

ORDINANCE NO. 20240829-199

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11910 RESEARCH BOULEVARD SERVICE ROAD SOUTHBOUND FROM COMMUNITY COMMERCIAL (GR) 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 community commercial (GR) base district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2024-0083, on file at the Planning Department, as follows:

1.003 acres of land in the James D. Goode Survey No. 30, Abstract No. 307, Travis County, Texas, being a portion of a 1.224 acre tract conveyed by deed recorded in Document No. 2022139009 of the Official Public Records of Travis County, Texas, said 1.224 acre tract being the remainder portions of LOTS 1, 2, AND 3, BLOCK G, SUMMIT OAKS SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 7, Page 183 of the Plat Records of Travis County, Texas, said 1.003 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 11910 Research Boulevard Service Road Southbound 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 conditional uses of the Property:

Transitional Housing

Transportation Terminal

(B) The following uses are prohibited uses of the Property:

Adult Oriented Business

Agricultural Sales and Services

Building Maintenance Services

Campground

Commercial Blood Plasma Center

Construction Sales and Services

Convenience Storage

Custom Manufacturing

Electronic Prototype Assembly
Equipment Repair Services
Food Preparation
Kennels
Maintenance and Service Facilities
Plant Nursery
Veterinary Services

Electronic Testing
Equipment Sales
Indoor Crop Production
Laundry Services
Monument Retail Sales
Vehicle Storage

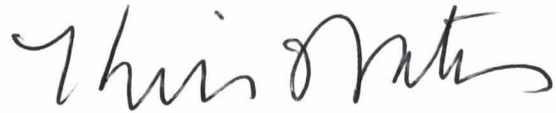
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on September 9, 2024.

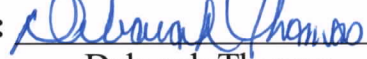
PASSED AND APPROVED

_____, August 29, 2024

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Kirk Watson
Mayor

APPROVED: 
Deborah Thomas
Acting City Attorney

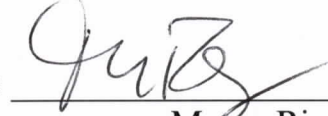
ATTEST: 
Myrna Rios
City Clerk

EXHIBIT "A"



Professional Land Surveying, Inc.
Surveying and Mapping

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

5725 West Hwy 290, Suite 202
Austin, Texas, 78735-7822

PORTION OF LOTS 1, 2, AND 3
BLOCK G, SUMMIT OAKS SUBDIVISION
(ZONING TRACT)

1.003 ACRES

**JAMES D. GOODE SURVEY NO. 30, ABSTRACT NO. 307
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.003 ACRES (APPROXIMATELY 43,691 SQ. FT.) IN THE JAMES D. GOODE SURVEY NO. 30, ABSTRACT NO. 307, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.224 ACRE TRACT CONVEYED TO MWOFF, LLC IN A SPECIAL WARRANTY DEED DATED AUGUST 16, 2022 AND RECORDED IN DOCUMENT NO. 2022139009 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.224 ACRE TRACT BEING THE REMAINDER PORTIONS OF LOTS 1, 2, AND 3, BLOCK G, SUMMIT OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 7, PAGE 183 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.003 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with plastic "Chaparral" cap found in the south right-of-way line of U.S. Highway 183 (326' right-of-way width) as described in CSJ: 8014-01-072, same being the east line of said Lot 3, for the northeast corner of the 1.224 acre tract and the herein described tract, same being the northwest corner of a 0.119 acre tract conveyed to the State of Texas in Document No. 2001032375 of the Official Public Records of Travis County, Texas;

THENCE South 12°56'29" West, with the east line of Lot 3, same being the west line of the 0.119 acre tract, a distance of **68.41 feet** to a 1/2" rebar found in the north right-of-way line of Arabian Trail (80' right-of-way width), as described in said Volume 7, Page 183, for the southeast corner of the 1.224 acre tract and the herein described tract, same being the southeast corner of Lot 3 and the southwest corner of said 0.119 acre tract, from which a 1/2" rebar found for a point of curvature in the south line of the 0.119 acre tract bears South 72°04'55" East, a distance of 110.01 feet;

THENCE with the south line of Lot 3 and the 1.224 acre tract, same being the north right-of-way line of Arabian Trail, the following two (2) courses and distances:

