

ORDINANCE NO. 20220303-054

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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- (C) A 50-foot wide vegetative buffer along the east property line shall be provided and maintained. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- (D) Vehicular access from the Property to Shady Oaks Drive is prohibited except for emergency vehicle use. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

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

PART 4. This ordinance takes effect on March 14, 2022.


PASSED AND APPROVED

March 3, 2022

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Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:

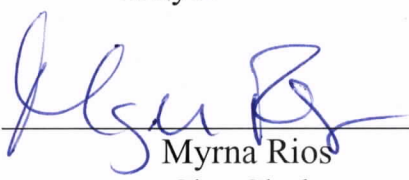

Myrna Rios
City Clerk

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;

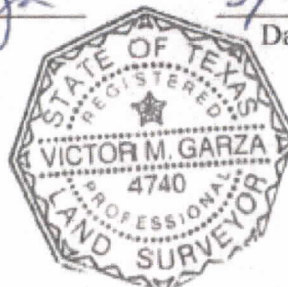
THENCE with Wyches west line also the east right of way line of Pond Springs Road, N 48° 39' 06" W, 153.14 feet to the **Place of Beginning** and containing 1.772 acres of land more or less.

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
Firm Reg. No. 100363-00
B0421616





VILLAGE OAKS, SECTION ONE
CABINET B, SLIDE 224
LOT 1

1.772 ACRES
VELDA B. WYCHE
VOL. 1017, PG. 75
CALLED 1.769 AC.

TOP SPRINGWOOD PARTNERS, LTD.
CALLED 6.29 AC.
VOL. 2085, PG. 270

ELISHA ALLEN SURVEY, ABS 18

SHADY OAKS DRIVE

POB

POND SPRINGS ROAD
(US HIGHWAY NO. 182)
(COUNTY ROAD 186)
(OLD STATE HIGHWAY 29)

LEGEND

- 1/4" REBAR FLOOD
- 1/4" CAPPED REBAR SET
- 1" REBAR FLOOD
- 2" REBAR FLOOD
- 3" REBAR FLOOD
- 4" REBAR FLOOD
- 5" REBAR FLOOD
- 6" REBAR FLOOD
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- 96" REBAR FLOOD
- 97" REBAR FLOOD
- 98" REBAR FLOOD
- 99" REBAR FLOOD
- 100" REBAR FLOOD



[Signature]
VICTOR M. GARZA
STATE OF TEXAS
LAND SURVEYOR
NO. 4740

FLOOD CERTIFICATION

This area is not situated in a flood plain, and no flood plain has been designated by the Federal Emergency Management Agency (FEMA) or the Texas Department of Transportation (TxDOT) for this area. The area is not situated in a flood plain, and no flood plain has been designated by the Federal Emergency Management Agency (FEMA) or the Texas Department of Transportation (TxDOT) for this area.

PROPERTY ADDRESS

15841 POND SPRINGS ROAD
AUSTIN, TEXAS 78748

OWNER: VELDA B. WYCHE

DATE: 05/04/14

SCALE: 1" = 40'

WWW.B&B SURVEYING, LLC

1000 West 10th Street, Suite 100

Austin, Texas 78703

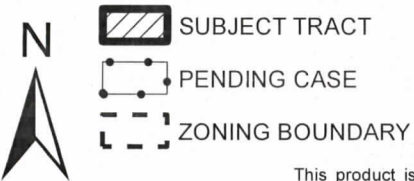
Office 512-458-0101

DATE: 05/04/14

SCALE: 1" = 40'

DATE: 05/04/14

DATE: 05/04/14



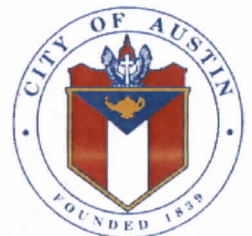
ZONING

ZONING CASE#: C14-2021-0142

Exhibit B

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 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



Created: 9/10/2021

$$1'' = 400'$$