

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

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13401 POND SPRINGS ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) 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 interim-rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2015-0120, on file at the Planning and Zoning Department, as follows:

2.972 acres of land situated in the Henry Rhodes Survey, Abstract Number 522, in Williamson County, Texas, being a portion of that certain tract of land described in deed to John D. Millegan, T.J. Wolf, and G.A. Campbell, Trustees of the Pond Springs Common County Line School District 5 of Record in Volume Number 232, pages 557-560 of the Deed Records of Williamson County, Texas, and also being all of that certain tract of land described in deed to Round Rock Independent School District of Record in Volume 549, Page 24, Deed records of Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13401 Pond Springs Road in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** 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 sales  
Automotive rentals

Automotive repair services  
Automotive washing (of any type)

37 Except as specifically restricted under this ordinance, the Property may be developed and  
38 used in accordance with the regulations established for the community commercial (GR)  
39 district and other applicable requirements of the City Code.  
40

41 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.  
42 .  
43

44 **PASSED AND APPROVED**  
45

46 §  
47 §  
48 \_\_\_\_\_, 2015 § \_\_\_\_\_  
49 Steve Adler  
50 Mayor  
51  
52

53 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
54 Anne L. Morgan Jannette S. Goodall  
55 Interim City Attorney City Clerk  
56  
57

DESCRIPTION

DESCRIPTION OF 2.972 ACRES OF LAND SITUATED IN THE HENRY RHODES SURVEY, ABSTRACT NUMBER 522, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOHN D. MILLEGAN, T.J. WOLF, AND G.A. CAMPBELL, TRUSTEES OF THE POND SPRINGS COMMON COUNTY LINE SCHOOL DISTRICT NUMBER 5 OF RECORD IN VOLUME NUMBER 232, PAGES 557-560 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING ALL OF THAT CERTAIN TACT OF LAND DESCRIBED IN DEED TO ROUND ROCK INDEPENDENT SCHOOL DISTRICT OF RECORD IN VOLUME 549, PAGE 24, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.972 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set in the south right-of-way line of Anderson Mill Road (R.O.W. varies) and the east right-of-way line of Pond Springs Road (100' R.O.W.) for the southwest corner of that certain tract of land described in deed to Williamson County of record in Document Number 2000062008, Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract, and the approximate location of the northeast corner of that certain tract of land described in deed to the State of Texas of record in Volume 260, Page 41, Deed Records of Williamson County, Texas, from which a 1/2 inch iron rod found in the north right-of-way line said Anderson Mill Road bears N50°43'18"W a distance of 102.63 feet and S58°02'25"W a distance of 0.17 feet;

THENCE over and across said Pond Springs School tract, with the north line of the herein described tract, and the south line of said Williamson County tract N68°00'09"E a distance of 481.72 feet to a 1/2 inch iron rod set for the southeast corner of said Williamson County tract, the northwest corner of that certain tract of land described in deed to Merner Land Company of record in Volume 2312, Page 953, Official Public Records of Williamson County, Texas, and the northeast corner of the herein described tract from which a 1/2 inch iron rod found for an angle point in the north line of said Merner tract bears N67°59'32"E a distance of 175.22 feet;

THENCE with the east line of said Pond Springs School tract, a west line of said Merner tract, and an east line of the herein described tract S19°09'40"E a distance of 299.15 feet to a 1/2 inch iron rod found for the southeast corner of said Pond Springs School tract, an exterior ell corner of said Merner tract, and the northeast corner of that certain tract of land described in deed to Round Rock Independent School District of record in Volume 549, Page 24, Official Public Records of Williamson County, Texas, from which a 5/8 inch iron rod found disturbed bears N69°01'59" a distance of 23.44 feet;

THENCE with the east line of said Round Rock Independent School District tract, a west line of

said Memer tract, and an east line of the herein described tract  $S31^{\circ}14'22''E$  a distance of 44.53 feet to a 1/2 inch iron rod found for the southeast corner of said Round Rock Independent School District tract, the southernmost southwest corner of said Memer tract, the southeast corner of the herein described tract, the northeast corner of that certain tract of land described in deed to Martin L. Baughman of record in Volume 2666, Page 309, Deed Records of Williamson County, Texas;

THENCE with the south line of said Round Rock Independent School District tract, the north line of said Baughman tract and the south line of the herein described tract  $S69^{\circ}03'35''W$  a distance of 289.21 feet to a 1/2 inch iron pipe found in the east right-of-way line of said Pond Springs Road for the southwest corner of said Round Rock Independent School District tract, the northwest corner of said Baughman tract, and the southwest corner of the herein described tract, from which a Texas Department of Transportation Type 1 concrete monument found in the east right-of-way line of said Pond Springs Road bears  $S50^{\circ}43'18''E$  a distance of 919.07 feet;

THENCE with the west line of said Round Rock Independent School District tract, the east right-of-way line of said Pond Springs Road, the west line of the herein described tract,  $N50^{\circ}43'18''W$  passing at a distance of 50.00 feet a 1/2 inch iron rod set for the northwest corner of said Round Rock Independent School District tract, the southwest corner of said Pond Springs School tract, and the approximate location of the southeast corner of said State of Texas tract, in all a total distance of 384.75 feet to the POINT OF BEGINNING, containing 2.972 acres of land, more or less, within these metes and bounds.

Bearing Reference: The south line of that certain tract of land described in deed to Williamson County of record in Document Number 2000062008, Official Public Records of Williamson County, Texas ( $N68^{\circ}00'09''E$ ).

Reference is herein made to the survey sketch accompanying this metes and bounds description.

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.

*David A. McDow*

David A. McDow  
Registered Professional Land Surveyor Number 5908  
State of Texas  
Date: 09/01/06





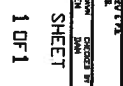
9103 Bee Cave Road, Suite 202  
Austin, Texas 78746-6819  
Tel.: (512) 337-3946  
Fax: (512) 327-2973

**A**  
**ham | Allen**  
**s • Surveyors**

3103 Bee Cave Road, Suite 202  
Austin, Texas 78746-6819  
Tel.: (512) 327-2946  
Fax: (512) 327-2973

DATE  
8/11/06

TEGORY 1A, CONDITION II LAND TITLE SUR  
CRES OF LAND SITUATED IN THE HENRY F  
ABSTRACT NO. 522, WILLIAMSON COUNTY,



TS  
2  
SU

CATEGORY 1A, CONDITION 1  
2 ACRES OF LAND SITE  
EY, ABSTRACT NO. 52

**TSPS CATEGORY 1A, CONDITION II LAND TITLE SURVEY OF  
2.972 ACRES OF LAND SITUATED IN THE HENRY RHODES  
SURVEY, ABSTRACT NO. 522, WILLIAMSON COUNTY, TEXAS.**

1" = 200'