

ORDINANCE NO. 20250522-074

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 910, 912, 914, 916, 1012, 1012 1/2, 1100, 1100 1/2, AND 1102 1/2 WEST ANDERSON LANE, 7905 1/2, 8003, AND 8005 ANDERSON SQUARE, AND 7940, 7950, 8000, 8000 1/2, AND 8002 RESEARCH BOULEVARD SERVICE ROAD SOUTHBOUND IN THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT AND COMMERCIAL-LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) COMBINING DISTRICT TO COMMERCIAL HIGHWAY SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (CH-PDA-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-mixed use-neighborhood plan (CS-MU-NP) combining district and commercial-liquor sales-neighborhood plan (CS-1-NP) combining district to commercial highway services-planned development area-neighborhood plan (CH-PDA-NP) combining district on the property described in Zoning Case No. C14-2023-0080, On file at the Planning Department, as follows:

16.00 acres of land, comprised of the following 6 tracts of land:

TRACT 1: 0.39 acres of land out of LOT 1, RESUBDIVISION OF LOT 1-B, ANDERSON SQUARE, SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 85, Page 179B, of the Plat Records of Travis County, Texas, being that certain 0.428 acre tract of land conveyed by deed recorded in Document No. 2019096916 of the Official Public Records of Travis County, Texas, SAVE AND EXCEPT that certain 0.041 acre tract of land conveyed by deed recorded in Document No. 2017101555 of the Official Public Records of Travis County, Texas; and

TRACT 2: 7.12 acres of land out of LOT 1, RESUBDIVISION OF LOT 1-B, ANDERSON SQUARE, SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 85, Page 179B, of the Plat Records of Travis County, Texas, being that certain 7.116 acre tract of land conveyed by deed recorded in Document No. 2011076122 of the Official Public Records of Travis County, Texas; and

TRACT 3: 0.61 acres of land, being all of LOT 2, RESUBDIVISION OF LOT 1-B, ANDERSON SQUARE, SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 85, Page 179B, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that certain 0.004 acre tract of land conveyed by judgment recorded in Volume 12814, Page 190, of the Real Property Records of Travis County, Texas; being that certain tract of land conveyed by deed recorded in Document No. 2011076122 of the Official Public Records of Travis County, Texas; and

TRACT 4: 1.62 acres of land, being all of LOT 3B, RESUBDIVISION OF LOT 3-A, ANDERSON SQUARE, SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 83, Page 106C, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that certain 0.965 acre tract of land conveyed by judgment recorded in Volume 11443, Page 466 and Volume 11857, Page 3, both of the Real Property Records of Travis County, Texas, being that certain tract of land conveyed by deed recorded in Document No. 2011076122 of the Official Public Records of Travis County, Texas; and

TRACT 5: 1.23 acres of land out of LOT 1, RESUBDIVISION OF LOT 1-B, ANDERSON SQUARE, SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 85, Page 179B, of the Plat Records of Travis County, Texas, being that certain 1.230 acre tract of land conveyed by deed recorded in Document No. 2013036344 of the Official Public Records of Travis County, Texas; and

TRACT 6: 5.03 acres of land, being all of LOT 2B, RESUBDIVISION OF LOT 3-A, ANDERSON SQUARE, SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 83, Page 106C, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that certain 0.685 acre tract of land conveyed by judgment recorded in Volume 11311, Page 560, of the Real Property Records of Travis County, Texas, being that certain tract of land conveyed by deed recorded in Document No. 2019152202 of the Official Public Records of Travis County, Texas,

said 16.00 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 910, 912, 914, 916, 1012, 1012 1/2, 1100, 1100 1/2, and 1102 1/2 West Anderson Lane, 7905 1/2, 8003, and 8005 Anderson Square, and 7940, 7950, 8000, 8000 1/2, and 8002 Research Boulevard Service Road Southbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial highway services (CH) base district and other applicable requirements of the City Code.

