

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7311 DECKER LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND MULTI FAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO) COMBINING DISTRICT 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 community commercial (GR) district and multi family residence medium density-conditional overlay (MF-3-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property (the "Property") described in Zoning Case No. C14-2012-0158, on file at the Planning and Development Review Department, as follows:

Tract 1: From community commercial (GR) district to general commercial services-conditional overlay (CS-CO) combining district.

A 5.0 acre tract of land, more or less, out of the Phillip Mcelroy Survey Number 18 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance.

Tract 2: From multi family residence medium density-conditional overlay (MF-3-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district.

A 21.55 acre tract of land, more or less, out of the Phillip Mcelroy Survey Number 18 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance.

locally known as 7311 Decker Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1 A. A site plan or building permit for the Property may not be approved, released,  
2 or issued, if the completed development or uses of the Property, considered  
3 cumulatively with all existing or previously authorized development and uses,  
4 generate traffic that exceeds 2,000 trips per day.  
5

6 B. The following uses are conditional uses of the Property:  
7

8 Plant nursery

9 Custom manufacturing  
10

11 C. The following uses are prohibited uses of the Property:  
12

Adult oriented business

Commercial blood plasma center

Drop-off recycling collection  
facility

Electronic testing

Food preparation, exceeding 5,000  
square feet

Laundry services

Vehicle storage

Transportation terminal

Building maintenance services

Construction sales and services

Electronic prototype assembly

Equipment sales

Kennels

Monument retail sales

Transitional housing

Special use historic

13  
14 Except as specifically restricted under this ordinance, the Property may be developed and  
15 used in accordance with the regulations established for the general commercial services  
16 (CS) base district and other applicable requirements of the City Code.  
17

18 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.  
19  
20

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2013

\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:**

\_\_\_\_\_  
Karen M. Kennard  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

5.000 ACRES  
PHILLIP MCELROY SURVEY NUMBER 18  
TRAVIS COUNTY, TEXAS  
5.000 ACRE TRACT

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE PHILLIP MCELROY SURVEY NUMBER 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING PART OF THAT CERTAIN 26.583 ACRE TRACT OF LAND CONVEYED TO SAFA TRADING ESTABLISHMENT, INC., IN DOCUMENT NUMBER 2005042960, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.000 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" Iron rod found for the southwestern corner of said 26.583 acre tract, being at the intersection of the eastern right-of-way line of Decker Lane (variable width R.O.W.) and the northern right-of-way line of Decker Lake Road (100' R.O.W.), for the southwestern corner and POINT OF BEGINNING of the herein described tract,

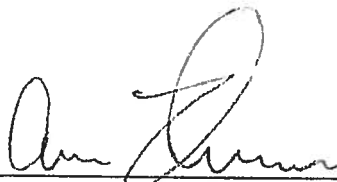
THENCE, with said Decker Lane right-of-way line, N27°42'57"E, a distance of 428.07 feet, to a point for the northwestern corner of the herein described tract,

THENCE, leaving said Decker Lane right-of-way line and crossing said 26.583 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S50°52'03"E, a distance of 519.06 feet to a point for the northeastern corner of the herein described tract, and
2. S27°42'57"W, a distance of 428.07 feet to a point on the northern right-of-way line of Decker Lake Road for the southeastern corner of the herein described tract, from which a capped (CBD 5780) 1/2" iron rod found in said right-of-way line of Decker Lake Road, also being the southwestern corner of a 44.948 acre tract of land conveyed to Austin Travis County Livestock Show, In Volume 13071, Page 1093, Real Property Records of Travis County, Texas bears S50°52'03"E, a distance of 430.30 feet,

THENCE, with said Decker Lake Road right-of-way, N50°52'03"W, a distance of 519.06 feet to the POINT OF BEGINNING of the herein described tract, and containing 5.000 acres of land.

Surveyed by:

 04 May 2012

AARON V. THOMASON, R.P.L.S. NO. 6214

Carlson, Brigrance and Doering, Inc.

