

**ORDINANCE NO. 20120301-065**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14926 NORTH FM 620 ROAD FROM DEVELOPMENT RESERVE (DR) TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 development reserve (DR) to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2011-0148, on file at the Planning and Development Review Department, as follows:

A 1.454 acre tract of land, more or less, out of the Thomas P. Davy Survey, Abstract No. 169 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 14926 North FM 620 in the City of Austin, Williamson County, Texas, and 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:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are prohibited uses of the Property:

Adult oriented business  
Bail bond services  
Club or lodge  
Transitional housing

Pawn shop services  
Monument retail sales  
Campground  
Vehicle storage

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on March 12, 2012.

**PASSED AND APPROVED**

March 1, 2012 §  
§  
Lee Leffingwell  
Mayor  
APPROVED: Karen M. Kennard  
City Attorney  
ATTEST: Shirley A. Gentry  
City Clerk

DESCRIPTION

DESCRIPTION OF A 1.454 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS P. DAVY SURVEY, ABSTRACT NO. 169, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THOSE TWO TRACTS OF LAND CONVEYED TO 620 JMJ, LTD. ("620 JMJ, LTD. Tract"), IN A GENERAL WARRANTY DEED RECORDED IN VOLUME 2538, PAGE 512, OF OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.454 ACRE TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the north line of the limited purpose boundary limit line, as established by the City of Austin, Texas, Ordinance No. 841115-QQ, dated November 15, 1984, said line being 500 feet north of and parallel to the centerline of Farm-To-Market Road No. 620 as established by Texas Department of Highways and Public Transportation and right-of-way map dated June, 1946, at its intersection with the west line of said 620 JMJ, LTD. Tract;

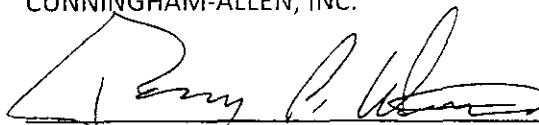
THENCE departing said west line, in an easterly direction, over and across said 620 JMJ, LTD. Tract, with the north line of said the limited purpose boundary limit line, as established by the City of Austin, Texas, Ordinance No. 841115-QQ, dated November 15, 1984, said line being 500 feet north of and parallel to the centerline of Farm-To-Market Road No. 620 as established by Texas Department of Highways and Public Transportation and right-of-way map dated June, 1946, to a point at its intersection with the east line of 620 JMJ, LTD. Tract;

THENCE departing the north line of said limited purpose boundary limit line, in a southerly direction, with the east line of said 620 JMJ, LTD. Tract, to a point at its intersection with the north right-of-way line of State Highway No. 45 (Farm-To-Market Road No. 620) for the northeast corner of Exhibit "A", Property Description for Parcel 413 ("Parcel 413"), as described in JUDGMENT IN ABSENCE OF OBJECTIONS, filed for record June 27, 2003, and recorded in Document No. 2003060286, of the Official Public Records of Williamson County, Texas;

THENCE departing the east line of said 620 JMJ, LTD. Tract, in a westerly direction, with the north line of said Parcel 413, to a point at its intersection with the west line of said 620 JMJ, LTD. Tract, for the northwest corner of said Parcel 413 and southeast corner of Tract 4 (2.151 Acres) conveyed to Round Rock Independent School District in a deed recorded in Document No. 2011007022, of the Official Public Records of Williamson County, Texas;

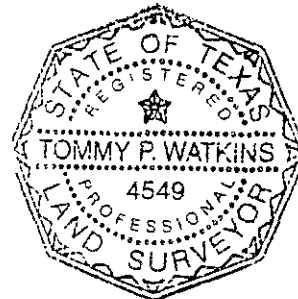
THENCE departing the north line of said Parcel 413, in a northerly direction, with the west line of said 620 JMJ, LTD. Tract and the east line of said Tract 4 to the POINT OF BEGINNING.

CUNNINGHAM-ALLEN, INC.

 10/25/2011

Tommy P. Watkins, R.P.L.S.  
Texas Registration No. 4549  
3103 Bee Caves Rd., Ste. 202  
Austin, TX 78746  
512.327.2946

DATE



REFERENCES

AUSTIN GRID No.: J40

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Reference is herein made to the map of this tract accompanying this metes and bounds description.

S:\3480301\_620 Zoning Tract\Documents\3480301\_zoning\_Barzizza.docx

# EXHIBIT " " "

PAGE 2 OF 2

ROUND ROCK ISD  
11.887 ACRES  
DOCUMENT NO. 2010085777  
OPR

LOT 1, BLOCK A  
TURKEY HOLLOW STATION  
CAB. Q, SLIDE 209, PR

THOMAS F. DAVY SURVEY  
ABSTRACT NO 109

5.918 AC.  
JOE F. ENGLAND et al  
DOC. NO. 2010085784  
OPR

NTS

POB

620 S.W. LTD.  
PAGE 512.  
OR  
VOL. 2538.

1.454 AC.

ROUND ROCK ISD  
TRACT 4 2.151 AC.  
DOC. NO. 2011007022  
OPR

ORDINANCE NO. 84115-00  
LIMITED PURPOSE ANNEXATION  
NOVEMBER 15, 2004  
500'

