

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13561 POND SPRINGS ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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 community commercial-conditional overlay (GR-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2021-0142, on file at the Housing and Planning Department, as follows:

Being 1.772 acres more or less out of the Elisha Allen Survey, Abstract No. 18, Williamson County, Texas, and being the same tract conveyed to Velda B. Wyche by Deed recorded in Volume 1017, Page 75, Williamson County Deed Records, said 1.772 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 13561 Pond Springs Road in the City of Austin, Williamson County, Texas, 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 prohibited uses on the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Drop-off recycling collection facility	Exterminating services
Outdoor sports and recreation	Pawn shop services
Service station	

(B) The following uses are conditional uses of the Property:

Restaurant (general)	Restaurant (limited)
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1 (C) A 50-foot wide vegetative buffer along the east property line shall be provided  
2 and maintained. Improvements permitted within the buffer zone are limited to  
3 drainage, underground utility improvements or those improvements that may be  
4 otherwise required by the City of Austin or specifically authorized in this  
5 ordinance.

6  
7 (D) Vehicular access from the Property to Shady Oaks Drive is prohibited except  
8 for emergency vehicle use. All vehicular access to the Property shall be from  
9 other adjacent public streets or through other adjacent property.

10  
11 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
12 developed and used in accordance with the regulations established for the general  
13 commercial services (CS) base district, mixed use (MU) combining district. and other  
14 applicable requirements of the City Code.

15  
16 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2022.

17  
18 **PASSED AND APPROVED**

19  
20 §  
21 §  
22 \_\_\_\_\_, 2022 §  
23 \_\_\_\_\_  
24 Steve Adler  
25 Mayor

26  
27 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
28 Anne L. Morgan Myrna Rios  
29 City Attorney City Clerk  
30

Exhibit "A"

BEING 1.772 ACRES MORE OR LESS OUT OF THE ELISHA ALLEN SURVEY, ABSTRACT NO 18, IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND COVEYED TO VELDA 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" inch 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;

THENCE with Wyches north line N 65° 56' 20" E, 593.62 feet to a ½" rebar found at Wyches 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° 50' 01" E, 141.07 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 Wyches south line also the north line of Shady Oaks Drive S 66° 01' 00" W, (Bearing Basis) 512.15 feet to a ½" iron rebar found on the east right of way line of Pond Springs Road for the southwest corner hereof;

THENCE with Wyches west line also the east right of way line of Pond Springs Road, N 48° 39' 06" W, 153.14 feet to the **Place of Beginning** and containing 1.772 acres of land more or less.

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

  
Victor M. Garza R.P.L.S. 4740

5/4/16  
Date:

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969  
[www.bandgsurvey.com](http://www.bandgsurvey.com)  
Firm Reg. No. 100363-00  
B0421616

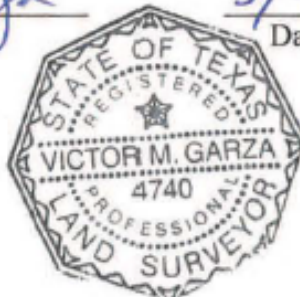
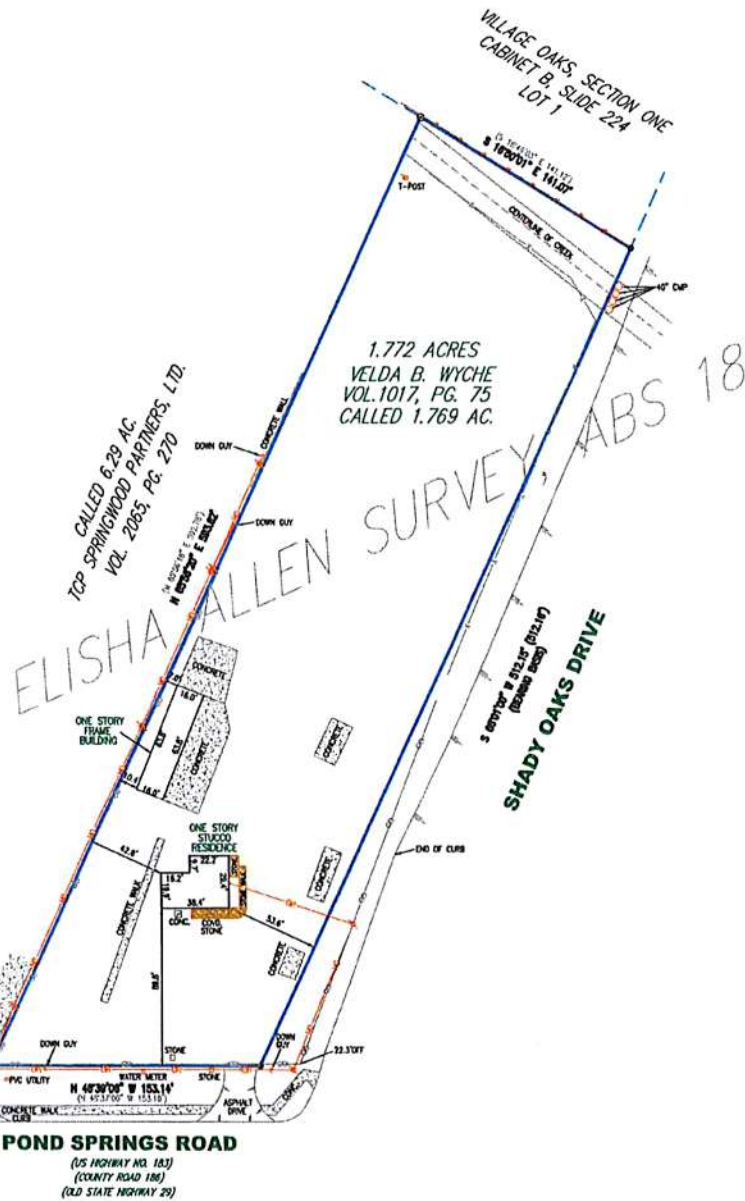


