

ORDINANCE NO. 20260924-092

AN ORDINANCE AMENDING ORDINANCE NO. 020801-31 AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11010 1/2 SOUTH MOPAC EXPRESSWAY SOUTHBOUND FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT TO CHANGE CONDITIONS OF ZONING ON TRACT 1 AND FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO CHANGE CONDITIONS OF ZONING ON TRACT 2.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 020801-31 approved on August 1, 2002 (the “Original Ordinance”) established initial permanent zoning for property more particularly described therein, including a 246.389 acres tract (“Tract 110”).

PART 2. 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-conditional overlay (CS-MU-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district to change conditions of zoning on Tract 1 and from general office-mixed use-conditional overlay (GO-MU-CO) combining district to general office-mixed use-conditional overlay (GO-MU-CO) combining district to change conditions of zoning on Tract 2 on the property described in Zoning Case No. C14-2025-0064, on file at the Planning Department, as follows:

Tract 1:

67.138 acres of land in the Samuel Hamilton Survey No. 16, Abstract 340, in Travis County, Texas, being a portion of that certain 2807.1345 acres conveyed by deed recorded in Volume 11620, Page 1126, of the Real Property Records of Travis County, Texas, said 67.138 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

Tract 2:

0.294 acres of land in the Samuel Hamilton Survey No. 16, Abstract 340, in Travis County, Texas, being a portion of that certain 2807.1345 acres conveyed by deed recorded in Volume 11620, Page 1126, of the Real Property Records of Travis County, Texas, said 0.294 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance,

(respectively, “Tract 1” and “Tract 2”, collectively, the “Property”),

locally known as 11010 1/2 South Mopac Expressway Southbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 3. This ordinance and the attached exhibits amend the Original Ordinance and rezoning and changing the zoning map for the Property being a portion of Tract 110.

PART 4. The Original Ordinance is amended as follows:

- (A) Part 2. Subsection 1. shall not apply to the Property.
- (B) Part 2. Subsection 10. is amended to modify the prohibited uses on Tract 1:

10. The following uses of the property are prohibited uses on Tract 1:

Group residential	Automotive rentals
Automotive sales	Automotive repair services
Automotive washing (of any type)	Consumer convenience services
Commercial off-street parking	Drop-off recycling collection facility
Consumer repair services	
Exterminating services	Funeral services
Food sales	Indoor entertainment
Hotel-motel	Outdoor entertainment
Indoor sports and recreation	Pawn shop services
Outdoor sports and recreation	Pet services
	Research services
Plant nursery	
Restaurant (drive in, fast food)	Theater
Service station	Maintenance and service facilities
Custom manufacturing	Transportation terminal
Transitional housing	Building maintenance services
Agricultural sales and services	Monument retail sales
Campground	Construction sales and services
Commercial blood plasma center	Convenience storage
Art and craft studio (general)	Equipment repair services
Electronic prototype assembly	Kennels
Equipment sales	Veterinary services
Laundry service	Limited Warehousing and distribution
Vehicle storage	

- (C) The prohibited uses as described in Part 2. Subsection 11 and Subsection 12 of the Original Ordinance shall apply to Tract 2.
- (D) Part 2. Subsection 11. is amended to remove Medical offices (exceeding 5000 sf) as a prohibited use on Tract 1.
- (E) Amend Part 2 to add additional subsections as follows:
15. Development of Tract 1 may not exceed 16.38 acres of impervious coverage.
16. Development of Tract 1 is limited to 10,000 square feet of retail use.
17. Development of Tract 1 may not exceed 1,000 dwelling units.

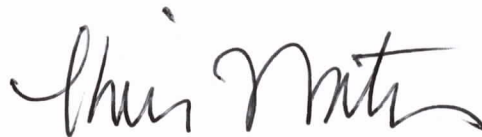
PART 5. Except as otherwise provided for in this ordinance, the terms and conditions of the Original Ordinance, remain in effect. If this ordinance and the Original Ordinance as amended, conflict, this ordinance controls.

PART 6. This ordinance takes effect on October 5, 2026.

