

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 15101 FARM TO MARKET ROAD 1825 FROM**  
3 **SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO**  
4 **COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)**  
5 **COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from single-family residence standard lot (SF-2) district to  
11 community commercial-conditional overlay (GR-CO) combining district on the property  
12 described in Zoning Case No. C14-2023-0054, on file at the Planning Department, as  
13 follows:

14  
15 A 0.890 acre tract of land, situated in the L.C. Cunningham Survey, Abstract No.  
16 163, in Travis County, Texas and being that certain tract of land described by deed  
17 recorded in Document No. 2002097395 of the Official Public Records of Travis  
18 County, Texas, the 0.890 acre of land being more particularly described by metes  
19 and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

20  
21 locally known as 15101 Farm to Market Road 1825 in the City of Austin, Travis County,  
22 Texas, and generally identified in the map attached as **Exhibit “B”**.

23  
24 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
25 established by this ordinance is subject to the following conditions:

26  
27 The following uses are prohibited uses of the Property:

Alternative Financial Services	Automotive Washing
Bail Bond Services	Drop-off Recycling Collection Facility
Extermination Services	Funeral Services
Hospital Services (General)	Hotel-motel
Indoor Entertainment	Indoor Sports and Recreation
Outdoor Entertainment	Outdoor Sports and Recreation
Pawn Shop Services	Research Services
Theater	

**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.


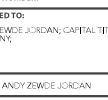




**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2023.

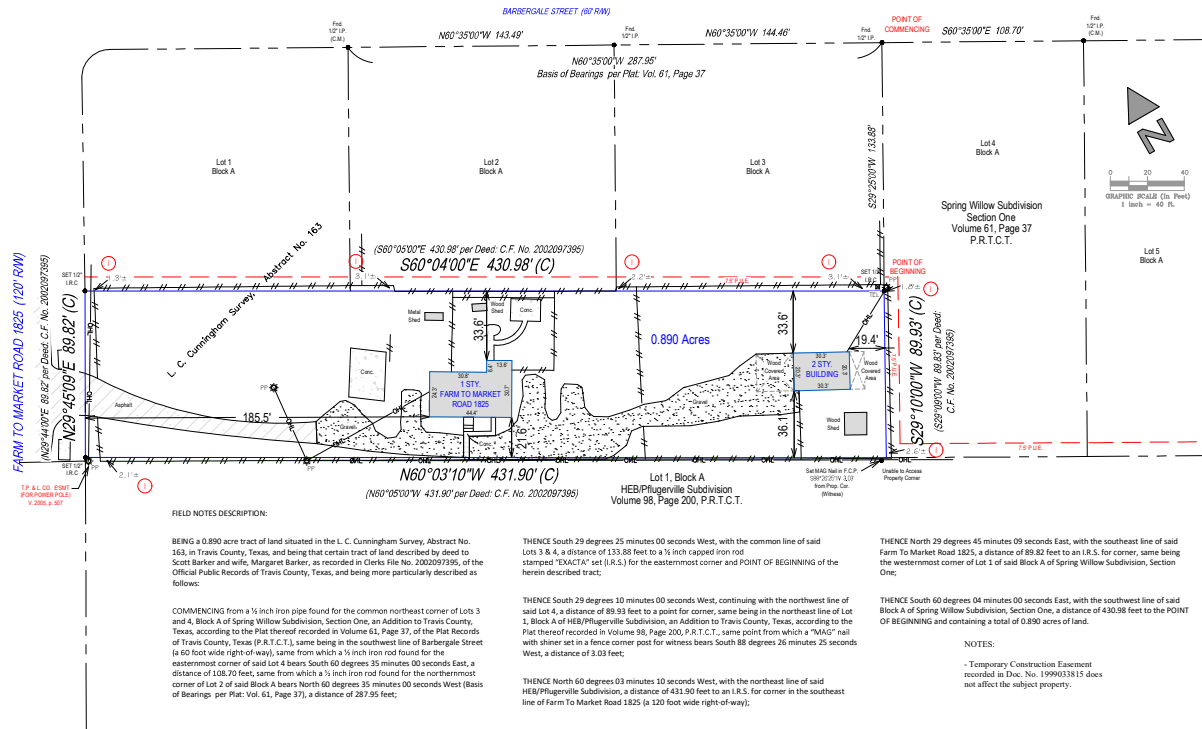
**PASSED AND APPROVED**

\_\_\_\_\_, 2023

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Myrna Rios  
City Attorney City Clerk

