

ORDINANCE NO. 20240912-095

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6367 1/2 AND 6515 1/2 SOUTH MOPAC EXPRESSWAY SERVICE ROAD NORTHBOUND, 4101 1/2 AND 4109 1/2 SABIO DRIVE, AND 6316 LEGADO LANE IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-CO-NP) 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-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0072, on file at the Planning Department, as follows:

A 4.273 acre tract of land out of the Thomas Anderson Survey No. 17, Abstract No. 2, in the City Of Austin, Travis County, Texas, being all of Lots 1 and 2, Block "A", Garza Ranch Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201700001 of the Official Public Records of Travis County, Texas, said 4.273 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 6367 1/2 and 6515 1/2 South Mopac Expressway Service Road Northbound, 4101 1/2 and 4109 1/2 Sabio Drive, and 6316 Legado Lane 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:

The following uses are prohibited uses of the Property:

Automotive Rentals
Automotive Sales
Custom Manufacturing

Automotive Repair Services
Automotive Washing (of any type)
Drop-Off Recycling Collection
Facility

Exterminating Services
Outdoor Sports & Recreation
Plant Nursery

Funeral Services
Pawn Shop 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 community commercial (GR) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20081211-098 that established zoning for the East Oak Hill Neighborhood Plan.

PART 5. This ordinance takes effect on September 23, 2024.

PASSED AND APPROVED

September 12, 2024

§
§
§



Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Acting City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"

4.273 ACRE
BRANDYWINE GARZA MF
ZONING DESCRIPTION

FN. NO. 23-139 (ABB)
OCTOBER 9, 2023
JOB NO. 222012861

DESCRIPTION

A 4.273 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING ALL OF LOTS 1 AND 2, BLOCK "A" GARZA RANCH SUBDIVISION OF RECORD IN DOCUMENT NO. 201700001 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 1 & 2 CONVEYED TO BRANDYWINE GARZA OFFICE I, LP BY DEED OF RECORD IN DOCUMENT NO. 2017017421 OF SAID OFFICIAL PUBLIC RECORDS; SAID 4.273 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "CUNNINGHAM ALLEN" cap found in the curing easterly line of S. Mopac Expressway (R.O.W. varies), being the northwesterly corner of Lot 2, Amended Plat of Garza McComis Subdivision of record in Document No. 200800187 of said Official Public Records, being the southwesterly corner of said Lot 2, Garza Ranch Subdivision and hereof;

THENCE, leaving the northwesterly corner of said Lot 2, Amended Plat of Garza McComis Subdivision, along the westerly line of S. Mopac Expressway, being the westerly line of said Lots 1 & 2, Garza Ranch Subdivision and hereof, the following four (4) courses and distances:

- 1) Along a curve to the left, having a radius of 2881.29 feet, a central angle of $2^{\circ}32'49''$, an arc length of 128.09 feet, and a chord which bears, $N28^{\circ}41'11''E$, a distance of 128.08 feet to the end of said curve;
- 2) $N27^{\circ}24'46''E$, a distance of 103.75 feet to the point of curvature of a tangent curve to the right;
- 3) Along said tangent curve to the right, having a radius of 2848.29 feet, a central angle of $8^{\circ}30'19''$, an arc length of 422.82 feet, and a chord which bears, $N31^{\circ}39'56''E$, a distance of 422.43 feet to the point of tangency of said curve, from which a TXDOT Type II monument found bears $N02^{\circ}38'45''E$, a distance of 1.10 feet;
- 4) $N45^{\circ}42'54''E$, a distance of 62.18 feet to the intersection of the easterly line of S. Mopac Expressway and the southerly right-of-way line of Ben Garza Lane (70' R.O.W.), being the northwesterly corner of said Lot 1, Garza Ranch Subdivision and hereof;

THENCE, leaving the easterly line of S. Mopac Expressway, along the southerly line of Ben Garza Lane, being the northerly line of said Lot 1, Garza Ranch Subdivision and hereof, the following two (2) courses and distances:

- 1) S54°05'01"E, a distance of 80.89 feet to the point of curvature of non-tangent curve to the left;
- 2) Along said non-tangent curve to the left, having a radius of 505.00 feet, a central angle of 9°01'54", an arc length of 79.61 feet, and a chord which bears, S58°35'55"E, a distance of 79.52 feet to the northwesterly corner of Lot 3 of said Garza Ranch Subdivision, being the northeasterly corner of said Lot 1, Garza Ranch Subdivision and hereof;

