

ORDINANCE NO. 20150910-032

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

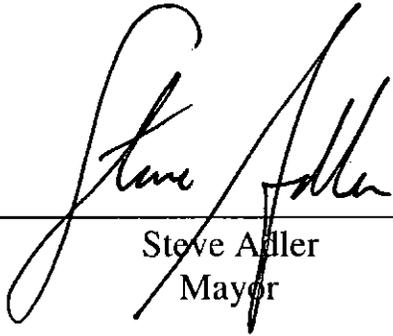
B. The use of sound equipment to amplify sound on the Property is prohibited.

PART 4. This ordinance takes effect on September 21, 2015.

PASSED AND APPROVED

September 10, 2015

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§
§



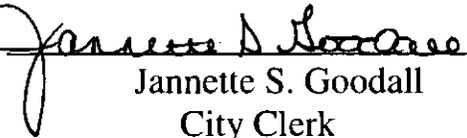
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
Interim City Attorney

ATTEST:



Jannette S. Goodall
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

11-11-14
Date:

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurvey.com
BI023114



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.

R.R. 2222

ZONE "OO" AREA PER
CITY ORD. NO. 870428-H

AREA TO BE RE-ZONED
1812 SQUARE FEET

- 12 847730W 11.87'
- 13 847730W 14.70'
- 14 847730W 49.19'
- 15 847730E 37.27'
- 16 847730E 45.52'

ZONE "OO"

ZONE "OR"

ZONE "OR" AREA PER
CITY ORD. NO. 881120-R

LOCATION OF CITY OF
AUSTIN ZONING BOUNDARY

COURTYARD HOMEOWNER'S ASSOC.
11839 / 446

BULL CREEK



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100384-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-8989, Fax 512*458-9845



COURTYARD HOMEOWNER'S ASSOC.
11839 / 446

DATE

LEGEND

- 1/2" CAPPED IRON ROD FOUND
- PER DOCUMENT 2010152471
- CONTROL MONUMENT
- PLACE OF COMMENCEMENT
- PLACE OF BEGINNING

PAGE 2 OF 3

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

FIELD WORK BY	RECK	11/03/14
CALC'D BY	CF	11/06/14
DRAFTED BY	CF	11/08/14
CHECKED BY	VC	11/11/14

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

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

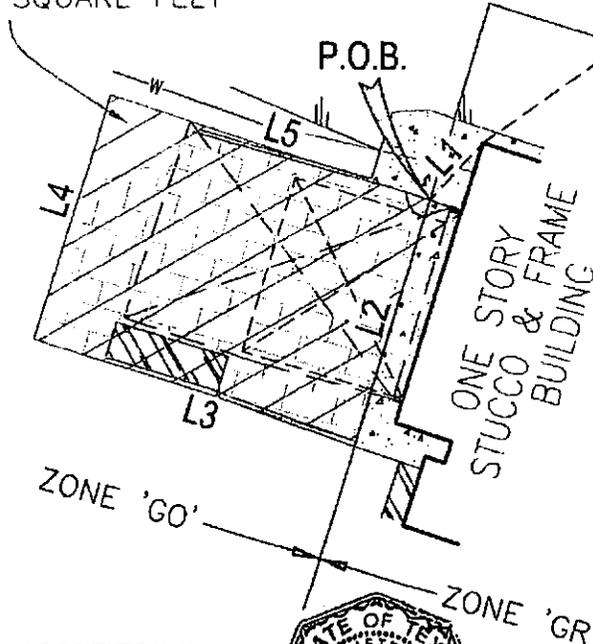
AREA TO BE RE-ZONED
1812 SQUARE FEET

S 55° 03' 03" W 154.81'

P.O.C.
S 37° 48' 47" E 169.06'

LEGEND

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

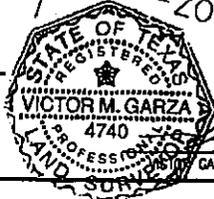


ZONE "GR" AREA PER
CITY ORD. NO. 801120-R

- 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'