 <div style="display: inline-block; vertical-align: middle;"> <h1 style="margin: 0;">Capital Title</h1> <p style="margin: 0;">A Shaddock Company</p> </div>	
 	
<b>PROPERTY ADDRESS:</b> 15101 FARM TO MARKET ROAD 1825, PFLUGERVILLE, TEXAS 77660	
<b>TITLE COMPANY:</b> 2126.4591	
<b>CERTIFIED TO:</b> ANDY ZEWE JORDAN; CAPITAL TITLE; FIRST NATIONAL TITLE INSURANCE COMPANY;	
<b>BUYER:</b> ANDY ZEWE JORDAN	
<b>LENDER:</b>	
<b>TITLE COMPANY:</b> CAPITAL TITLE	
<b>TITLE COMMITMENT:</b>	<b>CLIENT FILE NO:</b> 21-41262-AM
<b>LEGAL DESCRIPTION:</b> SEE HELD NOTES DESCRIPTION SHOWN HEREON.	
<b>JOB SPECIFIC SURVEYOR NOTES</b> Surveyor did not disburse subject property. This survey was prepared with information contained in Title Commitment of No. 21-41262-AM of TRULIUM TECHNOLOGIES, effective date of 08/02/21, issued date of 08/09/21, and is subject to the limitations of that commitment.	
<b>DATE:</b> 9/6/2021	<b>FIELD WORK DATE:</b> 9/2/2021
<b>REVISION DATE(S):</b> (NONE) (9/2/21)	
<b>POINTS OF INTEREST:</b> 1) FENCE PROTRUSION/ENCROACHMENT	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <p style="font-style: italic; font-size: 1.2em; margin-top: 10px;">Paul A. Jurica Jr.</p> </div> <div style="width: 50%;"> <p><b>SURVEYORS CERTIFICATE</b></p> <p>The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey herein correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.</p> </div> </div>	
<div style="display: flex; justify-content: space-around; align-items: center;">  <div style="text-align: right;"> <p><b>Headquarter's Office</b>            c/o 866.73.1916   1196.144.2882            1955 Lakeside Drive, Ste 220   Lewisville, TX 75057  <i>Paula H. 508-9890</i></p> <p><b>Branch Office</b>            c/o 866.73.1916   1196.144.2882            11111 Richmond Ave, Suite 150   Houston, TX 77082  <i>Alex H. 799-9537</i></p> </div> </div>	
 <div style="display: inline-block; vertical-align: middle; text-align: right;"> <p><b>EXACTA</b> Land Surveyors, LLC</p> <p style="font-size: 0.8em; margin-top: 5px;">             800.866.73.1916   1196.144.2882              11111 Richmond Ave, Suite 150   Houston, TX 77082-4802           </p> </div>	



## GENERAL SURVEYORS NOTES:

- [illegible]