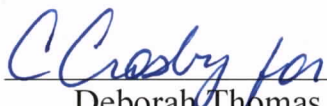
PASSED AND APPROVED

_____, September 24, 2026

§
§
§



Kirk Watson
Mayor

APPROVED: 
Deborah Thomas
City Attorney

ATTEST: 
Erika Brady
City Clerk

EXHIBIT "A"

AUGUST 29, 2024 JOB NO. 1020-13 FIELD NOTE NO. 1020-02
PROJECT: CIRCLE C TRACT 110 ZONING TRACT 110-NORTH

FIELD NOTES

A DESCRIPTION OF 67.138 ACRES OF LAND SITUATED IN THE SAMUEL HAMILTON SURVEY NO. 16, ABSTRACT 340 IN TRAVIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 2807.1345 ACRES, TRACT 1, DESCRIBED IN GENERAL WARRANTY DEED, RECORDED IN VOLUME 11620, PAGE 1126 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND VESTED IN CIRCLE C LAND, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2003236285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAID 67.138 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Tract 110-North

COMMENCING, for reference, at an X cut in concrete found on the southeasterly line of Dahlgreen Avenue, 90 foot Right-of-way, (R.O.W.), as shown on Circle C Ranch Phase B, Section Nine, recorded in Volume 89, Page 300 of the Plat Records of Travis County, Texas and Circle C Ranch Phase B, Section Eighteen, recorded in Volume 97, Page 131 of the said Plat Records, for the southwest corner of Lot 1, Block A, Resubdivision of Lot 1 Block Y Circle C Ranch Phase B, Section Nineteen, recorded in Document No. 201400288 of the said Official Public Records, from which, a 1/2 inch iron rod for an angle point on the southerly line of said Lot 1, Block A, Resubdivision of Lot 1 Block Y Circle C Ranch Phase B, Section Nineteen, bears, S68°48'46"E, 120.92 feet;

THENCE, departing the said southeasterly line of Dahlgreen Avenue, crossing a portion of the said remainder portion of the 2807.1345 acres, Tract 1, S28°39'00"E, 220.22 feet to a calculated point, being 160 feet southeast of the said southeasterly R.O.W. line of Dahlgreen Avenue, and 150 feet south of the said southerly line of said Lot 1, Block A, Resubdivision of Lot 1 Block Y Circle C Ranch Phase B, Section Nineteen, for the POINT OF BEGINNING of the herein described 67.138 acre tract;

THENCE, crossing a portion of the said remainder portion of the 2807.1345 acres, Tract 1, 150 feet south of the said southerly line of Lot 1, Block A, Resubdivision of Lot 1 Block Y Circle C Ranch Phase B, Section Nineteen, the following nine (9) courses:

1. S71°08'04"E, 172.77 feet to a calculated point,
2. N74°54'56"E, 167.07 feet to a calculated point,
3. S62°18'43"E, 44.05 feet to a calculated point,
4. S32°03'28"E, 157.88 feet to a calculated point,
5. S12°34'01"E, 194.94 feet to a calculated point,
6. S88°28'01"E, 189.96 feet to a calculated point,
7. S71°34'14"E, 28.02 feet to a calculated point,
8. S81°53'02"E, 24.74 feet to a calculated point, and
9. S51°42'30"E, 148.94 feet to a calculated point, 25 feet northwest of the northwesterly R.O.W. line of S. Mopac Expressway, State Highway Loop 1, R.O.W. varies, being that certain 74.595 acres, Parcel 31 Part 1, conveyed to the State of Texas, recorded in Volume 11198, Page 1136 of the said Real Property Records, from which, a 1/2 inch iron rod found on the said northwesterly R.O.W. line of S. Mopac Expressway, State Highway Loop 1, for the southeast corner of said Lot 1, Block A, Resubdivision of Lot 1 Block Y Circle C Ranch Phase B, Section Nineteen, bears, S51°42'30"E, 25.09 feet to a calculated point on the said northwesterly R.O.W. line and along said northwesterly R.O.W. line, N33°24'18"E, 150.55 feet;

THENCE, crossing a portion of the said remainder portion of the 2807.1345 acres, Tract 1, 25 feet northwest of the said northwesterly R.O.W. line of S. Mopac Expressway, State Highway Loop 1, the following ten (10) courses:

1. S33°24'18"W, 57.44 feet to a calculated point,
2. a distance of 817.13 feet along the arc of a curve to the left, having a radius of 7814.44 feet, a central angle of 05°59'28", and a chord that bears, S31°12'44"W, 816.76 feet to a calculated point,
3. S31°54'11"W, 138.67 feet to a calculated point,
4. S27°10'35"W, 449.30 feet to a calculated point,

