

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 13015 POND SPRINGS ROAD AND CHANGING THE**
3 **ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO**
4 **COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)**
5 **COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-rural residence (I-RR) district to community
11 commercial-conditional overlay (GR-CO) combining district on the property described in
12 Zoning Case No. C14-2013-0155, on file at the Planning and Development Review
13 Department, as follows:

14
15 5.00 acre tract of land, more or less, out of the Henry Rhodes Survey Abstract
16 Number 522 the tract of land being more particularly described by metes and
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

18
19 locally known as 13015 Pond Springs Road in the City of Austin, Travis County, Texas,
20 and generally identified in the map attached as Exhibit "B".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 A. A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.

29
30 B. Pawn shop services use is a prohibited use of the Property.

31
32 Except as specifically restricted under this ordinance, the Property may be developed and
33 used in accordance with the regulations established for the community commercial (GR)
34 base district and other applicable requirements of the City Code.
35
36
37

PART 3. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014

§
§
§

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk

5.001 Acre Tract

EXHIBIT "A"-1

DESCRIPTION OF A 5.001 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, IN NOVEMBER 2007, AND LOCATED IN THE HENRY RHODES SURVEY ABSTRACT NUMBER 522, WILLIAMSON COUNTY, TEXAS, AND BEING A REMAINDER PORTION OF A 177 ACRE TRACT CONVEYED TO L. C. CAHILL BY DEED OF RECORD IN VOLUME 266, PAGE 287, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 5.001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the east right-of-way (R.O.W.) line of Pond Springs Road (R.O.W. 100'), same being the northwest corner of Lot 28, Los Indios Addition, Section 1 a subdivision of record in Cabinet E, Slide 345, Plat Records, Williamson County, Texas, also being the southwest corner of the subject tract for the **POINT OF BEGINNING**, from which a ½ inch iron rod found bears S20°23'14"E a distance of 656.89 feet;

THENCE leaving said Lot 28 and with the east right-of-way line of said Pond Springs Road, same being the west line of said subject tract the following three (3) courses and distances:

1. N20°26'33"W a distance of 176.34 feet to a TxDot Type I concrete monument found,
2. With the arc of a curve to the left a distance of 93.13 feet, through a central angle of 4°28'27", with a radius of 1192.60 feet, and whose chord bears N22°29'41"W, a distance of 93.11 feet to a ½ inch iron found, and
3. With the arc of a curve to the right a distance of 23.12 feet, through a central angle of 88°18'01", with a radius of 15.00 feet, and whose chord bears N19°09'10"E, a distance of 20.90 feet to a ½ inch iron rod found;

THENCE leaving the east right-of-way line of said Pond Springs Road and with the south right-of-way line of Hunters Chase Drive (R.O.W. 90') same being the north line of said subject tract, N62°50'25"E a distance of 653.18 feet to a ½ inch iron rod found for the northeast corner of said subject tract same being the northwest corner of Lot 17, Block "K" of Hunter's Chase Section Three a subdivision of record in Cabinet E, Slide 243, Plat Records, Williamson County, Texas, from which a ½ inch iron rod with plastic cap bears N63°00'39"E a distance of 37.04 feet;

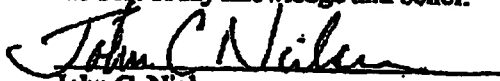
THENCE leaving the south right-of-way line of said Hunters Chase Drive and with the east line of said subject tract, same being the west line of said Lot 17, S18°23'20"E a distance of 384.56 feet to a ½ inch iron rod found in the north line of said Lot 28, same being the southwest corner of said Lot 17, also being the southeast corner of said subject tract;

5.001 Acre Tract

THENCE with the north line of said Lot 28, same being the south line of said subject tract, **S71°32'57"W** a distance of 645.29 feet to the **POINT OF BEGINNING** and containing 5.001 acres of land, more or less.

BEARING BASIS: Found ½ inch iron rod for the northwest corner of Lot 28, Los Indios Addition, Section One, held the called bearing of **N71°32'57"E** to a ½ inch iron rod found in the north line of said Lot 28 at 645.29 feet, called distance of 645.34 feet.