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

Fax: 512-280-5165

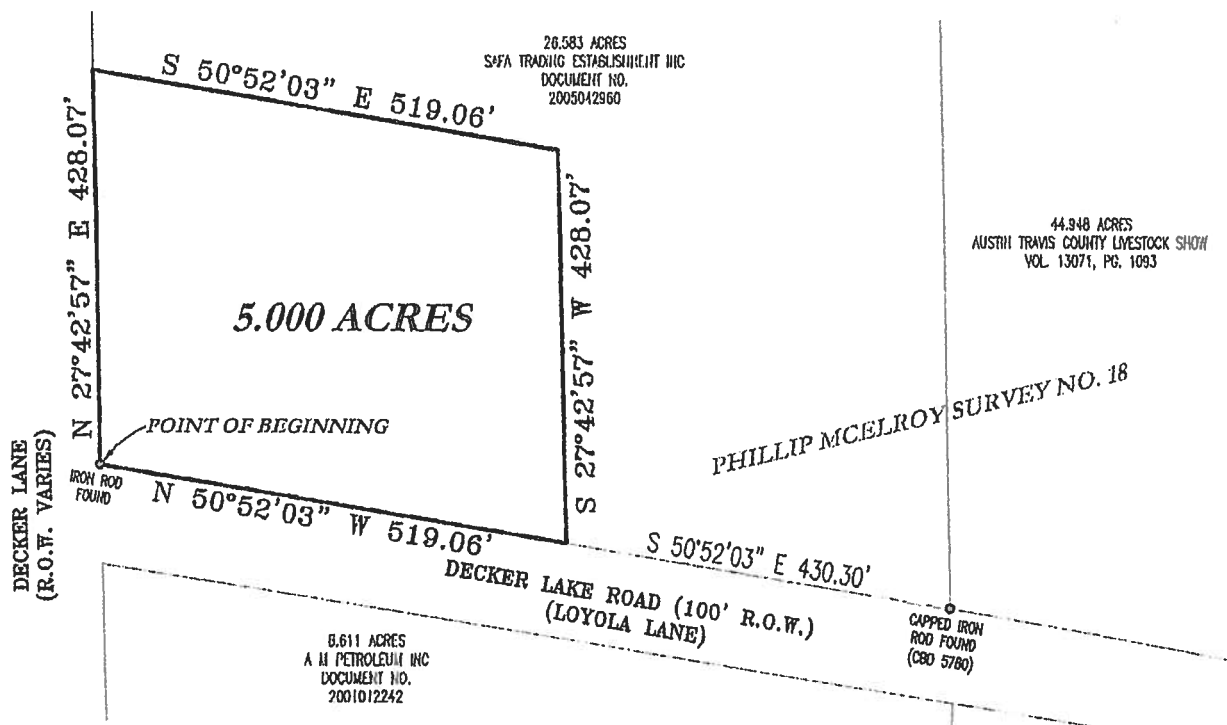
[aaron@cbdeng.com](mailto:aaron@cbdeng.com)

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83,

# SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 200'



*[Signature]*  
04 MAY  
2012

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying  
5501 West William Cannon Drive ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J:\AC2004\LP\9001\DWG\FN-5 AC TRACT

Tract 2

21.550 ACRES  
PHILLIP MCELROY SURVEY NUMBER 18  
TRAVIS COUNTY, TEXAS  
21.550 ACRE TRACT

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE PHILLIP MCELROY SURVEY NUMBER 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING PART OF THAT CERTAIN 26.583 ACRE TRACT OF LAND CONVEYED TO SAFA TRADING ESTABLISHMENT, INC., IN DOCUMENT NUMBER 2005042960, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 21.550 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a capped  $\frac{1}{2}$ " Iron rod found for the southwestern corner of said 26.583 acre tract, being at the Intersection of the eastern right-of-way line of Decker Lane (variable width R.O.W.) and the northern right-of-way line of Decker Lake Road (100' R.O.W.), for the POINT OF COMMENCEMENT of the herein described tract,

THENCE, with the common boundary line of said 26.583 acre tract, and said Decker Lane right-of-way line, N27°42'57"E, a distance of 428.07 feet, to a capped  $\frac{1}{2}$ " Iron rod set at the westernmost corner and the POINT OF BEGINNING of the herein described tract,