5. S29°47'56"W, 157.72 feet to a calculated point,
6. a distance of 428.27 feet along the arc of a curve to the right, having a radius of 2166.83 feet, a central angle of 11°19'28", and a chord that bears, S36°50'53"W, 427.57 feet to a calculated point,
7. S37°27'09"W, 582.76 feet to a calculated point,
8. S32°12'04"W, 84.16 feet to a calculated point,
9. S76°19'24"W, 75.04 feet to a calculated point, and
10. S32°12'32"W, 18.73 feet to a calculated point on the northeast line of that certain 2.6656 acre Tract 1, conveyed to the City of Austin in a Street Deed, recorded in Document No. 2002227415 of the said Official Public Records, from which, a 5/8 inch iron rod with cap marked RL Surveying found for the northeast corner of the said 2.6656 acre City of Austin Tract 1 on the said northwesterly line of S. Mopac Expressway, State Highway Loop 1, bears, S58°53'37"E, 25.00 feet;

THENCE, departing the line 25 feet northwest of the said northwesterly R.O.W. line of S. Mopac Expressway, State Highway Loop 1, continuing to cross a portion of the said remainder portion of the 2807.1345 acres, Tract 1, along the said northeast line of the said 2.6656 acre City of Austin Tract 1, the following three (3) courses:

1. N58°53'37"W, 405.54 feet to a 1/2 inch iron rod found,
2. a distance of 566.66 feet along the arc of a curve to the left, having a radius of 777.00 feet, a central angle of 41°47'08", and a chord that bears, N79°47'11"W, 554.19 feet to a 1/2 inch iron rod found, and
3. S79°19'16"W, 21.46 feet to a calculated point, 160 feet southeast of the said southeasterly R.O.W. line of Dahlgreen Lane;

THENCE, departing the said north line of the 2.6656 acre City of Austin Tract 1, continuing to cross a portion of the said remainder portion of the 2807.1345 acres, Tract 1, along a line

160 feet southeast of the said southeasterly R.O.W. line of said Dahlgreen Lane, the following eight (8) courses:

1. N10°42'38"W, 99.86 feet to a calculated point,
2. a distance of 345.99 feet along the arc of a curve to the right, having a radius of 495.00 feet, a central angle of 40°02'53", and a chord that bears, N09°18'49"E, 338.99 feet to a calculated point,
3. N29°18'50"E, 168.21 feet to a calculated point,
4. a distance of 246.38 feet along the arc of a curve to the right, having a radius of 495.00 feet, a central angle of 28°31'05", and a chord that bears, N43°35'48"E, 243.84 feet to a calculated point,
5. N57°50'22"E, 389.70 feet to a calculated point,
6. a distance of 426.70 feet along the arc of a curve to the left, having a radius of 905.00 feet, a central angle of 27°00'52", and a chord that bears, N44°19'11"E, 422.76 feet to a calculated point,
7. N30°50'19"E, 1217.16 feet to a calculated point, and
8. a distance of 181.21 feet along the arc of a curve to the left, having a radius of 1165.86 feet, a central angle of 08°54'20", and a chord that bears, N26°15'34"E, 181.02 feet to the POINT OF BEGINNING and containing 67.138 acres of land more or less.

The foregoing metes and bounds legal description is based on a survey prepared by Ramsey Land Surveying, L.L.C. during November 2008.



Clifton Seward 08/29/2024

Clifton Seward RPLS No.4337
Ramsey Land Surveying
TBPELS Firm License No.10033200
9433 Bee Caves Road, Suite 3-102
Austin, Texas 78733
512.301.9398

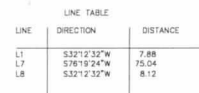


LOT 2
BLOCK "Y"
CIRCLE C RANCH
PHASE B
SECTION NINETEEN
DOC. NO. 20120019
OPRTCT

LOT 1
BLOCK A

NOTES:

1. EXHIBIT TO ACCOMPANY RAMSEY LAND SURVEYING FIELD NOTE NO. 1020-02 DATED 08/29/2024.
2. THIS EXHIBIT IS BASED ON A SURVEY PREPARED BY RAMSEY LAND SURVEYING, L.L.C. DURING NOVEMBER 2008.



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C3	13.63	31°14'03"	25.00	N26°22'08"W	13.46
C5	457.29	40°00'00"	855.00	N22°17'46"E	448.06
C8	328.41	28°33'10"	655.00	N43°34'44"E	323.05
C7	354.01	27°00'00"	745.00	N44°20'27"E	347.83
C7	301.61	17°10'50"	1005.86	N22°23'05"E	300.48
C6	15.00	06°55'55"	970.00	N10°10'37"E	17.28
C13	14.50	03°59'54"	775.00	N10°10'44"E	16.81
C12	432.40	11°16'12"	2191.83	S36°49'49"W	431.70
C15	25.60	48°56'02"	25.00	N71°21'24"W	24.50

ZONING EXHIBIT
TRACT 110-NORTH - 67.138 ACRES
OUT OF CIRCLE C TRACT 110
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

