

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 13561 POND SPRINGS ROAD FROM INTERIM-**  
3 **RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-**  
4 **CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from interim-rural residence (I-RR) district to community  
10 commercial-conditional overlay (GR-CO) combining district on the property described in  
11 Zoning Case No. C14-2014-0154, on file at the Planning and Development Review  
12 Department, as follows:

13  
14 1.769 acre tract of land, more or less, out of the Elisha Allen Survey, Abstract No.  
15 18 the tract of land being more particularly described by metes and bounds in  
16 Exhibit "A" incorporated into this ordinance (the "Property"),

17  
18 locally known as 13561 Pond Springs Road in the City of Austin, Williamson County,  
19 Texas, and generally identified in the map attached as Exhibit "B".

20  
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:

- 23  
24 A. A site plan or building permit for the Property may not be approved, released,  
25 or issued, if the completed development or uses of the Property, considered  
26 cumulatively with all existing or previously authorized development and uses,  
27 generate traffic that exceeds 2,000 trips per day.
- 28  
29 B. A 50-foot wide vegetative buffer shall be provided and maintained along and  
30 adjacent to the eastern property line. Improvements permitted within the buffer  
31 zone are limited to drainage, underground utility improvements or those  
32 improvements that may be otherwise required by the City of Austin or  
33 specifically authorized in this ordinance.
- 34  
35 C. Development along the eastern property line of the Property will comply with  
36 City Code Section 25-2, Article 10 (*Compatibility Standards*).  
37

1 D. The following uses are conditional uses of the Property:

2 Restaurant (general)

3 Restaurant (limited)

4 E. The following uses are prohibited uses of the Property:

5 Automotive repair services

6 Automotive sales

7 Exterminating services

8 Outdoor sports and recreation

9 Service station

Automotive rentals

Automotive washing (of any type)

Drop-off recycling collection facility

Pawn shop services

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

13 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.

14 **PASSED AND APPROVED**

15 §

16 §

17 §

18 \_\_\_\_\_, 2015

19 Steve Adler  
20 Mayor

21 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

22 Karen M. Kennard  
23 City Attorney

24 Jannette S. Goodall  
25 City Clerk

**EXHIBIT A - METES AND BOUNDS DESCRIPTION**

**BEING 1.769 ACRES, MORE OR LESS, OUT OF THE ELISHA ALLEN SURVEY, ABSTRACT NO. 18, IN WILLIAMSON COUNTY, TEXS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO VELMA B. WYCHE BY DEED RECORDED IN VOLUME 1017, PAGE 75 OF THE WILLIAMSON COUNTY DEED RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1" iron pipe found on the east right-of-way line of Pond Springs Road (formerly State Highway 29), at the northwest corner of said Wyche property, also the southwest corner of the TCP Springwood Partners, Ltd. 6.29 acres described in Volume 2065, Page 270 of the Williamson County Deed Records, for the northwest corner and **PLACE OF BEGINNING** hereof, from which point a ½" rebar found, capped "McGray and McGray", on the east line of Pond Springs Road, at the northwest corner of said 6.29 acres, bears N 48°41'17" W 445.00 feet;

THENCE with Wyche's north line, N 65°56'18" E 593.61 feet to a ½" rebar found at Wyche's northeast corner, on the west line of Lot 1, Block A of "Village Oaks Section One", a subdivision in Williamson County, Texas as recorded in Cabinet B, Slide 224 of the Williamson County Plat Records, for the northeast corner hereof;

THENCE S 16°51'53" E 140.77 feet to a ½" rebar found on the north right-of-way line of Shady Oaks Drive, at the common southerly corner between Wyche and Lot 1 Block A, Village Oaks Section One, for the southeast corner hereof;

THENCE with Wyche's south line, also the north line of Shady Oaks Drive, S 65°59'17" W 512.16 feet to a ½" rebar set, capped "Harris-Grant", on the east right-of-way line of Pond Springs Road, for the southwest corner hereof;

THENCE with Wyche's west line, also the east right-of-way line of Pond Springs Road, N 48°41'17" W 153.15 feet to the PLACE OF BEGINNING and containing 1.769 acres of land, more or less.