5.918 AC.  
JOE F. ENGLAND et al  
DOC. NO. 2010085784  
OPR

REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS MAP.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

## LEGEND

NTS NOT TO SCALE  
OR OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
PR PLAT RECORDS WILLIAMSON COUNTY, TEXAS  
POB POINT OF BEGINNING

PARCEL 413  
S.H. 45  
(F.M. 620)  
(VARIABLE WIDTH R-O-W)

CENTERLINE OF FARM TO MARKET ROAD NO. 620  
AS ESTABLISHED BY TxDOT RIGHT-OF-WAY MAP  
DATED: JUNE, 1946

3103 Bee Cave Road, Suite 202

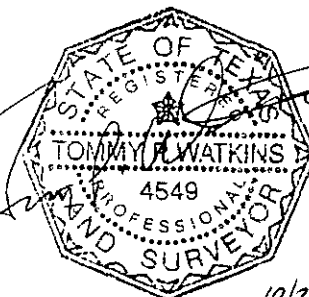
Austin, Texas 78746-6819

Cunningham | Allen

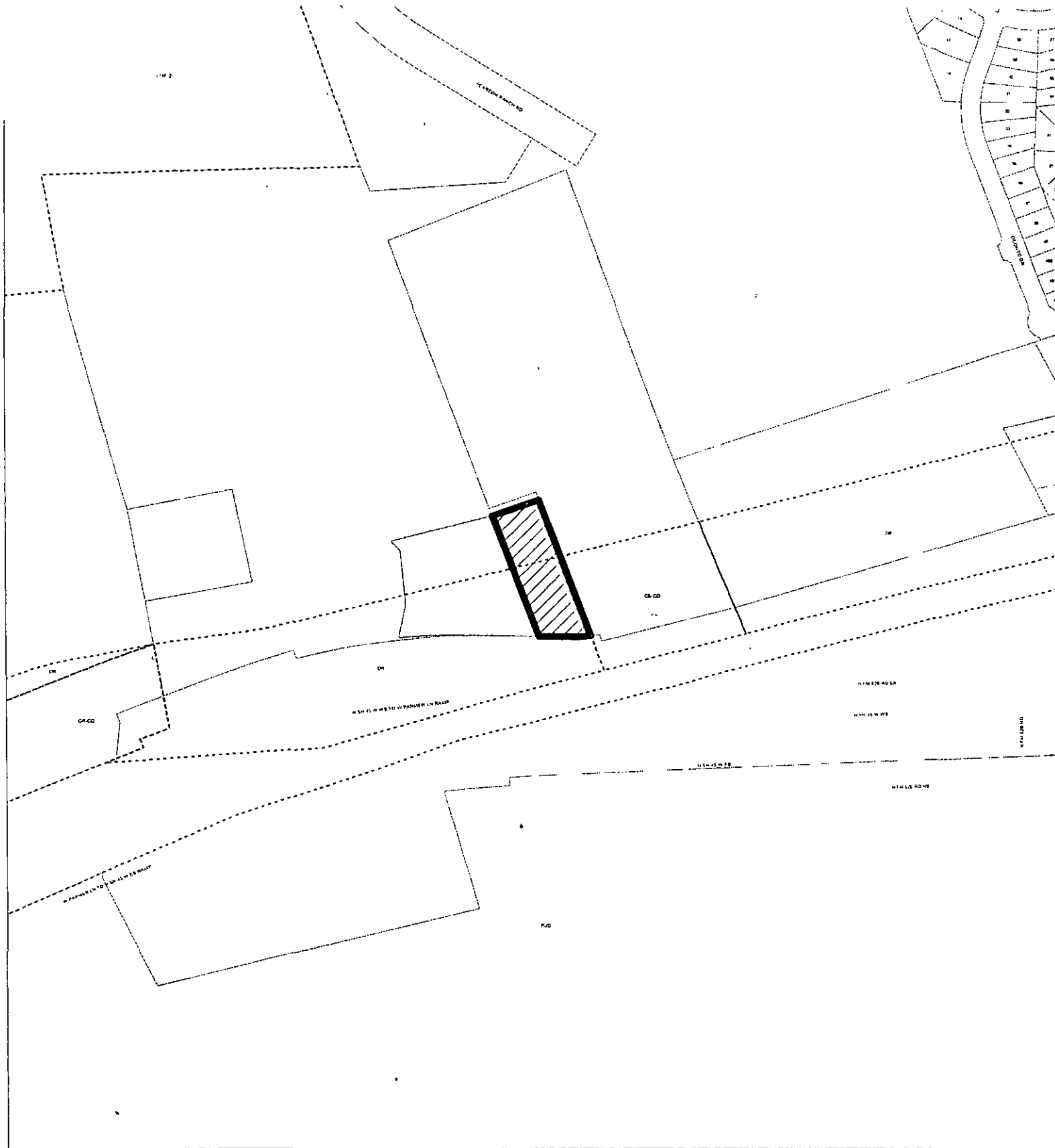
Engineers • Surveyors

Tel.: (512) 327-2946

Fax: (512) 327-2973



10/25/2011



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2011-0148

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



Exhibit B