

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1019 DALTON LANE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-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 interim-rural residence (I-RR) base district to limited industrial service-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2026-0019, on file at the Planning Department, as follows:

LOT A, DALTON BUSINESS PARK, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 84, Page 158C, of the Plat Records of Travis County, Texas; and

A 6.999 acre tract of land out of the Santiago Del Valle Grant in the City of Austin, Travis County, Texas, being the same called 6.999 acres tract conveyed by deed recorded in Document No. 2002203769 of the Official Public Records of Travis County, Texas said 6.999 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 1019 Dalton 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:

Basic Industry

Drop-Off Recycling Collection
Facility

Recycling Center
Scrap and Salvage

Resource Extraction

EXHIBIT "A"

County: Travis County
District: City of Austin
Highway: 1019 Dalton Lane
Date: 10/08/2026

PROPERTY DESCRIPTION:

FIELD NOTES FOR **304,876.350 SQUARE FEET OR 6.999 ACRES** OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS BEING THE SAME TRACT DESCRIBED AS 6.999 ACRES IN DOC. NO. 2002203769, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND ON THE SOUTHEAST R.O.W. OF DALTON LANE BEING THE NORTH CORNER OF A 2.93 ACRE TRACT CONVEYED TO TODD W. VREDENBURG (NO DEED FOUND) FOR THE MOST WESTERLY CORNER OF THIS TRACT AND THE POINT OF BEGINNING.

THENCE NORTH 42° 37' 29" EAST WITH THE SOUTHEAST R.O.W. OF DALTON LANE, 280.37 FEET TO A 1/2" IRON PIN FOUND FOR THE NORTHERLY CORNER OF THIS TRACT.

THENCE SOUTH 47° 24' 43" EAST AT 5.11 FEET PASS THE WEST CORNER OF DALTON BUSINESS PARK, A SUBDIVISION RECORDED IN VOL 158C- 158D OF THE TRAVIS COUNTY, TEXAS PLAT RECORDS, CONTINUING ON WITH DALTON BUSINESS PARK IN ALL A DISTANCE OF 1086.67 FEET TO A 1/2" IRON PIN FOUND BEING THE SOUTH CORNER OF SAID DALTON BUSINESS PARK, ON THE NORTHWEST LINE OF A 10.645 ACRE TRACT CONVEYED TO FRED P. DENSON, JR. IN VOL. 11224, PG. 779 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS FOR THE EAST CORNER OF THIS TRACT.

THENCE SOUTH 42° 26' 34" WEST WITH SAID 10.645 ACRE TRACT, 280.52 FEET TO A 1/2" IRON PIN FOUND BEING THE EAST CORNER OF SAID 2.93 ACRE TRACT FOR THE SOUTH CORNER OF THIS TRACT.

THENCE NORTH 47° 24' 15" WEST WITH SAID 2.93 ACRE TRACT, 1087.56 FEET TO THE POINT OF BEGINNING AND CONTAINING **304,876.350 SQUARE FEET OR 6.999 ACRES** MORE OR LESS.

Corresponding plat prepared. (Job # 8680)

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify this legal description and plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein.



Elizondo & Associates
Land Surveying & Mapping, LLC.
11153 Westwood Loop
San Antonio, Texas 78253
(210) 375-4128
Texas Firm No. 10193864

A handwritten signature in blue ink that reads "Enrique C. Elizondo".

Enrique C. Elizondo
Registered Professional Land Surveyor
No. 6386, State of Texas