**HARRIS-GRANT SURVEYING, INC.**

(TBPLS Firm No. 10036100)

P.O. BOX 807, MANCHACA TEXAS 78652

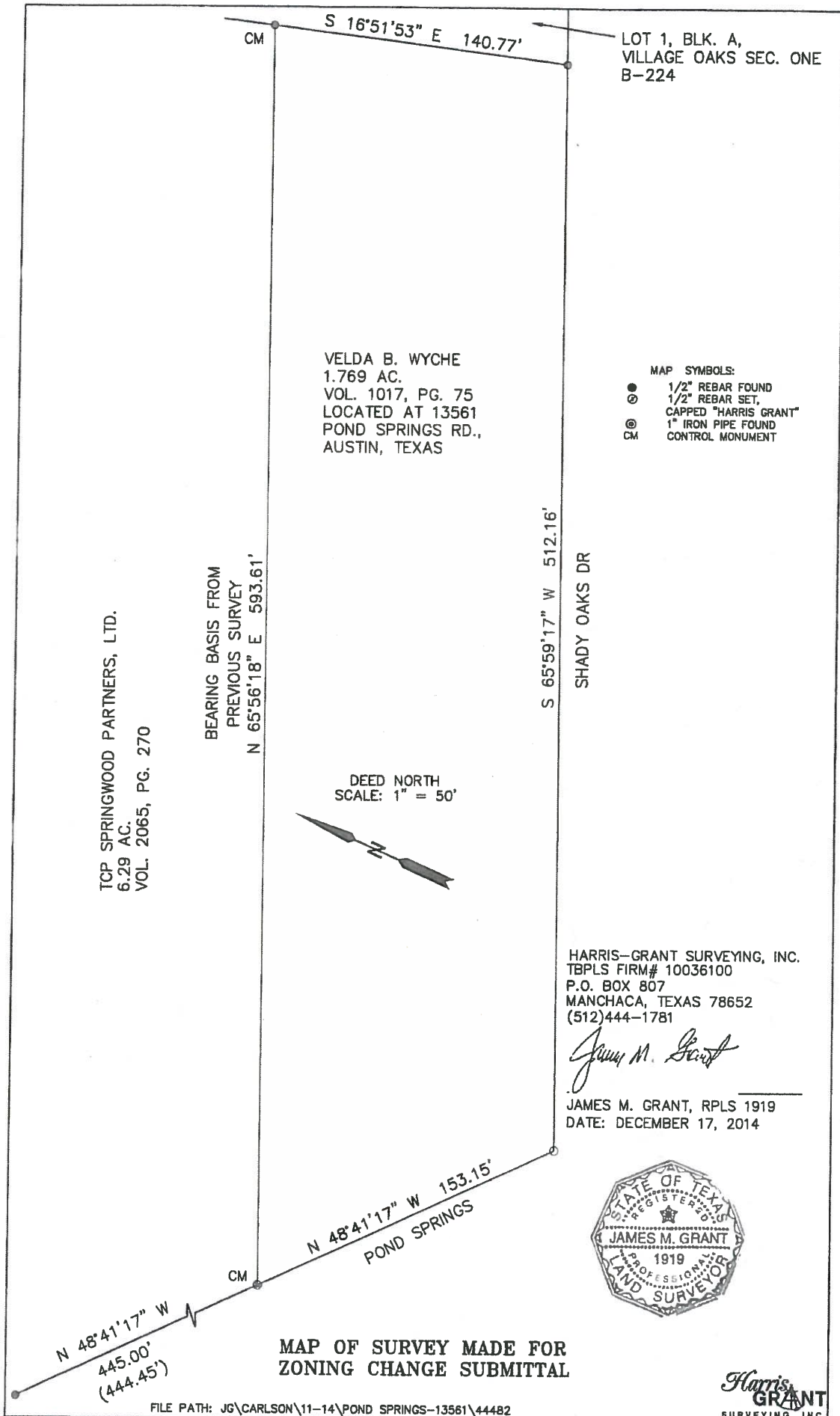
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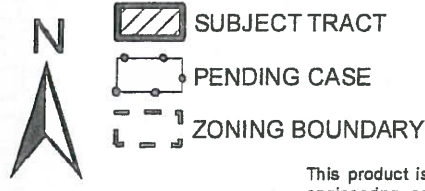
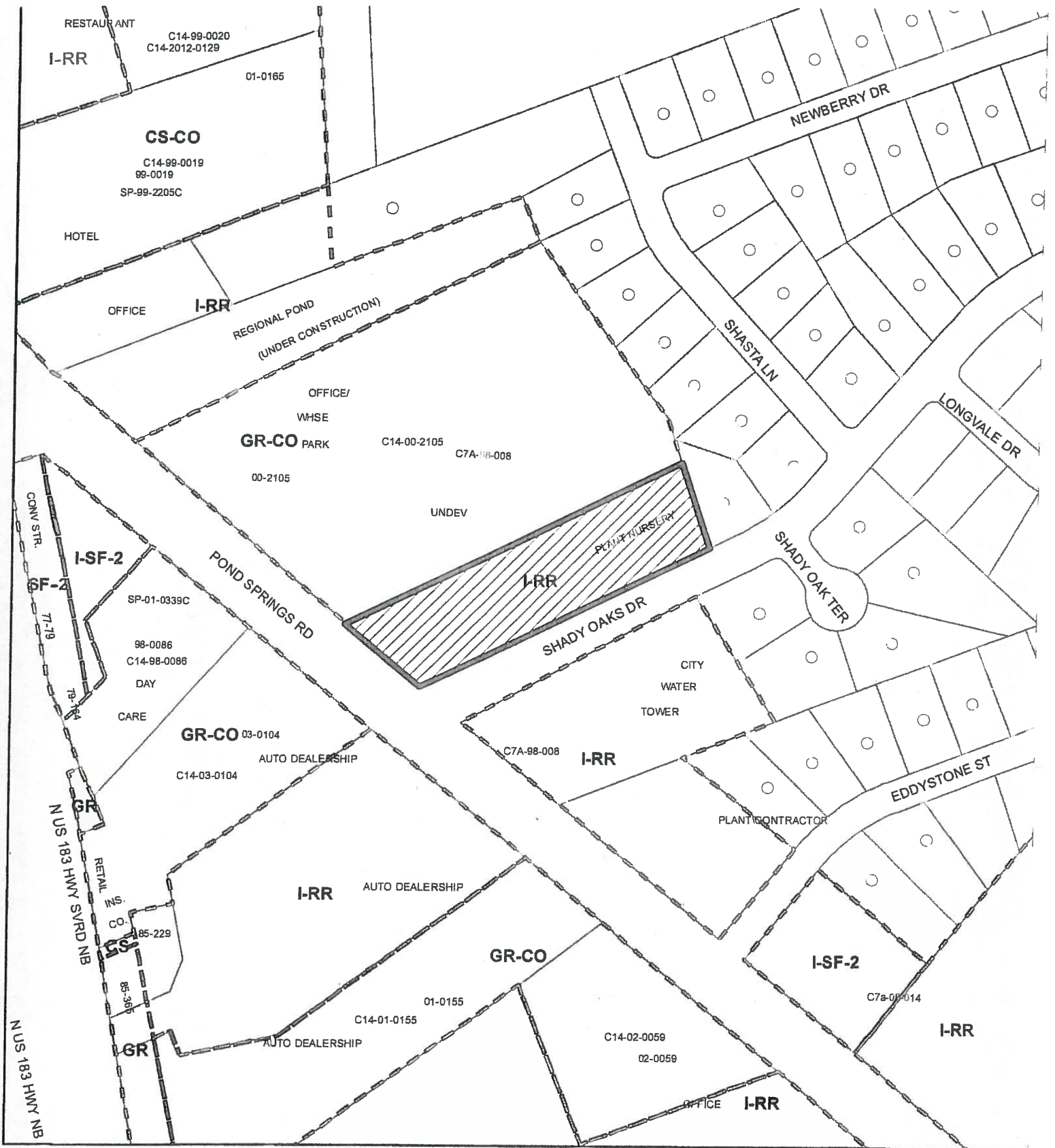
*James M. Grant*  
JAMES M. GRANT  
R.P.L.S. 1919

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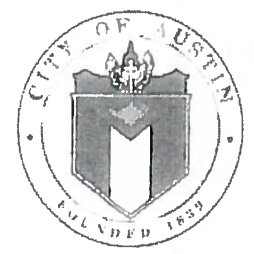
December 15, 2014







**ZONING**  
**CASE#: C14-2014-0154**



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 by the City of Austin regarding specific accuracy or completeness.

**Exhibit B**

1" = 200'