

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5204 FM 2222 FROM GENERAL OFFICE (GO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 general office (GO) district to community commercial-conditional overlay (GR-CO) district on the property described in Zoning Case No. C14-2015-0017, on file at the Planning and Zoning Department, as follows:

1,812 square feet of land out of a portion of the T.J. Chambers survey in Travis County, Texas, and being a part of the property conveyed to the Dudley P. Prade Testamentary Trust recorded in Document No. 2010152471 of the real property records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 5204 FM 2222 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses of the Property:

|                              |                                  |
|------------------------------|----------------------------------|
| Automotive rentals           | Automotive repair services       |
| Automotive sales             | Automotive washing (of any type) |
| Bail bond services           | Consumer repair services         |
| Funeral services             | Exterminating services           |
| Pedicab storage and dispatch | Pawn shop services               |
| Hospital services (general)  | Service station                  |
| Local utility services       | Hospital services (limited)      |

Drop-off recycling collection  
facility

B. The use of sound equipment to amplify sound on the Property is prohibited.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, 2015      §  
   §  
   §

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
Interim City Attorney      City Clerk

## METES AND BOUNDS DESCRIPTION

FIELD NOTES DESCRIBING 1812 SQUARE FEET OF LAND OUT OF A PORTION OF THE T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS, AND BEING A PART OF THE PROPERTY CONVEYED TO THE DUDLEY P. PRADE TESTAMENTARY TRUST RECORDED IN DOCUMENT NO. 2010152471 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" capped iron rod found in the southerly right of way line of Ranch to Market Road 2222, from which a ½" capped iron rod found for the most northerly northeast corner of the above referenced Prade tract bears S 37°48'47" E, 169.06 feet;

THENCE over and across the said Prade tract S 55°03'03" W, 154.81 feet to a northwest corner of the County Line Barbeque Restaurant building;

THENCE over and across the said Prade tract S 42°37'50" W, 11.47 feet to a point on the existing north line of a tent over a brick patio on the west side of the said County Line Barbeque Restaurant building for the **Place of Beginning** hereof;

THENCE S 16°46'41" W, 36.70 feet to a point for the southeast corner hereof;

THENCE N 72°33'35" W, 49.16 feet to a point for the southwest corner hereof;

THENCE N 17°08'02" E, 37.21 feet to a point for the northwest corner hereof;

THENCE S 71°57'54" E, 48.93 feet to the **Place of Beginning** and containing 1812 square feet of land, more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.

  
Victor M. Garza RPLS 4740

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969  
[www.bandgsurveying.com](http://www.bandgsurveying.com)  
B1023114



# LOCATION SKETCH FOR ZONING REQUEST

CITY OF AUSTIN  
(FIRE STATION)

4.945 AC.

COUNTY LINE BARBEQUE ON THE LAKE

DUDLEY PRADE TESTAMENTARY TRUST  
DOC. 2010152471  
3.2580 AC.

ZONE "CU" AREA PER  
CITY ORD. NO. 870408-H

AREA TO BE RE-ZONED  
1812 SQUARE FEET

11 8 42 12 10 11 07  
12 8 07 12 10 11 07  
13 8 07 12 10 11 07  
14 8 07 12 10 11 07  
15 8 07 12 10 11 07

ZONE "CU"  
ZONE "CU"

ZONE "CU" AREA PER  
CITY ORD. NO. 80120-R

LOCATION OF CITY OF  
AUSTIN ZONING BOUNDARY

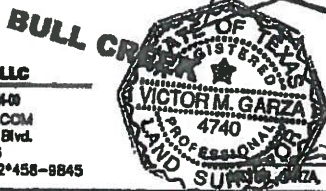
R.M. 2222



## LEGEND

1/4" CAPPED IRON ROD FOUND  
FOR DOCUMENT 2010152471  
( ) CONTROL MONUMENT  
C.M. PLACE OF COMMENCEMENT  
P.O.C. PLACE OF BEGINNING

COURTYARD HOMEOWNER'S ASSOC.  
11839 / 446



COURTYARD HOMEOWNER'S ASSOC.  
11839 / 446

JOB #: B1023114  
DATE: 11/11/14  
SCALE: 1" = 80'

|               |      |          |
|---------------|------|----------|
| FIELD WORK BY | ROSE | 11/03/14 |
| CALCD BY      | CF   | 11/05/14 |
| DRAWN BY      | CF   | 11/05/14 |
| CHECKED BY    | VO   | 11/11/14 |



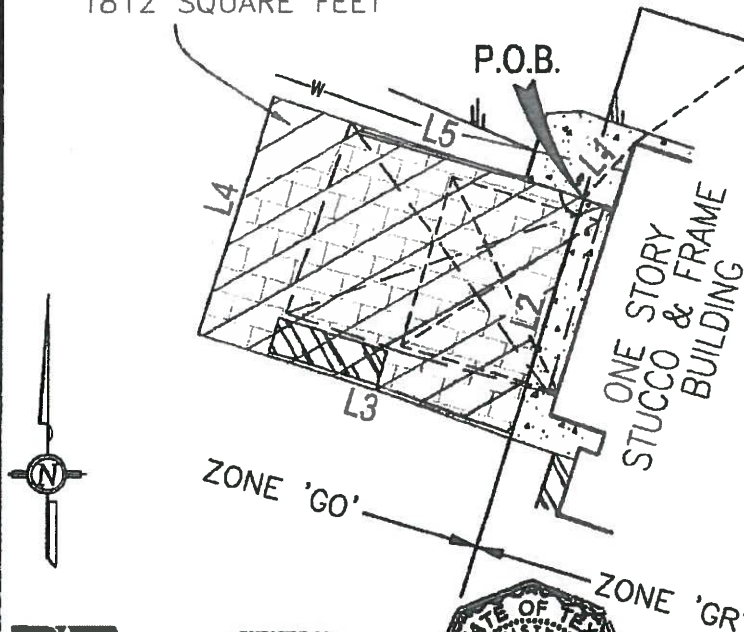
**B & G SURVEYING, LLC**  
FIRM REGISTRATION NO. 100384-00  
WWW.BANDGSURVEY.COM  
1404 West North Loop Blvd.  
Austin, Texas 78756  
Office 512-458-8869, Fax 512-458-8845