I, John C. Nielsen hereby certify that the foregoing description represents an on-the-ground survey performed under my direct supervision during November 2007, and is true and correct to the best of my knowledge and belief.

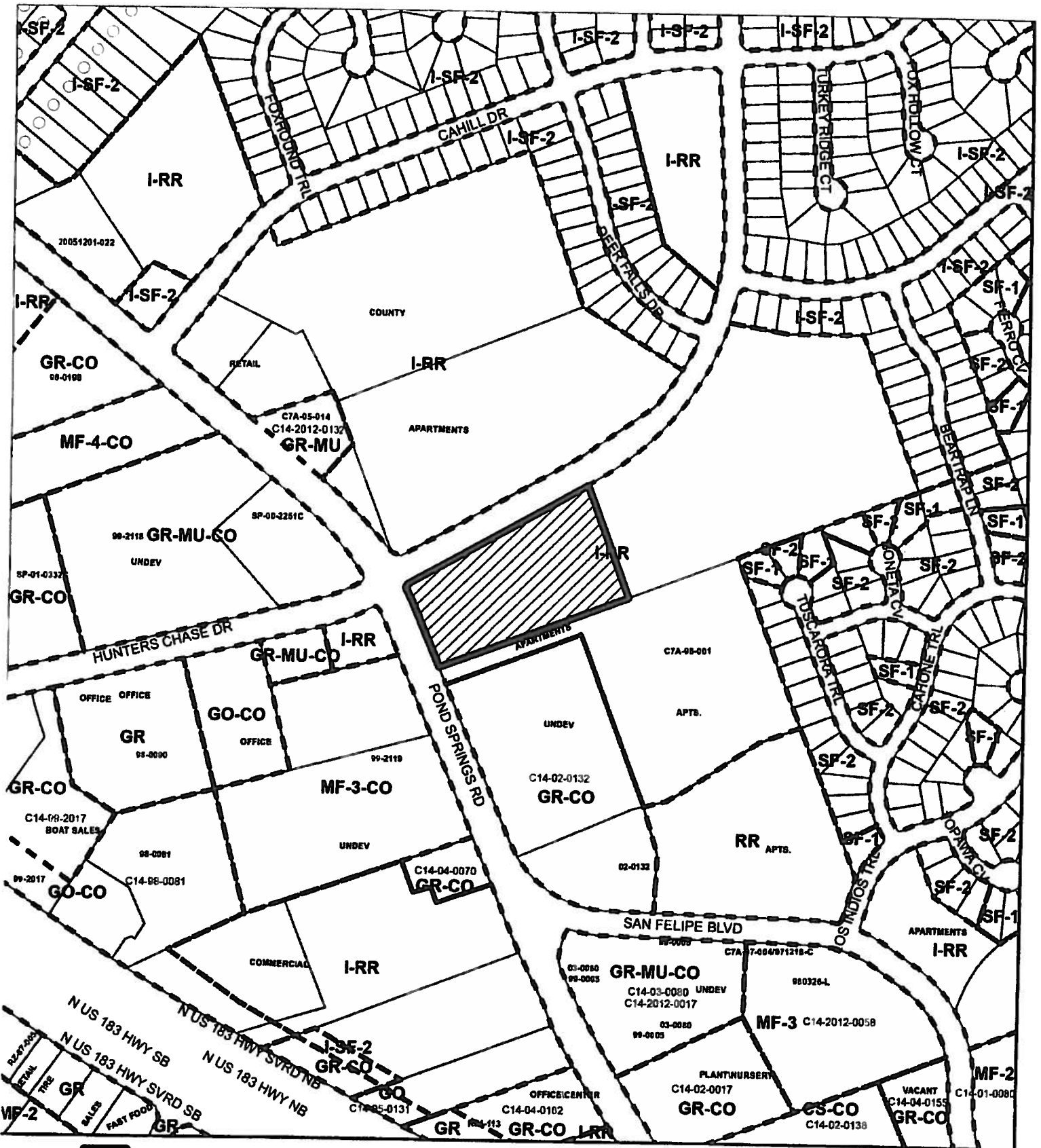


John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



11-07-07
Date

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745



- N**
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING
CASE#: C14-2013-0155



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 geog by the City of Austin regarding specific accuracy or completeness.

Exhibit B

1" = 400'