PART 3. Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

PART 4. Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

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

Agricultural Sale and Services	Building Maintenance Services
Campground	Convenience Storage
Drop-off Recycling Collection Facility	Electronic Prototype Assembly
Electronic Testing	Equipment Repair Services
Equipment Sales	Exterminating Services
Funeral Services	Service Station
Vehicle Storage	

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

Alternative Financial Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Commercial Blood Plasma Center	Commercial Off-Street Parking
Communications Services	Construction Sales and Services
Custom Manufacturing	Electric Vehicle Charging
Horticulture	Kennels
Light Manufacturing	Limited Warehousing and Distribution
Monument Retail Sales	Off-Site Accessory Parking
Pawn Shop Services	Pedicab Storage and Dispatch
Special Use Historic	

(C) The maximum height of a building or structure shall not exceed 250 feet.

(D) The maximum impervious cover is 95 percent.

(E) The maximum building coverage is 95 percent.


- (F) The maximum floor-to-area ratio is 8 to 1.
- (G) The minimum lot size is 5,750 square feet.
- (H) The minimum site area requirement is zero.
- (I) The minimum setbacks are:
 - (1) 0 feet for front yard
 - (2) 0 feet for street side yard
 - (3) 0 feet for interior side yard
 - (4) 0 feet for rear yard

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 June 2, 2025.

PASSED AND APPROVED

_____, May 22, 2025

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Kirk Watson
Mayor

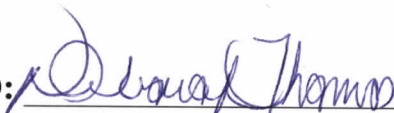

APPROVED:  **ATTEST:** 
Deborah Thomas
City Attorney
Erika Brady
City Clerk

EXHIBIT "A"

EXHIBIT "A"

BEING 16.00 ACRE OF LAND, COMPRISED OF THE FOLLOWING 6 TRACTS OF LAND,
TRACT 1: BEING 0.39 OF AN ACRE OF LAND, OUT OF LOT 1, RESUBDIVISION OF LOT 1-B, ANDERSON SQUARE, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 85, PAGE 179B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN ANDERSON SQUARE INVESTMENTS, LLC. 0.428 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2019096916, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.041 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2017101555, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: BEING 7.12 OF AN ACRE OF LAND, OUT OF LOT 1, RESUBDIVISION OF LOT 1-B, ANDERSON SQUARE, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 85, PAGE 179B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN ANDERSON SQUARE INVESTMENTS, LLC. 7.116 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2011076122, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 3: BEING 0.61 OF AN ACRE OF LAND, BEING ALL OF LOT 2, RESUBDIVISION OF LOT 1-B, ANDERSON SQUARE, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 85, PAGE 179B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.004 ACRE TRACT RECORDED IN VOLUME 12814, PAGE 190, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN ANDERSON SQUARE INVESTMENTS, LLC. TRACT RECORDED IN DOCUMENT NUMBER 2011076122, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 4: BEING 1.62 ACRES OF LAND, BEING ALL OF LOT 3B, RESUBDIVISION OF LOT 3-A, ANDERSON SQUARE, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 83, PAGE 106C, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.965 ACRE TRACT RECORDED IN VOLUME 11443, PAGE 466 AND VOLUME 11857, PAGE 3, BOTH OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN ANDERSON SQUARE INVESTMENTS, LLC. TRACT RECORDED IN DOCUMENT NUMBER 2011076122, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 5: BEING 1.23 OF AN ACRE OF LAND, OUT OF LOT 1, RESUBDIVISION OF LOT 1-B, ANDERSON SQUARE, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 85, PAGE 179B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN ANDERSON SQUARE INVESTMENTS, LLC. 1.230 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2013036344, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 6: BEING 5.03 ACRES OF LAND, BEING ALL OF LOT 2B, RESUBDIVISION OF LOT 3-A, ANDERSON SQUARE, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 83, PAGE 106C, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.685 ACRE TRACT RECORDED IN VOLUME 11311, PAGE 560, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN ANDERSON SQUARE INVESTMENTS, LLC. TRACT RECORDED IN DOCUMENT NUMBER 2019152202, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

