

ORDINANCE NO. 20241010-046

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION THE PROPERTY LOCATED AT 12530 RESEARCH BOULEVARD SERVICE ROAD SOUTHBOUND FROM COMMUNITY COMMERCIAL-MIXED USE (GR-MU) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY (CS-1-MU-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-mixed use (GR-MU) combining district to commercial-liquor sales-mixed use-conditional overlay (CS-1-MU-CO) combining district on the property described in Zoning Case No. C14-2024-0091, on file at the Planning Department, as follows:

LOT 1, OBENHAUS-MATZ SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 65, Page 9, of Plat Records of Travis County, Texas, SAVE AND EXCEPT that certain portion conveyed to the State of Texas in Volume 11298, Page 544, Real Property Records of Travis County, Texas; and excluding that portion of LOT 1 described as follows:

A 0.413 acre tract of land situated in the James D. Goode Survey No. 30, Abstract No. 307, in Travis County, Texas, being a portion of LOT 1, OBENHAUS-MATZ SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 65, Page 9, of the Plat Records of Travis County, Texas, said 0.413 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,

(the "Property"),

locally known as 12530 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 prohibited uses of the Property:

Agricultural Sales and Services

Building Maintenance Services

Campground
Construction Sales and Services
Electric Prototype Assembly
Equipment Sales
Laundry Services

Liquor Sales
Plant Nursery
Transportation Terminal
Veterinary Services

Commercial Blood Plasma Center
Convenience Storage
Equipment Repair Services
Kennels
Limited Warehousing and
Distribution
Maintenance and Service Facilities
Transitional Housing
Vehicle Storage

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

Custom Manufacturing

Food Preparation

Drop-Off Recycling Collection
Facility
Plant Nursery

(C) Development of the Property shall not exceed an impervious coverage of 90 percent.

(D) Development of the Property shall not exceed 75 percent building coverage.

(E) Development of the Property shall not exceed a floor to area ratio of 1:1.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on October 21, 2024.

PASSED AND APPROVED

_____, 2024

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Kirk Watson
Mayor

APPROVED:

Deborah Thomas
Interim City Attorney

ATTEST:

Myrna Rios
City Clerk

EXHIBIT A

0.413 ACRES (17,998 SQ.FT.)
JAMES D. GOODE SURVEY NO. 30, ABSTRACT NUMBER 307
TRAVIS COUNTY, TEXAS

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 0.413 ACRE (17,998 SQ.FT.) TRACT OF LAND SITUATED IN THE JAMES D GOODE SURVEY NUMBER 30, ABSTRACT NUMBER 307, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, OBENHAUS-MATZ SUBDIVISION, RECORDED IN VOLUME 65, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.413 ACRE (17,998 SQ.FT.) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2 inch iron rod found at the southeast corner of said Lot 1, being at the southwest corner of Lot B, Twin Rock Addition, a subdivision recorded in Volume 83, Page 143A, Plat Records, Travis County, Texas, same being on the north line of Jollyville Road (100' R.O.W.), also being at the beginning of a curve to the right, for the southeast corner and the **POINT OF BEGINNING** of the herein described tract,

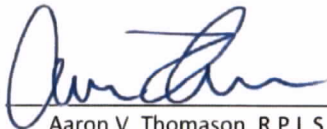
THENCE, along said curve to right, with the common line of said Lot 1 and said Jollyville Road, having a radius of 2815.53 feet, an arc length of 149.97 feet, and a chord that bears N61°00'35"W, a distance of 149.95 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" at the southwest corner of said Lot 1, being at the southeast corner of Lot 2, said Obenhaus-Matz Subdivision, same being on the north line of said Jollyville Road, for the southwest corner of the herein described tract of land,

THENCE, N26°30'41"E, with the common line of said Lot 1 and said Lot 2, a distance of 120.31 feet to a calculated point for the northwest corner of the herein described tract of land, being at the beginning of a curve to the left,

THENCE, along said curve to left, over and across said Lot 1, having a radius of 2695.53 feet, an arc length of 150.01 feet, and a chord that bears S60°53'59"E, a distance of 149.99 feet to calculated point on the east line of said Lot 1, being on the west line of Lot C, said Twin Rock Addition, for the northeast corner of the herein described tract of land,

THENCE, S26°31'36"W, with the east line of said Lot 1, the west line of said Lot C, and the west line of said Lot B, a distance of 120.02 feet to the **POINT OF BEGINNING** and containing 0.413 acres (17,998 Sq.Ft.) of land, as shown on the attached sketch.

Surveyed by:



9/14/2022

Aaron V. Thomason, R.P.L.S. NO. 6214

Carlson, Brigrance and Doering, Inc.

Reg. # 10024900

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

Aaron@cbdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

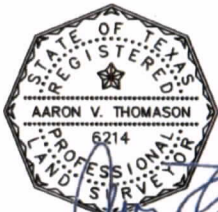
SKETCH TO ACCOMPANY FIELD NOTES



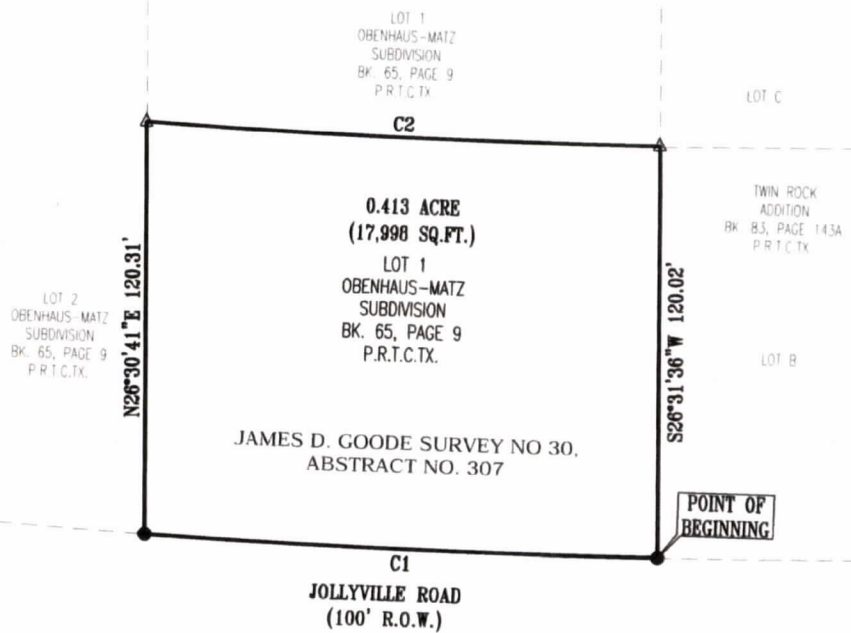
SCALE: 1" = 40'

LEGEND

- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE"
- △ CALCULATED POINT



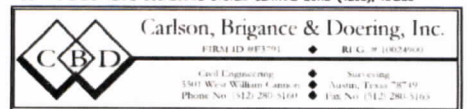
9/14/2022



Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	149.97	2815.53	N61°00'35"W	149.95	75.00	3°03'06"
C2	150.01	2695.53	S60°53'59"E	149.99	75.03	3°11'19"

BEARING BASIS: TEXAS COORDINATE SYSTEM CENTRAL ZONE (4203), NAD83



J:\Autocad 2004 Land Projects\4890-031\survey\M&B - 0.413 ACRES - ZONING TRACT