R

TBPELS FIRM LICENSE NO. 10033200
 9433 BEE CAVES RD, STE 3-102
 AUSTIN, TEXAS 78733
 PHONE (512) 301-9398
 cseward@rlsurveying.com

[illegible]

EXHIBIT "B"

AUGUST 27, 2026 JOB NO. 1020-13 FIELD NOTE NO. 1020-04
PROJECT: CIRCLE C TRACT 110 ZONING TRACT 110-NORTH

FIELD NOTES

A DESCRIPTION OF 0.294 ACRE (12,800 SQUARE FEET) OF LAND SITUATED IN THE SAMUEL HAMILTON SURVEY NO. 16, ABSTRACT 340 IN TRAVIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 2807.1345 ACRES, TRACT 1, DESCRIBED IN GENERAL WARRANTY DEED, RECORDED IN VOLUME 11620, PAGE 1126 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND VESTED IN CIRCLE C LAND, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2003236285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAID 0.294 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Tract 110-North

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THENCE, departing the said southeasterly R.O.W. line of Dahlgreen Avenue, crossing a portion of the said remainder portion of the 2807.1345 acres, Tract 1, S28°39'00"E, 220.22 feet to a calculated point, being 160 feet southeast of the said southeasterly R.O.W. line of Dahlgreen Avenue, and 150 feet south of the said southerly line of Lot 1, Block A, Resubdivision of Lot 1 Block Y Circle C Ranch Phase B, Section Nineteen;

THENCE, crossing a portion of the said remainder portion of the 2807.1345 acres, Tract 1, 160 feet southeast of the said southeasterly R.O.W. line of Dahlgreen Avenue, the following two (2) courses:

1. a distance of 181.21 feet along the arc of a curve to the right, having a radius of 1165.86 feet, a central angle of $08^{\circ}54'20''$, and a chord that bears, $S26^{\circ}15'34''W$, 181.02 feet to a calculated point, and
2. $S30^{\circ}50'19''W$, 54.45 feet to a calculated point for the POINT OF BEGINNING of the herein described 0.294 acre tract;

THENCE, crossing a portion of the said remainder portion of the 2807.1345 acres, Tract 1, along the line 160 feet southeast of the said southeasterly R.O.W. line of Dahlgreen Avenue, Tract 1, $S30^{\circ}50'19''W$, 80.00 feet to a calculated point;

THENCE, departing the said line 160 feet southeast of the southeasterly R.O.W. line of Dahlgreen Avenue, crossing a portion of the said remainder portion of the 2807.1345 acres, Tract 1, $N59^{\circ}09'41''W$, 160.00 feet to a calculated point on the said southeasterly R.O.W. line of Dahlgreen Avenue;

THENCE, along the said southeasterly R.O.W. line of Dahlgreen Avenue, $N30^{\circ}50'19''E$, 80.00 feet to a calculated point, from which, a 1/2 inch iron rod found for a point of curvature on the said southeasterly R.O.W. line of Dahlgreen Avenue, bears, $N30^{\circ}50'19''E$, 49.48 feet;

THENCE, departing the said southeasterly R.O.W. line of Dahlgreen Avenue, crossing a portion of the said remainder portion of the 2807.1345 acres, Tract 1, $S59^{\circ}09'41''E$, 160.00 feet to the POINT OF BEGINNING and containing 0.294 of an acre (12,800 square feet) of and more or less.

The foregoing metes and bounds legal description is based on a survey prepared by Ramsey Land Surveying, L.L.C. during November 2008 and Ramsey Land Surveying during July 2026.



Clifton Seward 08/27/2026

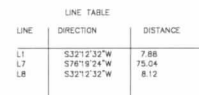
Clifton Seward RPLS No.4337
Ramsey Land Surveying
TBPELS Firm License No.10033200
9433 FM 2244 Road, Suite 1-102
Austin, Texas 78733
512.301.9398



● = 1/2" IRON ROD FOUND
■ = TIDOT BRASS DISK FOUND
■ = 5/8" IRON ROD WITH CAP MARKED "RL SURVEYING" FOUND
▲ = MAG NAIL FOUND
△ = CALIBRATED POINT

PRCT = PLAT RECORDS TRAVIS COUNTY, TEXAS
PRPTCT = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
OPRCT = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

1. EXHIBIT TO ACCOMPANY RAMSEY LAND SURVEYING FIELD NOTE NO. 1020-02R1 DATED 07/02/2026.
2. THIS EXHIBIT IS BASED ON A SURVEY PREPARED BY RAMSEY LAND SURVEYING, DURING NOVEMBER 2008 AND JULY 2026.