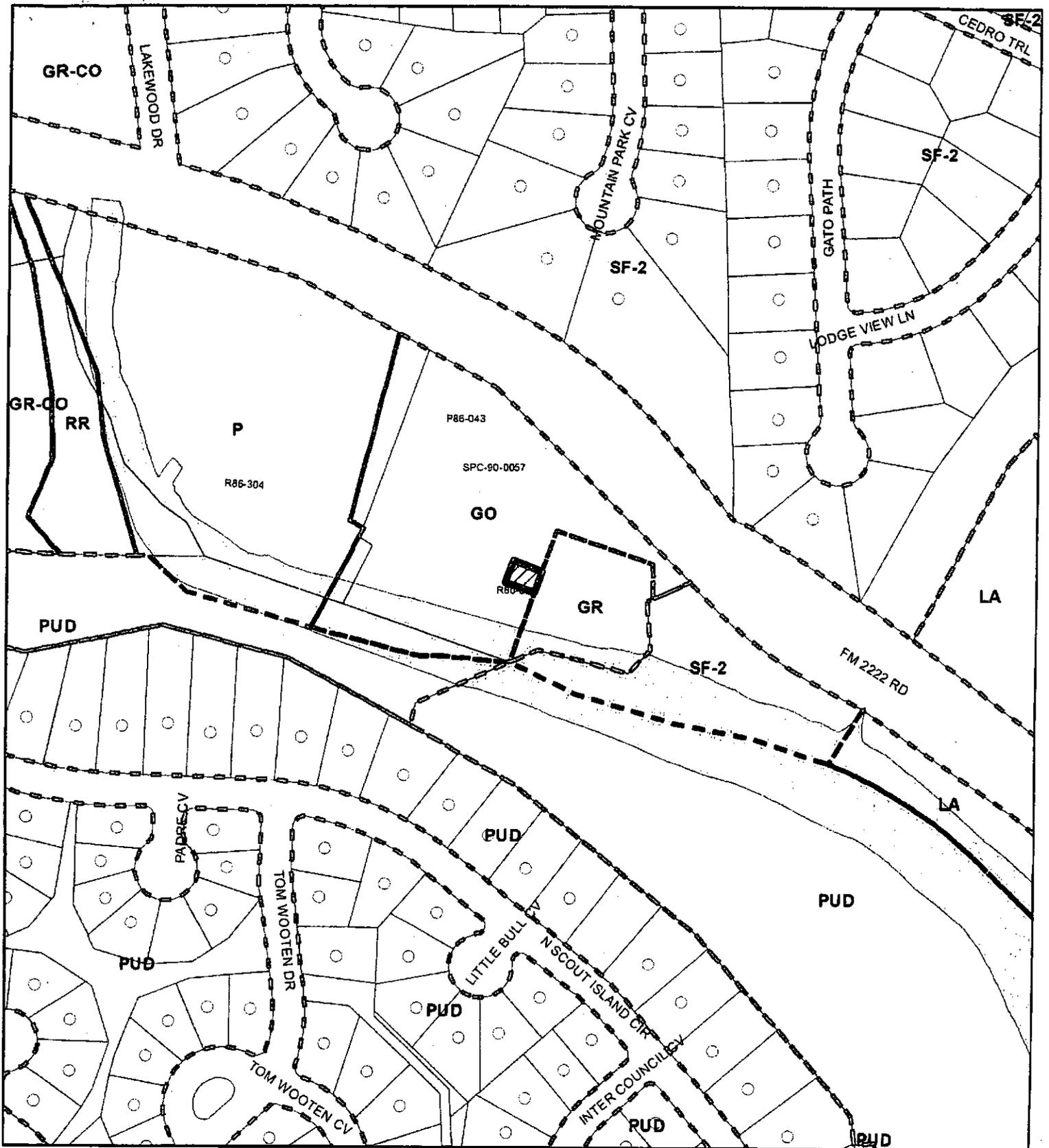
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 1404 West North Loop Blvd.
 Austin, Texas 78756
 Office 512-458-6969, Fax 512-458-9845



GARZA, R.P.L.S. 4740

Victor M. Garza
DATE

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



ZONING

CASE#: C14-2015-0017

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