1. **North 72°04'55" West**, a distance of **99.44 feet** to a mag nail with washer stamped "Chaparral" for a point of curvature;
2. With a curve to the right, having a radius of 597.58 feet, an arc length of 54.78 feet, and a chord, which bears **North 68°32'58" West**, a distance of **54.77 feet** to a 1/2" rebar with plastic "Chaparral" cap found for the southwest corner of Lot 3, same being the southeast corner of said Lot 2;

THENCE North 26°35'16" East, with the west line of Lot 3 and the east line of Lot 2, a distance of **30.03 feet** to a calculated point;

THENCE crossing said Lot 1, Lot 2, and the 1.224 acre tract, 30 feet parallel to the south lines of Lot 1 and Lot 2, the following two (2) courses and distances:

1. With a curve to the right, having a radius of 567.58 feet, an arc length of 44.26 feet, and a chord, which bears **North 63°49'18" West**, a distance of **44.25 feet** to a calculated point;
2. **North 61°42'08" West**, passing the west line of Lot 2 and the east line of Lot 1, at a distance of 113.95 feet, and continuing for a total distance of **276.21 feet** to a calculated point in the east line of Lot 1 for the southwest corner of the herein described tract, same being the west line of Lot B, Highland Oaks Section 3A, a subdivision of record in Volume 78, Page 32 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for the southwest corner of Lot 1 and the 1.224 acre tract, same being the southeast corner of said Lot B, bears South 28°26'15" West, a distance of 30.00 feet;

THENCE North 28°26'15" East, with the west line of Lot 1 and the east line of Lot B, passing at a distance of 97.98 feet a 1/2" rebar with plastic "KBGE ENG" cap found, and continuing for a total distance of **98.53 feet** to a calculated point on the south right-of-way line of U.S. Highway 183 for the northwest corner of the 1.224 acre tract and the herein described tract, from which a 1/2" rebar found in the south right-of-way line of U.S. Highway 183, bears North 61°37'49" West, a distance of 139.94 feet;

THENCE with the south right-of-way line of U.S. Highway 183, and crossing Lots 1, 2 and 3, the following two (2) courses and distances:

1. **South 61°37'49" East**, a distance of **99.11 feet** to a TxDOT Type II disk found;
3. With a curve to the right, having a radius of 1746.86 feet, a delta angle of 11°45'34", an arc length of 358.53 feet, and a chord which bears **South 55°52'13" East**, a distance of **357.90 feet** to the **POINT OF BEGINNING**, containing **1.003 acres** of land, more or less.

Surveyed on the ground April 19, 2024. Bearing basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the Local Real Time Network (RTN). Attachments: 1942-001-ZN

Paul J. Flugel 4/30/2024
Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
T.B.P.E.L.S. Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 1.003 ACRES (APPROXIMATELY 43,691 SQ. FT.) IN THE JAMES D. GOODE SURVEY NO. 30, ABSTRACT NO. 307, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.224 ACRE TRACT CONVEYED TO MWO, LLC IN A SPECIAL WARRANTY DEED DATED AUGUST 16, 2022 AND RECORDED IN DOCUMENT NO. 2022139009 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.224 ACRE TRACT BEING THE REMAINDER PORTIONS OF LOTS 1, 2, AND 3, BLOCK G, SUMMIT OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 7, PAGE 183 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	597.58'	5°15'10"	54.78'	N68°32'58"W	54.77'
C2	567.58'	4°28'05"	44.26'	N63°49'18"W	44.25'
C3	1746.86'	11°45'34"	358.53'	S55°52'13"E	357.90'
C4	597.58'	9°35'07"	99.97'	N66°22'59"W	99.86'
C5	597.58'	4°19'57"	45.19'	N63°45'24"W	45.18'
C6	1746.86'	1°38'49"	50.22'	S60°55'36"E	50.21'
C7	1746.86'	5°32'29"	168.95'	S57°19'57"E	168.88'
C8	1746.86'	4°34'16"	139.37'	S52°16'34"E	139.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S12°56'29"W	68.41'
L2	N72°04'55"W	99.44'
L3	N26°35'16"E	30.03'
L4	N28°26'15"E	98.53'
L5	S61°37'49"E	99.11'
L6	N61°37'49"W	139.94'
L7	S72°04'55"E	110.01'