Exhibit A



(US HIGHWAY NO. 183)  
(COUNTY ROAD 186)  
(OLD STATE HIGHWAY 29)

	1/2" REBAR FOUND
	1" REBAR SET
	1" MESH PVC FOUND
	600 MESH FOUND
	800 MESH SET
	DAPPED REBAR FOUND
	3" SET IN CONCRETE
	3" FOUND IN CONCRETE
	4" FOUND
	6" HOLE FOUND
	CHAIN LINK FENCE
	WOOD FENCE
	METAL FENCE
	BUILDING LINE
	PUBLIC UTILITY EASEMENT
	DRIVEWAY EASEMENT
	POST RUN
	CONTROL MONUMENT
	RIGHT OF WAY
	PLACE OF BEGINNING
	OVERHEAD UTILITY LINE
	POWER POLE
	AIR CONDITIONER



TO THE LENDER AND / OR FROM ONE OF THE PRECEDING PARTIES AND  
AUSTIN TITLE COMPANY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

I AM HEREBY CERTIFY TO HAVE LATER REVIEWED THIS SURVEY AND THIS DAY HAVE IN THE ORIGINAL BOOK OR EVIDENCE OF THE PROPERTY LEGALLY DESCRIBED HEREIN, BE PREPARED IN ACCORDANCE WITH THE RULES GOVERNING THE PREPARATION OF THIS SURVEY AND NO OTHER EVIDENCE HAS BEEN OBTAINED OR DISCOVERED IN THE MEANWHILE.

THIS AREA IS NOT DEEMED AS BEING IN A SPECIAL FLOOD HAZARD AREA FOR FLOOD INSURANCE DUE. ANY DAMAGE, LOSS OR INJURY, IF IT OCCURRED AS A RESULT OF, HOWEVER, AT THE PRESENT TIME, NO ELEVATION, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED ON THIS FIRM AND INFORMATION IS NOTED SOLELY UPON THIS MAP. THE INSURER DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON THIS MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREIN ARE IN FREE OF FLOOD DAMAGE. FOR PLANNED INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATION

STREET ADDRESS: 13561 POND SPRINGS ROAD CITY: AUSTIN COUNTY: WILLIAMSON STATE OF TEXAS  
 Being 1.772 Acres, more or less, out of the Chela Alan Survey, Abstract No. 18, in Williamson County, Texas, and being that same tract of land conveyed to Yelvo B. Myhr by deed recorded in Volume 1017, Page 73, of the Williamson County Deed Records, and tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof.  
 REFERENCE MADE: PC LAND, LLC

G.F. #: A61-23-004-AUTHOR'S AC



B &amp; G SURVEYING, LLC

FORM REVISION NO. 0000-00

WWW.BANDSURVEY.COM  
1404 West North Loop Blvd.

JOB #: B0421616\_TA

DATE: 03/04/18  
SCALE: 1" = 40'

FIELD WORK BY	ON	1952
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DATE BY	APP	REV
REVISED BY	PR	REV
DATE BY	APP	REV





This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or