEY.COM 1404 West North Loop Blvd. Texas 78756 - Office 512*458-6969

JOB #:	B0202822_TW
DATE: SCALE:	02/22/22
SCALE:	1"= 20"

FIELD WORK BY CALC'D BY DRAFTED BY CHECKED BY	CHRIS	02/19/2022
CALC'D BY	CF	02/21/2022
DRAFTED BY	MPG	02/22/2022
CHECKED BY	VG/ML	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 1/3" iron rod found in the existing south line of Anderson Mill Road, for the north corner of the aforereferenced Lot 2, same being the west corner of Lot 3 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 3, with the common line of Anderson Mill Road and Lot 2, \$ 69°44'00"W 85.20 feet to a 1/3" iron rod found for the west corner of Lot 2, same being the north corner of Lot 1 of the aforereferenced 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 1/3" 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 COUNTY : James Irvine Survey, Abstract No. 334

· Williamson, Texas

J.O. No. LND0407B

: 040708

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

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, \$ 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

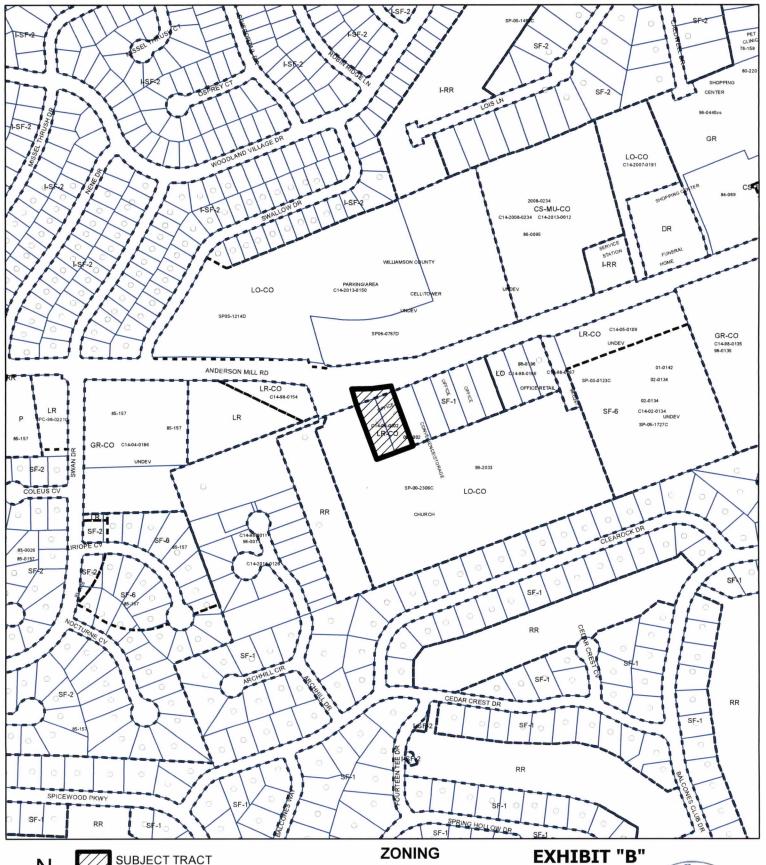
DATE

: May 23, 2008 SURVEY

: James Irvine Survey, Abstract No. 334 COUNTY : Williamson, Texas

J.O. No.

: 040708 LND0407C



SUBJECT TRACT PENDING CASE **ZONING BOUNDARY**

ZONING CASE#: C14-2023-0010

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.

1" = 400'

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: 2/6/2023