

ORDINANCE NO. 20250213-044

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 6406 NORTH INTERSTATE HIGHWAY 35 SERVICE ROAD SOUTHBOUND, SUITE 1700, IN THE ST. JOHN/CORONADO HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-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 general commercial services-neighborhood plan (CS-NP) combining district to commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0004, on file at the Planning Department, as follows:

A 0.016 acre tract of land situated in the James P. Wallace Survey No. 57, Abstract No. 789, in Travis County, Texas, being a portion of a called 15.5713 acre tract of land conveyed by deed recorded in Document No. 2018123403 of the Official Public Records of Travis County, Texas, said 0.016 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 6406 North Interstate Highway 35 Service Road Southbound, Suite 1700, 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:

Adult-Oriented Businesses is a prohibited use of the Property.

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 and other applicable requirements of the City Code.

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20120426-101 that established zoning for the St. John Neighborhood Plan.

PART 5. This ordinance takes effect on February 24, 2025.

PASSED AND APPROVED

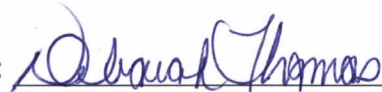
February 13, 2025

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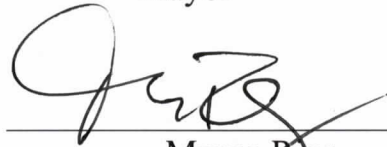
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

0.016 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.016 ACRES (APPROXIMATELY 715 SQ. FT.) IN THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 15.5713 ACRE TRACT CONVEYED TO LED-LINC, LLC IN A SPECIAL WARRANTY DEED EXECUTED JULY 27, 2018 AND RECORDED IN DOCUMENT NO. 2018123403 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.016 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point, from which a 1/2" iron pipe found for an angle point in the southeast right-of-way line of Middle Fiskville Road (right-of-way width varies), being the westernmost corner of the said 15.5713 acre tract, being in the northeast line of Lot 1, Block 1, Brooks Subdivision, a subdivision of record in Volume 4, page 237 of the Plat Records of Travis County, Texas, bears South 30°39'08" West, a distance of 885.96 feet;

THENCE crossing the said 15.5713 acre tract, the following two (2) courses and distances:

1. North 26°19'02" East, a distance of 55.52 feet to a calculated point;
2. South 84°16'16" East, a distance of 3.47 feet to a building corner of an existing one story stucco building, same being an angle point in the northwest line of a 6,145 square foot tract described in City of Austin Ordinance No. 20080828-097, from which a TXDOT type II disk found for an angle point in the west right-of-way line of IH 35 (right-of-way width varies), being an angle point in the east line of the said 15.5713 acre tract, bears North 28°09'30" East, a distance of 719.21 feet;

THENCE South 05°53'13" West crossing the said 15.5713 acre tract and with the west face of the existing one story stucco building, same being the west line of the said 6,145 square foot tract, a distance of 52.97 feet to a calculated point, from which a 1/2" rebar found in the northwest right-of-way line of IH 35, being the southernmost corner of the said 15.5713 acre tract, being also the easternmost corner of Lot 1, Brooks Subdivision

Section 1-A, a subdivision of record in Volume 78, page 279 of the Plat Records of Travis County, Texas, bears South 07°28'22" East, a distance of 1085.74 feet;

THENCE crossing the said 15.5713 acre tract, the following four (4) courses and distances:

1. North 84°06'47" West, a distance of 5.75 feet to a calculated point;
2. North 62°51'26" West, a distance of 5.00 feet to a calculated point;
3. South 26°21'31" West, a distance of 5.33 feet to a calculated point;
4. North 62°51'26" West, a distance of 11.35 feet to the **POINT OF BEGINNING**, containing 0.016 acres of land, more or less.

Surveyed on the ground on January 8, 2024

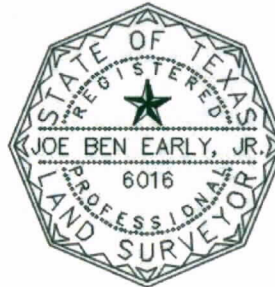
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-037-BASE



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

1/15/24
Date

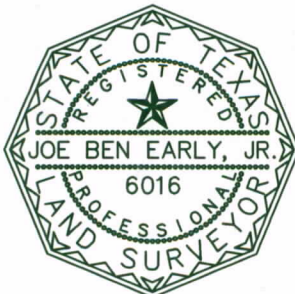


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.016 ACRES (APPROXIMATELY 715 SQ. FT.) IN THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 15.5713 ACRE TRACT CONVEYED TO LED-LINC, LLC IN A SPECIAL WARRANTY DEED EXECUTED JULY 27, 2018 AND RECORDED IN DOCUMENT NO. 2018123403 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°19'02"E	55.52'
L2	S84°16'16"E	3.47'
L3	S05°53'13"W	52.97'
L4	N84°06'47"W	5.75'
L5	N62°51'26"W	5.00'
L6	S26°21'31"W	5.33'
L7	N62°51'26"W	11.35'

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
- ⊙ TXDOT TYPE II DISK FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



[Signature]