SAID 16.00 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING in the easterly right-of-way line of Anderson Square, at the southwest corner of said Tract 6 and the northwest corner of said Tract 2, for an angle corner in the westerly line hereof;

THENCE along said Anderson Lane and the westerly line of said Tracts 4 and 6, North 27 degrees 43 minutes 12 seconds East, 359.00 feet to an iron rod found and North 27 degrees 42 minutes 46 seconds East, 217.28 feet to an iron rod found at the southwest corner of Lot 4, Resubdivision of Lot 3, Anderson Square, Section Two, a subdivision recorded in Volume 53, Page 30, Plat Records, said county, same being the northwest corner of said Tract 4, for the northwest corner hereof;

THENCE South 62 degrees 07 minutes 12 seconds East, along the southerly line of said Lot 4 and the northerly line of said Tract 4, 231.57 feet to the westerly right-of-way line of Research Boulevard, being in a curve to the left having a radius of 2,876.29 feet, same being the northwest corner of said 0.965 acre tract, for the northeast corner hereof;

THENCE along said Research Boulevard, along the easterly line of said Tracts 2, 3, 4, 5 and 6, the following 9 calls,

1. Along said curve to the left whose chord bears, South 13 degrees 22 minutes 27 seconds East, 293.32 feet to an "X" scribe mark found on concrete,
2. Continuing along said curve whose chord bears, South 18 degrees 58 minutes 45 seconds East, 267.50 feet to the end of said curve,
3. South 21 degrees 38 minutes 43 seconds East, 263.72 feet,
4. South 21 degrees 40 minutes 38 seconds East, 45.46 feet,
5. South 08 degrees 47 minutes 22 seconds East, 44.00 feet,
6. South 11 degrees 58 minutes 44 seconds East, 19.89 feet to an iron rod found,
7. South 11 degrees 29 minutes 36 seconds East, 20.09 feet to a punch hole found,
8. South 11 degrees 41 minutes 34 seconds East, 278.00 feet to a brass disc found,
9. South 40 degrees 59 minutes 17 seconds West, 83.12 feet to a brass disc found at the intersection of said Research Boulevard and the northerly right-of-way line of Anderson Lane West, same being the southeast corner of said Tract 5, for the southeast corner hereof;

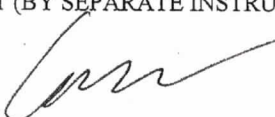
THENCE along said Anderson Lane West and the southerly line of said Tracts 1, 2 and 5, the following 7 calls,

1. North 71 degrees 05 minutes 12 seconds West, 124.58 feet,
2. North 62 degrees 09 minutes 58 seconds West, 101.86 feet,
3. North 62 degrees 09 minutes 58 seconds West, 321.95 feet to an iron rod found,
4. North 27 degrees 55 minutes 19 seconds East, 12.00 feet,
5. North 62 degrees 09 minutes 59 seconds West, 149.86 feet,
6. South 28 degrees 30 minutes 03 seconds West, 12.00 feet,
7. North 62 degrees 09 minutes 58 seconds West, 389.80 feet to an "X" scribe mark found at the beginning of a curve to the right having a radius of 48.29 feet, at the intersection of said Anderson Lane West and the easterly right-of-way line of Anderson Square, same being the southwest corner of said Lot 1 and said 7.116 acre tract, for the southwest corner hereof;

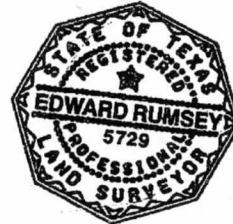
THENCE along said Anderson Square and the westerly line of said Tract 1, the following 3 calls,

