

ORDINANCE NO. 20241024-079

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9000, 9010, 9012, 9014, AND 9014 1/2 RESEARCH BOULEVARD SERVICE ROAD SOUTHBOUND IN THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT AND COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-1-MU-V-CO-DB90-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 general commercial services-neighborhood plan (CS-NP) combining district and commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district to commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-1-MU-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0075, on file at the Planning Department, as follows:

LOT A, SCHNIP I, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 76, Page 349, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that portion of the LOT A conveyed to the State of Texas and the City of Austin in a judgement recorded in Volume 10989, Page 1077, of the Real Property Records of Travis County, Texas, and

LOT 2, SCHNIP I-A, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 79, Page 337, of the Plat Records of Travis County, Texas, and

A 0.246 acre tract of land out of the George W. Davis Survey No. 15, in the City of Austin, Travis County, Texas, being the remainder portion of a called 0.437 acre tract of land conveyed by deed recorded in Volume 7244, Page 1294 of the Deed Records of Travis County, Texas, said called 0.437 acre tract being a portion of LOT 2, MAYFIELD PUBLIC FREIGHT TRACKS SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 43, Page 16, of the Plat Records of Travis County, Texas, said 0.246 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,

(collectively, the "Property"),

locally known as 9000, 9010, 9012, 9014, and 9014 1/2 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:

Cocktail Lounge use on the Property shall not exceed 10,000 square feet.

PART 3. The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

PART 4. 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 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040401-32A that established zoning for the Wooten Neighborhood Plan.

PART 6. This ordinance takes effect on November 4, 2024.

PASSED AND APPROVED

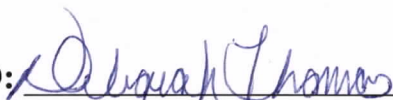
_____, 2024

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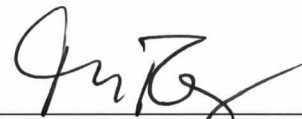
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk



1 Chisholm Trail, Suite 130
Round Rock, TX 78681
o. 512.248.0065 | f. 512.246.0359
stvinc.com

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING A 0.246-ACRE (10,724 SQUARE FOOT) TRACT OF LAND OUT OF THE GEORGE W. DAVIS SURVEY NO. 15, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.246-ACRE TRACT BEING THE REMAINDER PORTION OF A CALLED 0.437-ACRE TRACT OF LAND CONVEYED TO AUSTIN HOME CENTER ASSOCIATES BY WARRANTY DEED RECORDED IN VOLUME 7244, PAGE 1294 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID CALLED 0.437-ACRE TRACT HAVING BEEN A PORTION OF LOT 2 OF THE MAYFIELD PUBLIC FREIGHT TRACKS SUBDIVISION AS RECORDED IN BOOK 43, PAGE 16 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.246-ACRE TRACT SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

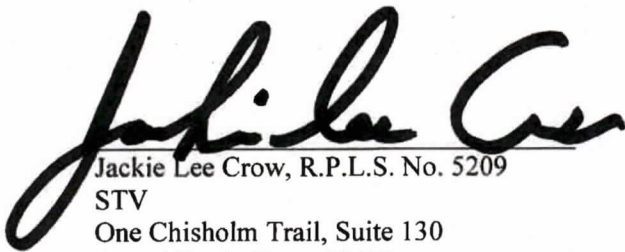
BEGINNING on a ½-inch diameter iron rod with an orange plastic cap stamped "Wallace Group" found on the southwest right-of-way line of Research Boulevard, also known as U.S. Highway No. 183 (right-of-way width varies), being the most northerly corner of said remainder portion of the 0.437-acre tract and the most easterly corner of Lot A of the "Schnip 1" subdivision as recorded in Book 76, Page 349 of the Plat Records of Travis County, Texas, said Lot A having been conveyed to Austin Home Center Associates by Warranty Deed recorded in Volume 6992, Page 45 of the Deed Records of Travis County, Texas, said iron rod found with "Wallace Group" cap having Texas State Plane Coordinate System of 1983 (Central Zone-4203, NAD83 U.S. Survey Feet,) values of N=10,108583.01, E=3,119,278.84, for the most northerly corner of the herein-described tract, from which a Texas Department of Transportation Type II Monument found on a point of curvature of said southwesterly right-of-way line of Research Boulevard, same being a point of curvature on the northeasterly boundary line of said Lot A, bears North 61° 17' 51" West a distance of 277.17 feet;