1/15/2024

**EARLY LAND
SURVEYING, LLC**

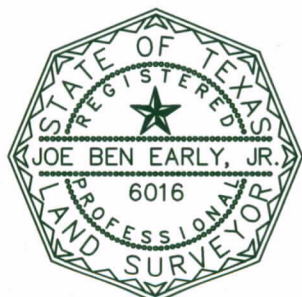
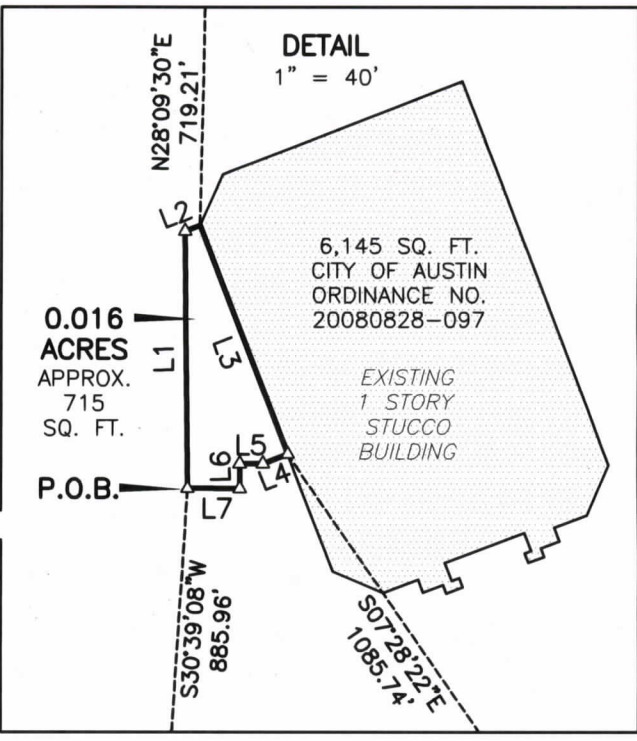
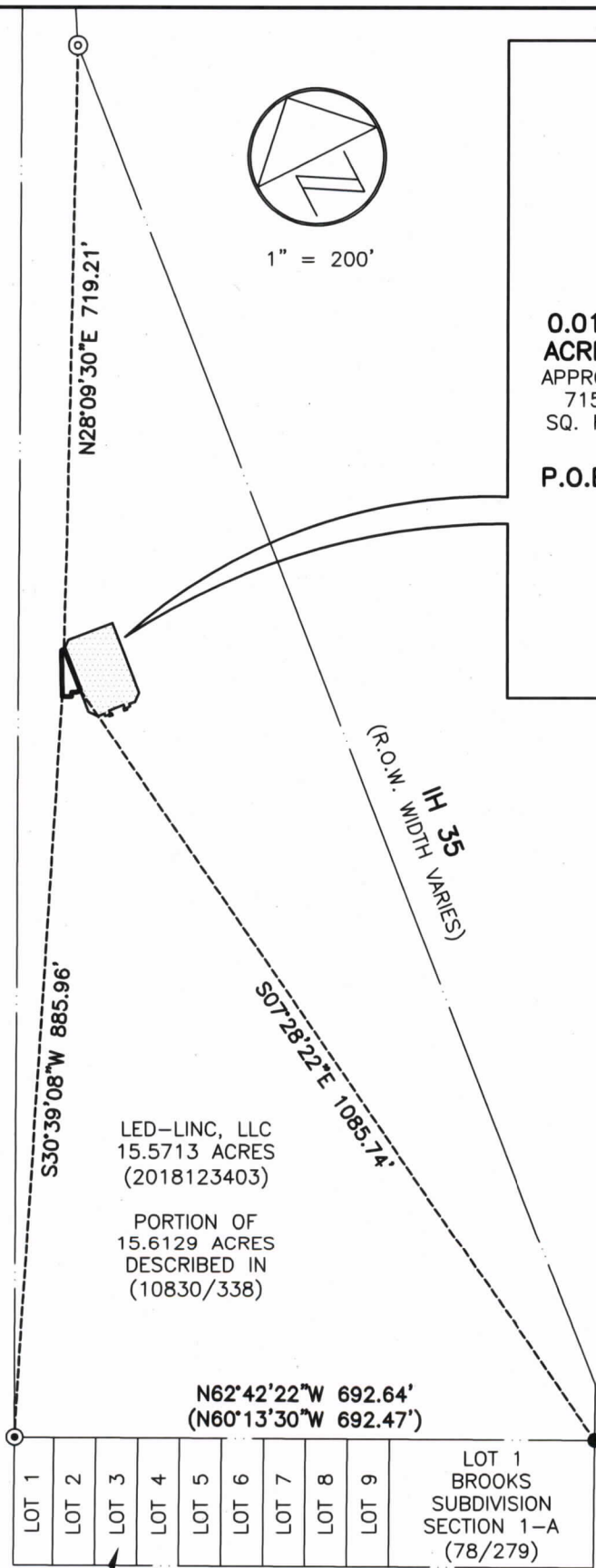
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

DATE OF SURVEY: 1/8/24
PLOT DATE: 1/15/24
DRAWING NO.: 1001-037-BASE
DRAWN BY: JBE
SHEET 1 OF 2

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1001-037-BASE

MIDDLE FISKVILLE ROAD
(R.O.W. WIDTH VARIES)



[Signature] 1/15/2024

**EARLY LAND
SURVEYING, LLC**
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

DRAWING NO.: 1001-037-BASE
SHEET 2 OF 2

Created: 1/26/2024