DATE

# **SKETCH TO ACCOMPANY FIELD NOTES FOR ZONING REQUEST**

ZONE "GO" AREA PER  
CITY ORD. NO. 870409-H

AREA TO BE RE-ZONED  
1812 SQUARE FEET



ZONE "GR" AREA PER  
CITY ORD. NO. 801120-R

- L1 S 42°37'50"W 11.47'
- L2 S 16°46'41"W 36.70'
- L3 N 72°33'35"W 49.16'
- L4 N 17°08'02"E 37.21'
- L5 S 71°57'54"E 48.93'

## **LEGEND**

- 1/2" CAPPED IRON ROD FOUND
- P.O.C. PLACE OF COMMENCEMENT
- P.O.B. PLACE OF BEGINNING



**B & G SURVEYING, LLC**  
FIRM REGISTRATION NO. 90084-00  
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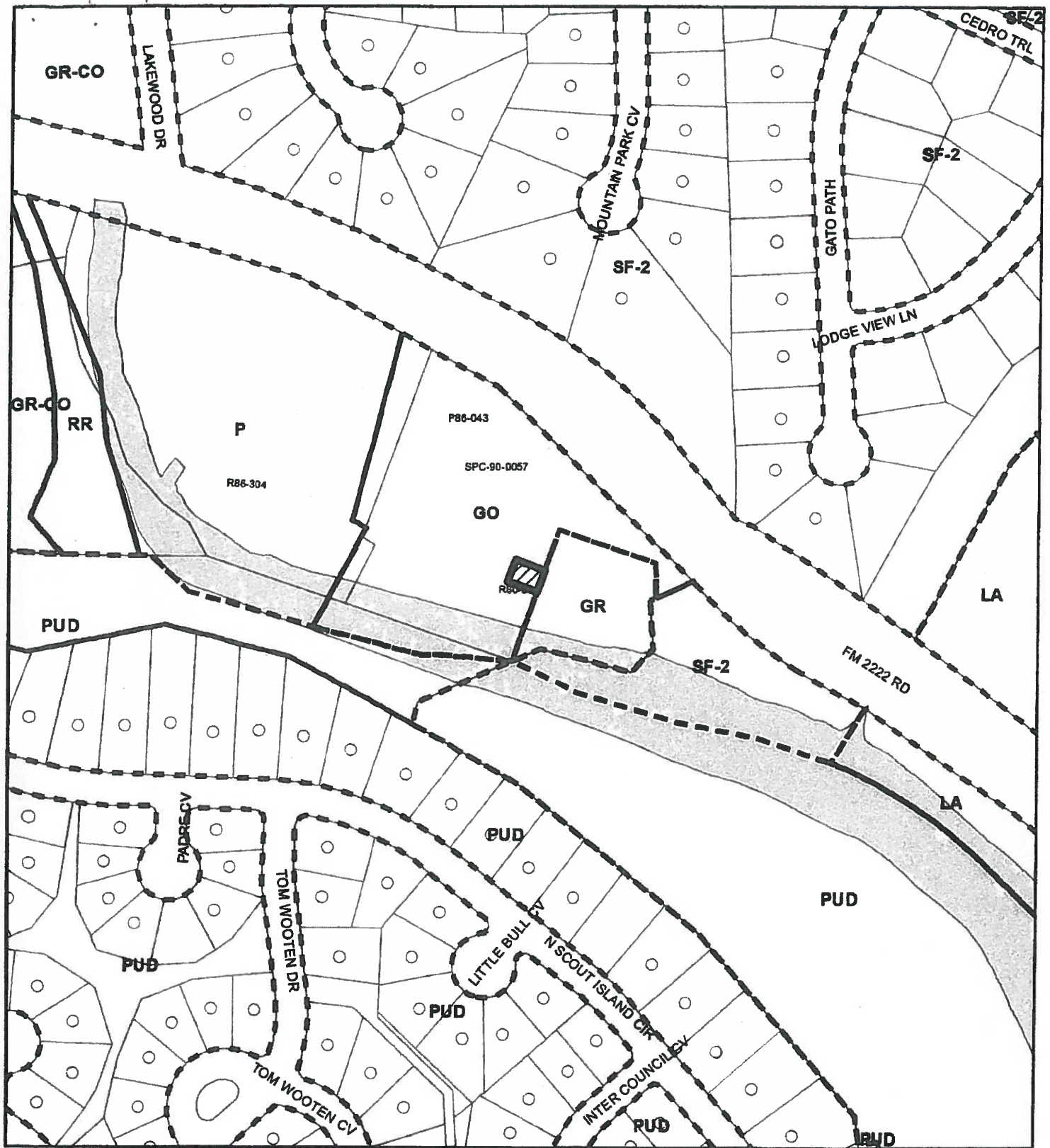
GARZA, R.P.L.S. 4740

DATE

PAGE 3 OF 3

JOB #: B1023114  
DATE: 11/11/14  
SCALE: 1" = 20'





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

CASE#: C14-2015-0017

Exhibit B



1" = 200'

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.