THENCE with said southwesterly right-of-way line of Research Boulevard, same being the northeasterly boundary line of said remainder portion of the 0.437-acre tract and the herein-described tract, **South 61° 17' 51" East** for a distance of **97.44 feet** to a ½-inch diameter iron rod with an orange plastic cap with illegible markings found on the most easterly corner of said remainder portion of the 0.437-acre tract, same being the most northerly corner of Lot 2A, Block A of Laurel's Subdivision, a plat recorded in Document No. 200600223 of the Official Public Records of Travis County, Texas, from which a Texas Department of Transportation Type II Monument found on said southwesterly right-of-way line of Research Boulevard, bears South 61° 11' 01" East, pass at a distance of 11.01 feet a calculated point being the northeast corner of said Lot 2A, Block A, continuing for a total distance of 69.13 feet;

THENCE with the easterly boundary line of said remainder portion of the 0.437-acre tract, same being the westerly boundary line of said Lot 2A, Block A and being the most easterly boundary line of the herein-described tract, **South 27° 50' 30" West** for a distance of **209.58 feet** to a ½-inch diameter, without cap, found on the most southerly corner of said remainder portion of the 0.437-acre tract, same being at an angle point on the easterly boundary line of the aforementioned Lot A, for the most southerly corner of the herein-described tract;

THENCE departing said westerly boundary line Lot 2A, Block A, with the curving westerly boundary line of said remainder portion of the 0.437-acre tract, same being the curving easterly boundary line of said Lot A of the "Schnip 1" subdivision, with the arc of a curve to the right, having a **radius of 2,034.79 feet**, an **arc distance of 232.57 feet** and a **chord bearing North 03° 03' 45" East for a distance of 232.45 feet** to the **POINT OF BEGINNING** and containing 0.246 acre (10,724 square feet) of land.

That I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby certify that the above description and drawing attached hereto is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



Jackie Lee Crow, R.P.L.S. No. 5209

STV

One Chisholm Trail, Suite 130

Round Rock, Texas 78681

Ph. (512) 248-0065

TBPLS Firm No. 10194125

Project No. MILL2500035



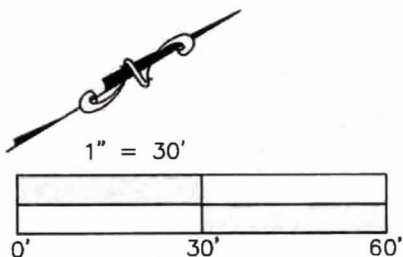
10-15-2024

Date

I:\Projects\9012 Research Blvd prj no12416\DWG\0.246-ACRE TRACT 9012 RESEARCH BLVD.dwg 10/15/2024 - 3:26pm

GENERAL NOTES:

- 1.) ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- 2.) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 3.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 4.) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 5.) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (CENTRAL ZONE, NAD83)



CURVE = RIGHT
RADIUS = 2,034.79'
ARC DIST. = 232.57'
CHD. BRNG. = N03°03'45"E
CHD. DIST. = 232.45'

LEGEND

- = TEXAS DEPT. OF TRANSPORTATION TYPE II MONUMENT (BRASS DISK IN CONCRETE)
- = 1/2" IRON ROD FOUND WITH PLASTIC CAP (STAMPED AS NOTED)
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SURVEYED: OCTOBER 9, 2024



1 Chisholm Trail, Suite 130
Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPLS 10194115

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground in October 2024, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: October 15, 2024

JACKIE LEE CROW, RPLS NO. 5209

WORK ORDER MILL2500035 DIGITAL FILE 0.246-ACRE TRACT.DWG Revision # X DRAWN BY JLC

EXHIBIT "A"

(TXDOT TYPE II MON.)

N61°17'51"W
277.17'

(WALLACE GROUP)

AUSTIN HOME
CENTER ASSOCIATES
VOLUME 6992, PAGE 45
D.R.T.C.T.

GEORGE W. DAVIS
SURVEY NO. 15
TRAVIS COUNTY, TEXAS

LOT A
SCHNIP I
SUBDIVISION
BK. 76 PG. 349,
P.R.T.C.T.

0.246-ACRE
(10,724 SQ.FT).
REMAINDER OF THE
CALLED 0.437
ACRE TRACT

AUSTIN HOME CENTER
ASSOCIATES
CALLED 0.437-ACRE
TRACT
VOL. 7244 PG. 1296,
D.R.T.C.T.

A PORTION OF LOT 2,
MAYFIELD PUBLIC
FREIGHT TRACKS
BK. 43 PG. 16,
P.R.T.C.T.

S27°50'30"W 209.58'
[S27°53'41"W]

LOT 2A, BLOCK A
LAUREL'S SUBDIVISION
DOC. NO. 200600223
O.P.R.T.C.T.

REMAINDER OF LOT 2
MAYFIELD PUBLIC
FREIGHT TRACKS
BK. 43 PG. 16, P.R.T.C.T.

