

ORDINANCE NO. 20220505-050

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7401 ½ LOYOLA LANE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single-family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2020-0079, on file at the Housing and Planning Department, as follows:

16.002 acres of land, out of and a part of the James Burleson Survey No. 19, Abstract No. 4, and being a portion of that certain tract of land conveyed to the Rites of Passage Development, recorded in Volume 12494, Page 2572, Real Property Records in Travis County, Texas, said 16.002 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7401 ½ Loyola Lane in the City of Austin, Travis 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:

Alternative financial services	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Exterminating services
Funeral services	Hotel-motel
Outdoor entertainment	Pawn shop services
Pedicab storage and dispatch	Service station

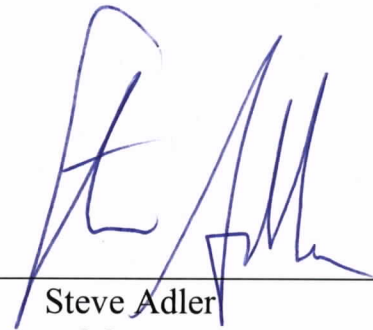
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on May 16, 2022.


PASSED AND APPROVED

May 5, 2022

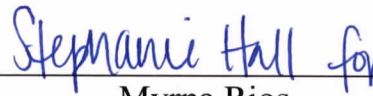
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Steve Adler
Mayor

APPROVED: 

Anne L. Morgan
City Attorney

ATTEST: 

Myrna Rios
City Clerk

EXHIBIT A
Description of Tract 2

FIELD NOTE DESCRIPTION FOR TRACT 2, A 16.002 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, -AND BEING OUT OF AND A PART OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE RITES OF PASSAGE DEVELOPMENT, INC. FROM JOHN SCARDINO AND HAYTHEM S. DAWLETT, DATED JUNE 01, 1995, RECORDED IN VOLUME 12494, PAGE 2572, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at an iron rod found, for the Northeast comer of that certain tract of land conveyed to the City of Austin from the Lumbermen's Investment Corporation, dated August 09, 1974, recorded in Volume 5000, Page 1992, Deed Records of Travis County, Texas, and the Northwest comer of that certain tract of land conveyed to the City of Austin from the Rites of Passage Development, Inc., dated October 15, 1996, recorded in Volume 12805, Page 2211, Real Property Records of Travis County, Texas, and for the for the Northwest comer of the said Rites of Passage tract;

THENCE with the west line of the said Rites of Passage tract and the east line of the said City of Austin tract, South $26^{\circ}44'17''$ West, a distance of 9.57 feet to a calculated point in the south right of way line of Loyola Lane, for the Northwest comer and POINT OF BEGINNING of the herein described tract;

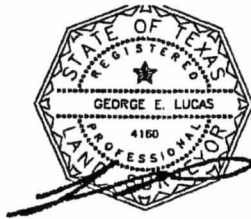
THENCE with the south right of way line of Loyola Lane and the south line of the said City of Austin tract recorded in Volume 12805, Page 2211, Real Property Records of Travis County, Texas, and through the said Rites of Passage tract, South $61^{\circ}56'02''$ East, a distance of 765.70 feet to an iron rod found in the east line of the said Rites of Passage tract, for the Northwest comer of ID'S Comer, a subdivision recorded in Document No. 201300272, Official Public Records of Travis County, Texas, for the Southeast comer of the said City of Austin tract, and fm; the Northeast comer of this tract;

THENCE with the west line of said ID'S Comer and the east line of the said Rites of Passage tract, South $29^{\circ}09'03''$ West, a distance of 927.81 feet to an iron rod found in the north line of that certain tract of land conveyed to Hidden Valley MHC, LLC, from CGJS, Ltd., et al, dated March 20, 2015, recorded in Document No. 2015041825, Official Public Records of Travis County, Texas, for the Southwest comer of said ID'S Comer, for the Southeast comer of the said Rites of Passage tract, and for the Southeast comer of this tract;