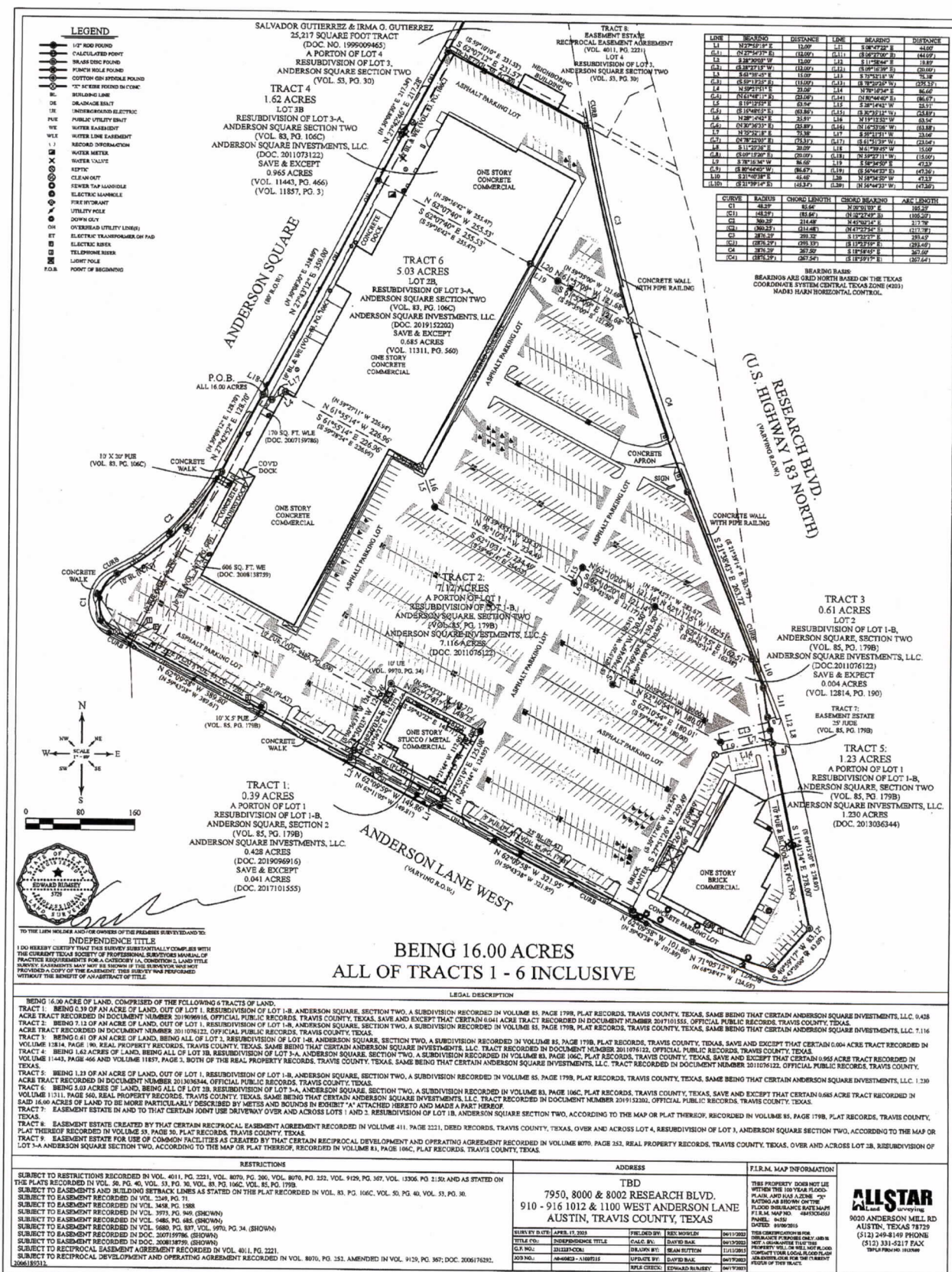
1. Along said curve to the right whose chord bears, North 00 degrees 01 minutes 03 seconds East, 85.64 feet to an iron rod found at the end of said curve, being the beginning of a reverse curve to the right having a radius of 360.25 feet,
2. Along said curve whose chord bears, North 45 degrees 02 minutes 14 seconds East, 214.48 feet to an iron rod found at the end of said curve,
3. North 27 degrees 42 minutes 52 seconds East, 128.70 feet to the POINT OF BEGINNING.