RAILROAD RIGHT-OF-WAY LINE



POINT OF BEGINNING
N = 10,108,583.01
E = 3,119,278.84
GRID

RESEARCH BOULEVARD
(U.S. HWY. 183)
(RIGHT OF WAY VARIES)

S61°17'51"E 97.44'
[S61°16'47"E]

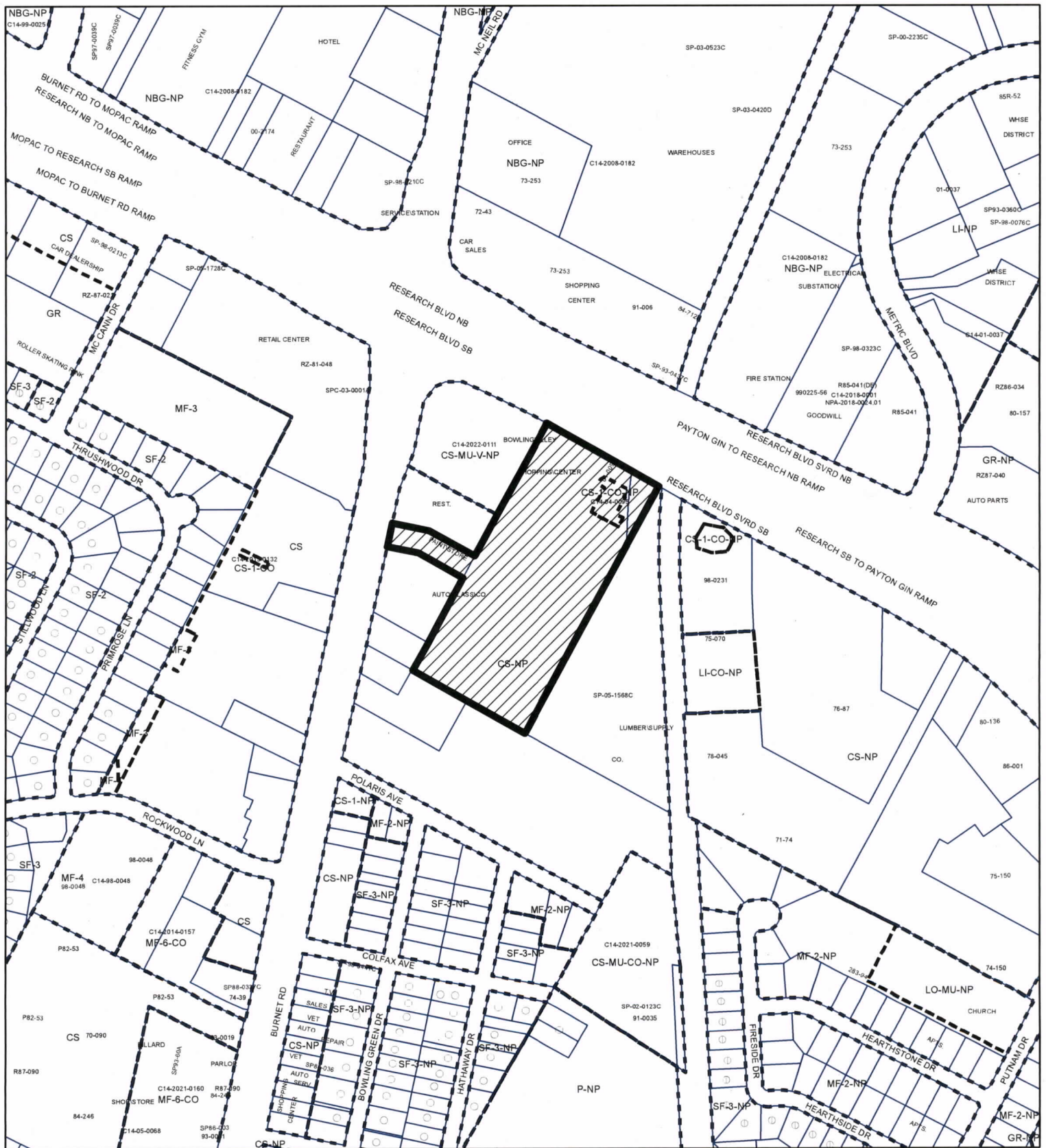
(ILLEGIBLE)

HIGHWAY RIGHT-OF-WAY LINE
S61°11'01"E 69.13'

RIGHT-OF-WAY TAKE
STATE OF TEXAS
JUDGMENT FOR
0.692 ACRES
VOL. 10989 PG. 1077,
& RE-RECORDED VOL.
11011 PG. 274,
R.P.R.T.C.T

(TXDOT TYPE II MON.)

PAGE 3 of 3



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0075



SUBJECT TRACT



PENDING CASE

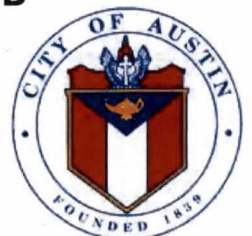


ZONING BOUNDARY

1" = 400'

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.



Created: 5/6/2024