THENCE, leaving the southerly line of said Ben Garza Lane, along the westerly line of said Lot 3, Garza Ranch Subdivision, being the easterly line of said Lots 1 & 2, Garza Ranch Subdivision and hereof, the following four (4) courses and distances:

- 1) S25°48'56"W, a distance of 159.69 feet to the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left, having a radius of 321.50 feet, a central angle of 20°37'18", an arc length of 115.71 feet, and a chord which bears, S15°30'25"W, a distance of 115.09 feet to the end of said curve;
- 3) S05°11'54"W, a distance of 264.48 feet to an angle point;
- 4) S27°21'43"W, a distance of 217.66 feet to a 1/2 inch iron rod with "CUNNINGHAM ALLEN" cap found at the northeasterly corner of Lot 1, Resubdivision of Lot 1, Block D Garza Ranch, being the southeasterly corner of said Lot 2, Garza Ranch Subdivision and hereof;

THENCE, leaving the westerly line of said Lot 3, Garza Ranch Subdivision, in part along the northerly line of said Lot 1, Resubdivision of Lot 1, Block D Garza Ranch, in part along the northerly line of said Lot 2, Amended Plat of Garza McComis Subdivision, being the southerly line of said Lot 2, Garza Ranch Subdivision and hereof, the following two (2) courses and distances:

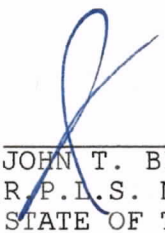
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SHEET 3 OF 3

- 1) Along said non-tangent curve to the left, having a radius of 132.40 feet, a central angle of $45^{\circ}47'18''$, an arc length of 105.81 feet, and a chord which bears, $N39^{\circ}41'51''W$, a distance of 103.02 feet to the end of said curve;
- 2) $N62^{\circ}34'11''W$, a distance of 246.51 feet to the **POINT OF BEGINNING**, containing an area of 4.273 acre (186,153 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

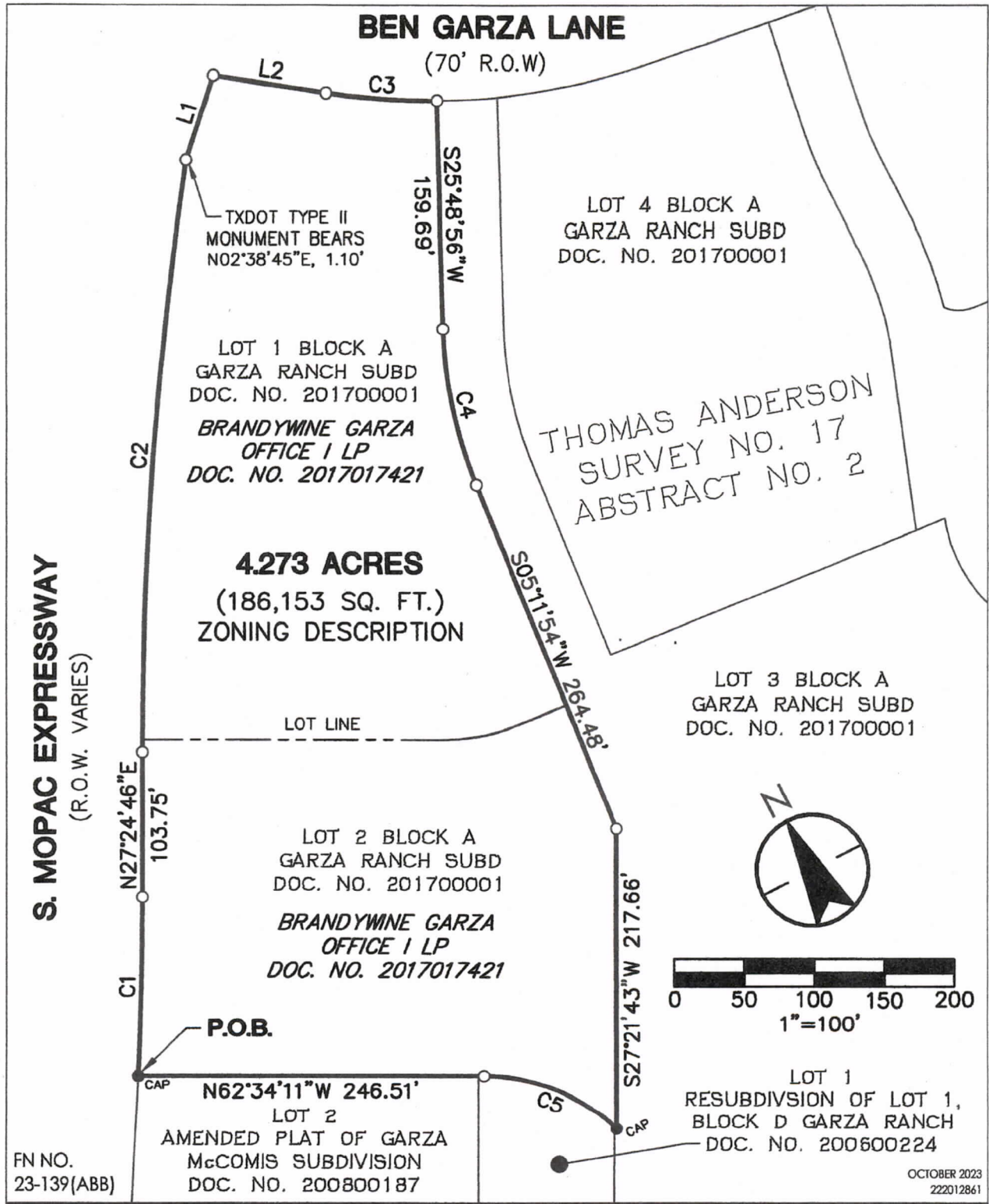
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