THENCE, continuing with the common boundary line of said 26.583 acre tract, and said Decker Lane right-of-way line, N27°42'57"E, a distance of 708.92 feet to a capped  $\frac{1}{2}$ " Iron rod set for the northwestern corner of the herein described tract, also being the westernmost southwestern corner of a 128.878 acre tract conveyed to the City of Austin, in Volume 1067, Page 439, of the Real Property Records of Travis County, Texas,

THENCE, with the common boundary line of said 128.878 acre tract, and said 26.583 acre tract, S62°40'24"E, a distance of 942.72 feet to a capped  $\frac{1}{2}$ " Iron rod found at the northeastern corner of the herein described tract, also being the northwestern corner of a 44.948 acre tract of land conveyed to Austin Travis County Livestock Show, in Volume 13071, Page 1093, Real Property Records of Travis County, Texas,

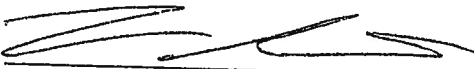
THENCE, with the common boundary line of said 44.948 acre tract, and said 26.583 acre tract, S28°14'15"W, a distance of 1331.37 feet to a capped  $\frac{1}{2}$ " Iron rod found for the southeastern corner of the herein described tract, also being in the said right-of-way line of Decker Lake Road, and being the southwestern corner of said 44.948 acre tract,

THENCE, with the common boundary line of said 26.583 acre tract, and said right-of-way line of Decker Lake Road, N50°52'03"W, a distance of 430.30 feet to a  $\frac{1}{4}$ " Iron rod set for the southernmost southwest corner of the herein described tract, from which a  $1\frac{1}{2}$ " iron rod found at the southwestern corner of said 26.583 acre tract, also being at the intersection of said right-of-way line of Decker Lane and the said right-of-way line of Decker Lake Road, bears N50°52'03"W, a distance of 519.06 feet,

THENCE, leaving the common boundary line of said 26.583 acre tract, and said right-of-way line of Decker Lake Road, and crossing said 26.583 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. N27°42'57"E, a distance of 428.07 feet to a capped  $\frac{1}{2}$ " Iron rod set for the interior southwestern corner of the herein described tract, and
2. N50°52'03"W, a distance of 519.06 feet to the POINT OF BEGINNING of the herein described tract, and containing 21.550 acres of land.

Surveyed by:



06 Nov. 2012

ROBERT J. GERTSON, R.P.L.S. NO. 6367  
Carlson, Brigrance and Doering, Inc.  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165  
[rgertson@cbdeng.com](mailto:rgertson@cbdeng.com)



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83,

# SKETCH TO ACCOMPANY FIELD NOTES

128.878 ACRES  
CITY OF AUSTIN  
VOL. 1067, PG. 439

S 62°40'24" E 942.72'

SCALE: 1" = 200'

## LEGEND

- 1/2" IRON ROD SET
- IRON ROD FOUND

**21.550 ACRES**

26.583 ACRES  
SAFA TRADING ESTABLISHMENT INC  
DOCUMENT NO.  
2005042960

S 28°14'15" W 1331.37'

44.948 ACRES  
AUSTIN TRAVIS COUNTY LIVESTOCK  
SHOW  
VOL. 13071, PG. 1093

N 27°42'57" E 708.92'

N 27°42'57" E 428.07'

APPROXIMATE LOCATION  
OF SURVEY LINE

POINT OF  
BEGINNING

26.58 ACRES  
SAFA TRADING ESTABLISHMENT INC  
DOCUMENT NO.  
2005042960

POINT OF  
COMMENCEMENT

N 50°52'03" W 519.06'

N 27°42'57" E 428.07'

DECKER LAKE ROAD (100' R.O.W.) (LOYOLA LANE)

N 50°52'03" W 430.30'

8.611 ACRES  
A M PETROLEUM INC  
DOCUMENT NO.  
2001012242

DECKER LANE (R.O.W. VARIES)