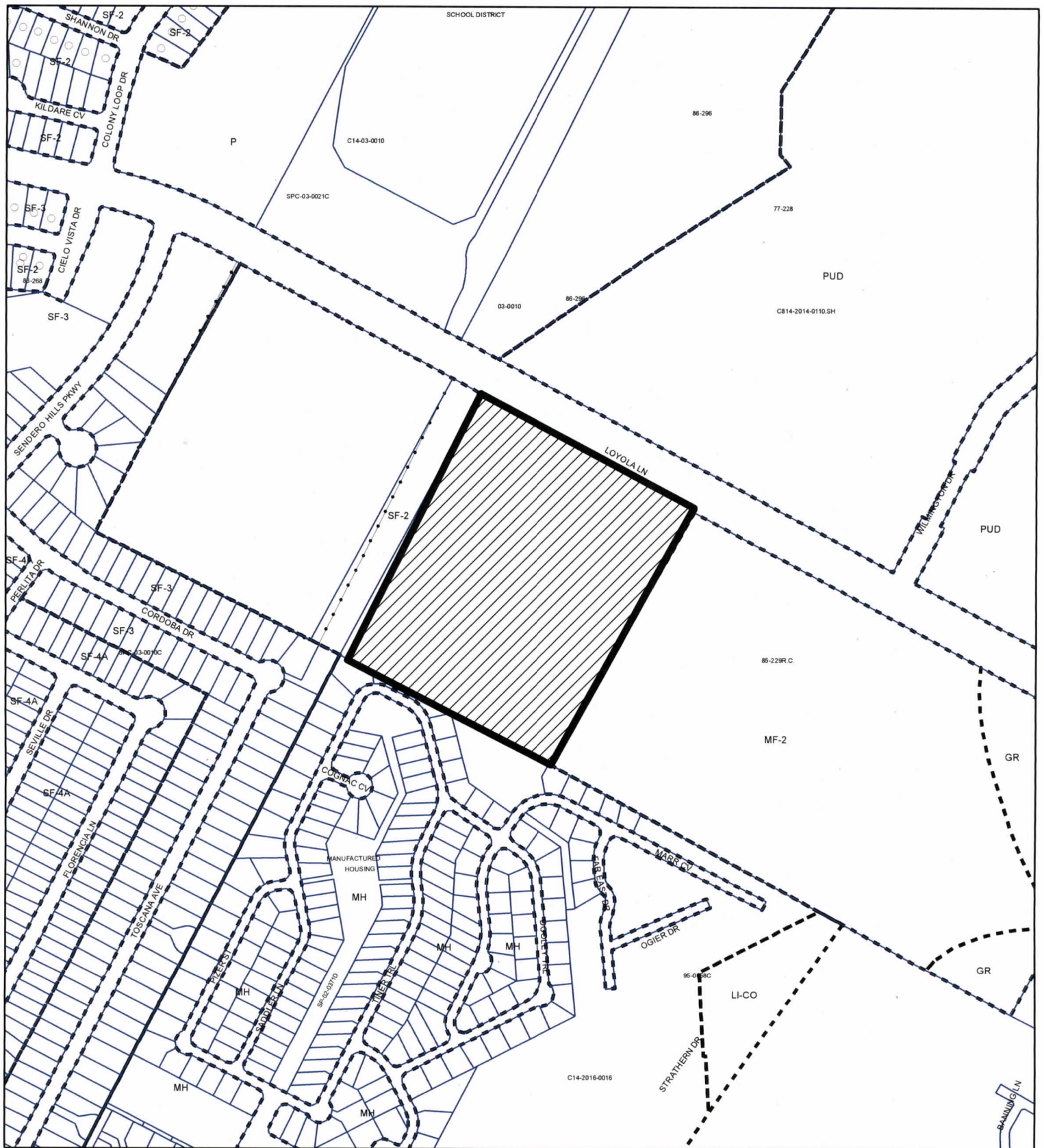
THENCE with the north line of the said Hidden Valley tract and the south line of the said Rites of Passage tract, North 62° 59' 18" West, a distance of 726.45 feet to an iron rod found, for the Southeast corner of the said City of Austin tract, recorded in Volume 5000, Page 1992, Deed Records of Travis County, Texas, for the Southwest corner of the said Rites of Passage tract, and for the Southwest corner of this tract;

THENCE with the east line of the said City of Austin tract and the west line of the said Rites of Passage tract, North 26° 44' 17" East, a distance of 941.26 feet to the POINT OF BEGINNING, containing 16.002 acres of land, more or less.

CELCO Surveying
2205 Stonecrest Path
New Braunfels, Texas 78130
Firm Registration No. 10193975



BY: GEORGE E. LUCAS
R.P.L.S. No. 4160
State of Texas
February 09, 2018
2018-0211-Tr 2



ZONING

ZONING CASE#: C14-2020-0079

Exhibit B



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

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.



Created: 7/22/2020