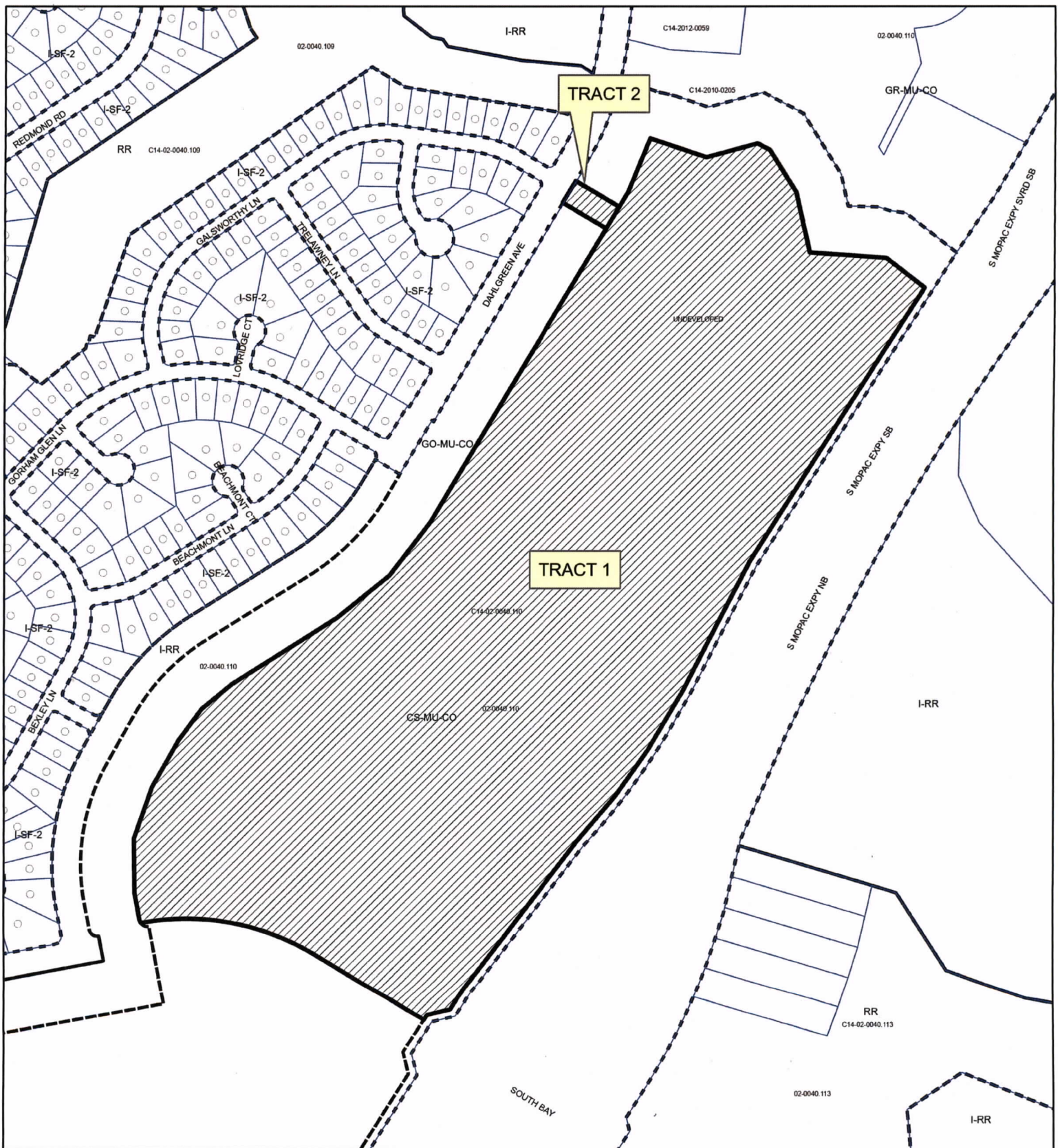


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C8	117.35	06°55'55"	970.00	N10°10'37"E	117.28
C9	815.50	05°59'54"	7769.44	N31°12'35"E	815.13
C10	432.40	11°48'12"	2167.83	S86°48'46"W	431.70
C11	25.60	58°40'02"	25.00	N71°21'24"E	24.50

R

TBP&LS FIRM LICENSE NO. 10033200
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AUSTIN, TEXAS 78733
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cseward@rlsurveying.com

N0	REVISIONS	DRN	CHK	DATE



ZONING

ZONING CASE#: C14-2025-0064

EXHIBIT "C"

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



Created: 8/5/2026