 10/9/23
JOHN T. BILNOSKI Date
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPELS # 10194230
john.bilnoski@stantec.com



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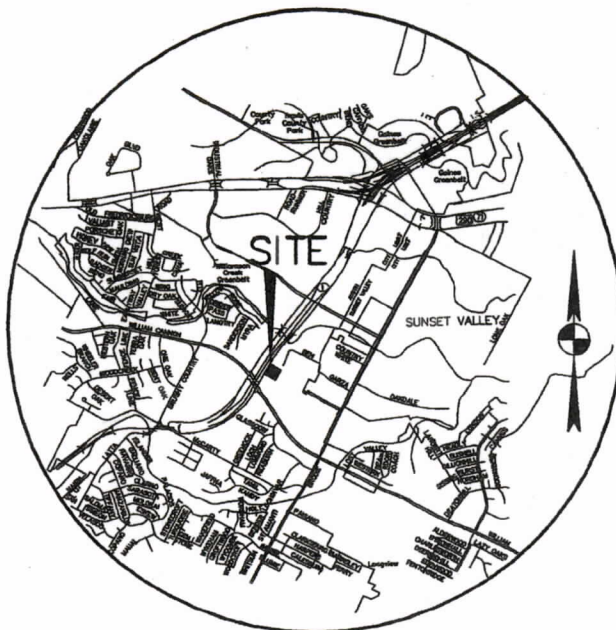
1905 Aldrich Street, Suite 300
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Client/Project
**BRANDYWINE GARZA MF
LOT 2, GARZA RANCH**

Figure No.
SHEET 1 OF 2

Title
ZONING DESCRIPTION



VICINITY MAP

N.T.S.

LEGEND

- CAP 1/2" IRON ROD WITH "CUNNINGHAM ALLEN" CAP FOUND
- POINT NOT FOUND
- P.O.B. POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	128.09'	2881.29'	2°32'49"	N28°41'11"E	128.08'
C2	422.82'	2848.29'	8°30'19"	N31°39'56"E	422.43'
C3	79.61'	505.00'	9°01'54"	S58°35'55"E	79.52'
C4	115.71'	321.50'	20°37'18"	S15°30'25"W	115.09'
C5	105.81'	132.40'	45°47'18"	N39°41'51"W	103.02'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N45°42'54"E	62.18'
L2	S54°05'01"E	80.89'

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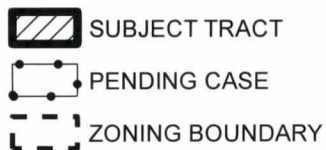


Client/Project
BRANDYWINE GARZA MF
LOT 2, GARZA RANCH

Figure No.
SHEET 2 OF 2

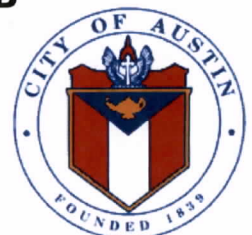
Title
ZONING DESCRIPTION

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2023/10/09 3:58 PM By: Bilnoski, John



ZONING CASE#: C14-2024-0072

EXHIBIT "B"



Created: 5/6/2024

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

$$1'' = 400'$$