J. BURLESON SURVEY, ABSTRACT 4  
PHILLIP MCELROY SURVEY NO. 18

COLONY MEADOWS SECTION III  
PHASE II  
DOCUMENT NO. 200300077



06 NOV. 2012

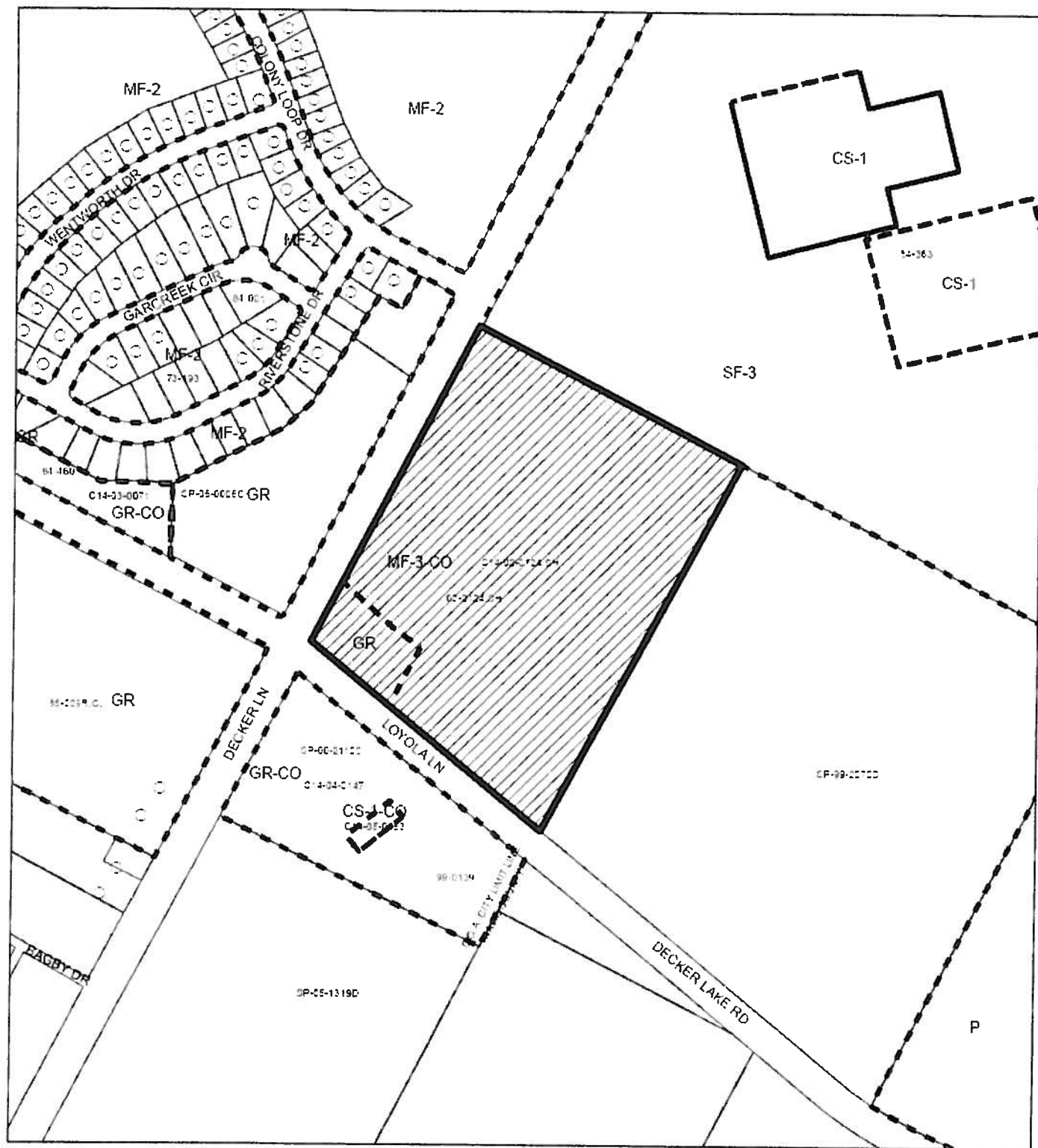
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83



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PATH:- J: 4568\SURVEY\FN-21 ACRE TRACT



1" = 400'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2012-0158

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.

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