LEGEND	
●	1/2" REBAR FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
▲ ^{CH}	MAG NAIL WITH "CHAPARRAL" WASHER FOUND
● ^{KBGE}	1/2" REBAR WITH "KBGE ENG" CAP FOUND
⊙	TxDOT TYPE II DISK FOUND
△	CALCULATED POINT
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING



Paul J. Flugel 4-30-2024

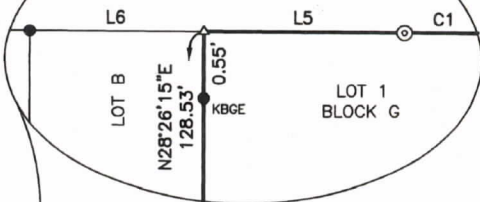
DATE OF SURVEY: 04/19/24
 PLOT DATE: 04/30/24
 DRAWING NO.: 1942-001-ZN
 PROJECT NO.: 1942-001
 T.B.P.E.L.S. FIRM NO. 10124500
 DRAWN BY: PAQ
 SHEET 1 OF 2

Chaparral

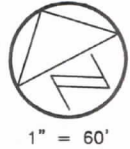
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE (4203), BASED ON GPS SOLUTIONS FOR THE LOCAL REAL TIME NETWORK (RTN).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
 1942-001-ZN

U.S. HIGHWAY 183



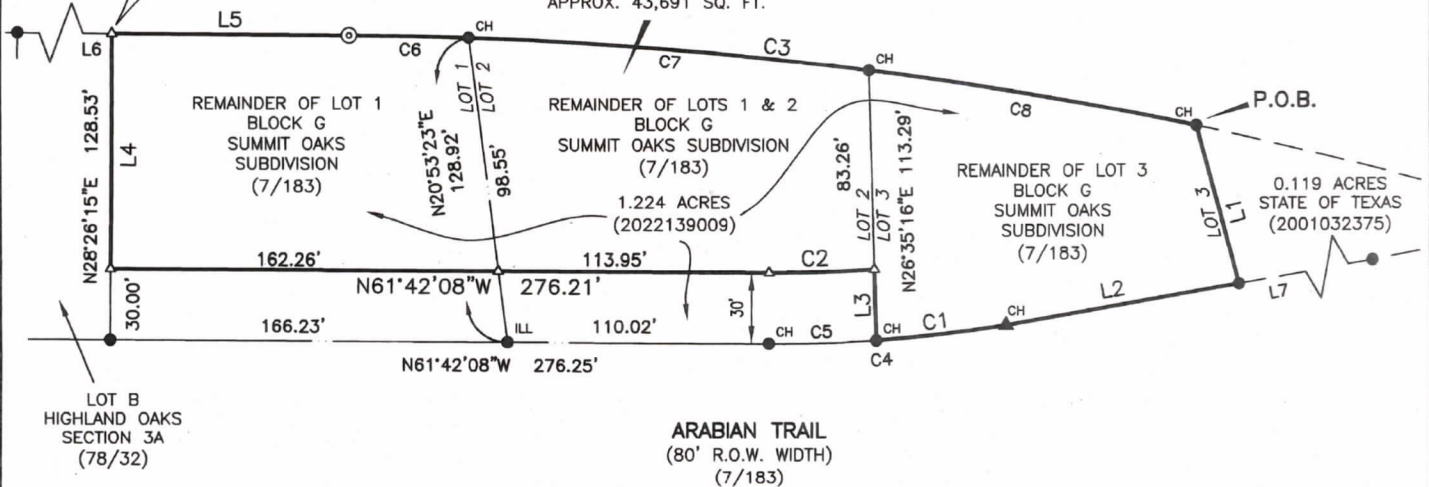
JAMES D. GOODE
SURVEY NO. 30,
ABSTRACT NO. 307



U.S. HIGHWAY 183
(326' R.O.W. WIDTH)

(CSJ 8014-01-072, 2894/218, 11797/538,
11485/1672, 11807/2632, 2001032375)

AREA ZONED
COMMUNITY COMMERCIAL (GR)
1.003 ACRES
APPROX. 43,691 SQ. FT.



Chaparral

Created: 5/10/2024