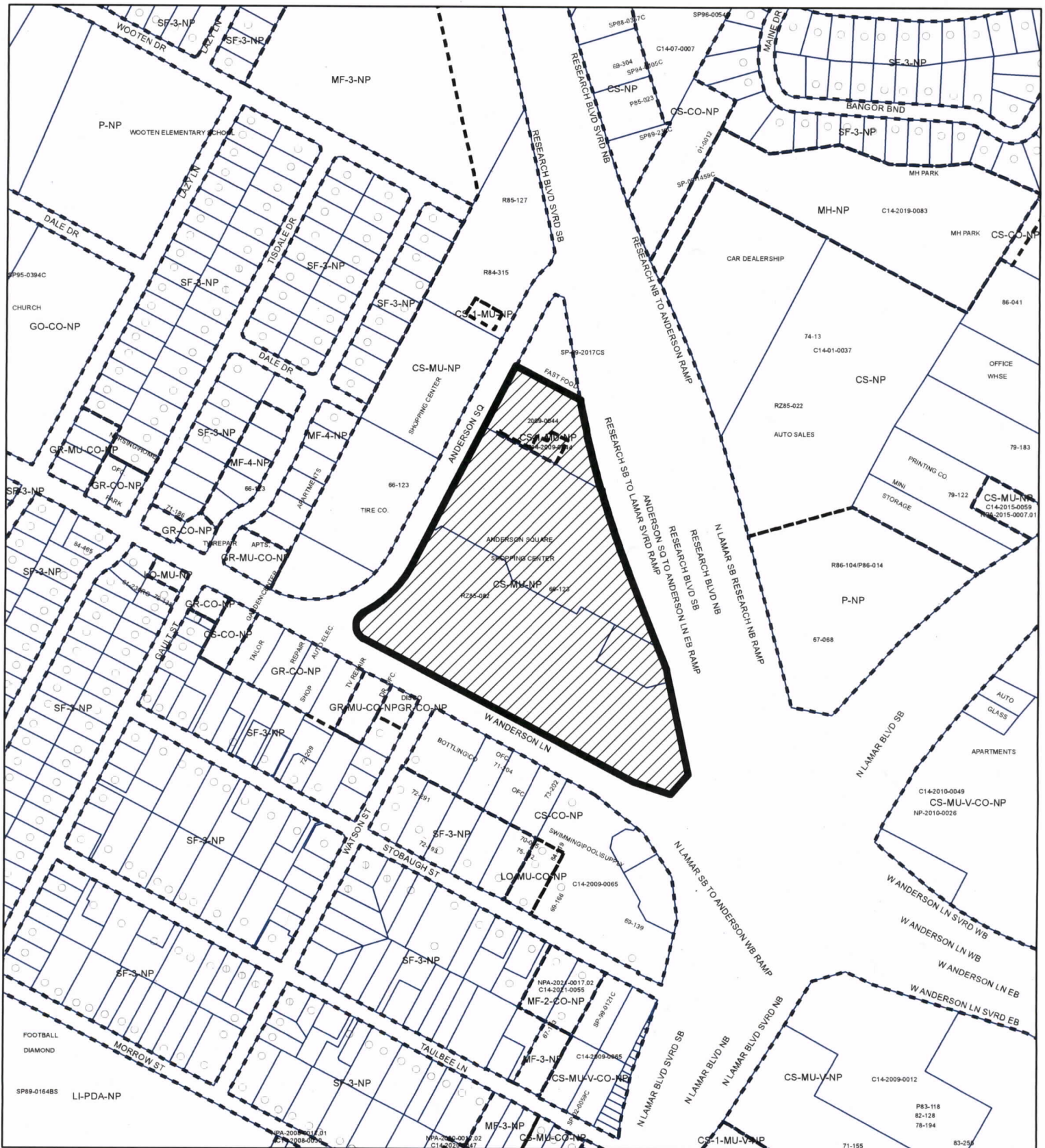
THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.





EDWARD RUMSEY
TX R.P.L.S. No. 5729
Job No. A0400823

04/18/2023
Date







-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING
ZONING CASE#: C14-2023-0080

EXHIBIT "B"

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



Created: 6/20/2023