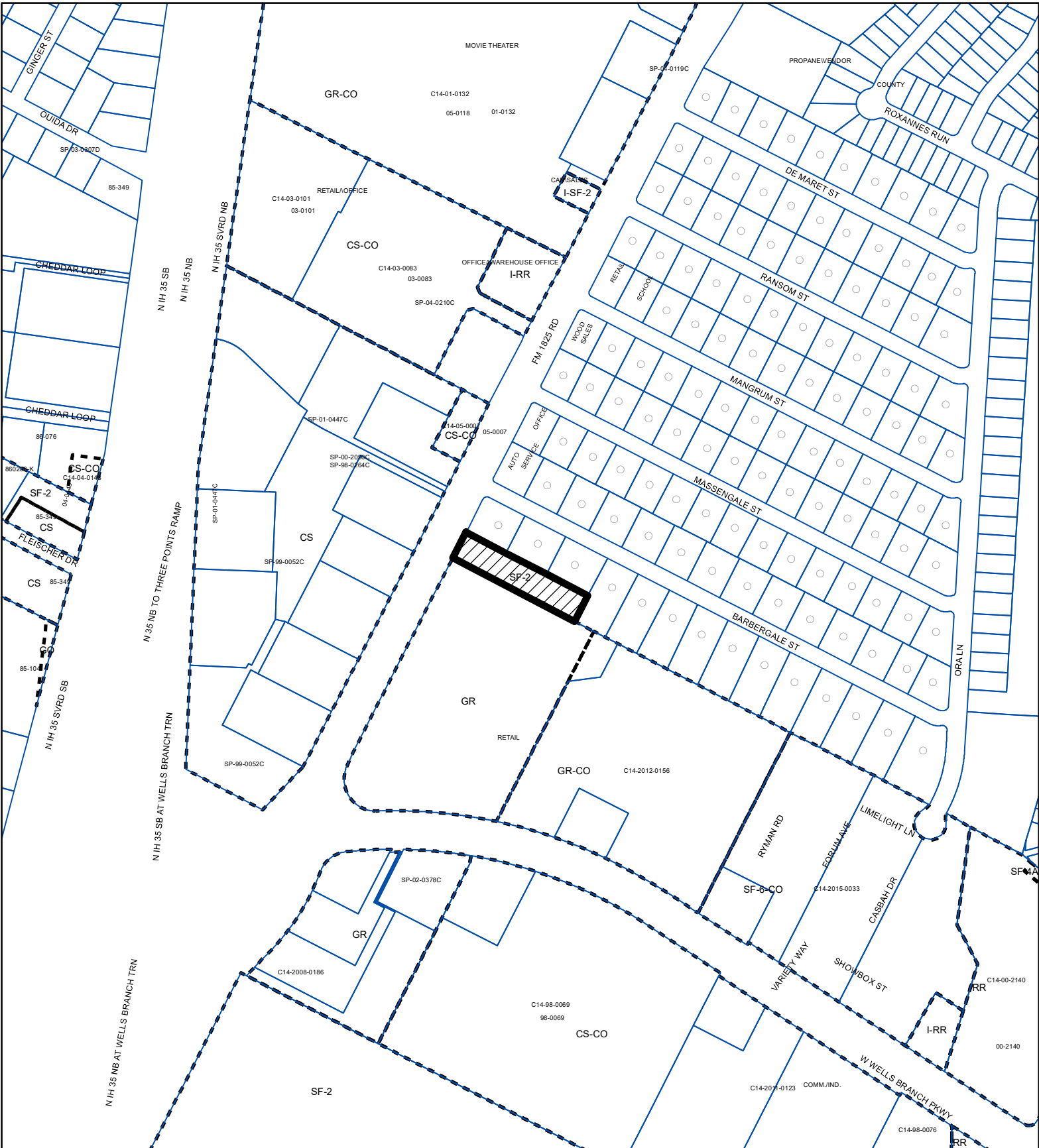
**SURVEYORS LEGEND:**




[illegible]

<b>PR1</b> - Ingestion Easement	<b>PR7</b> - Fire Book	<b>SN6D</b> - Set back and Ditch
<b>L1</b> - Length	<b>PC</b> - Point of Curvature	<b>SOFT</b> - Squatter fee
<b>LBA</b> - Limited Access Easement	<b>PCC</b> - Point of Compound Curvature	<b>SXL</b> - Surveyor's Line
<b>LBR</b> - License No. (Business)	<b>PCP</b> - Permanent Control Point	<b>STL</b> - Survey
<b>LBR</b> - License for the Locust	<b>PI</b> - Point of Intersection	<b>SV</b> - Sewer Valve
<b>L</b> - Landscape Easement	<b>PL3</b> - Professional Land Surveyor	<b>SWK</b> - Sidewalk Easement
<b>LML</b> - Lateral Landscape Maintenance Easement	<b>PLT</b> - Plan	<b>TBM</b> - Temporary Beach Mark
<b>LM</b> - License No. (Surveyor)	<b>POR</b> - Point of Beginning	<b>TEL</b> - Telephone Facilities
<b>MB</b> - Map Book	<b>POM</b> - Point of Commencement	<b>TOP</b> - Top of Bank
<b>ME</b> - Maintenance Easement	<b>PIC</b> - Point of Reverse Curvature	<b>TWT</b> - Technological Utility Easement
<b>MES</b> - Modified End Section	<b>PM</b> - Permanent Reference Monument	<b>WTP</b> - Township
<b>M</b> - Measure	<b>PPM</b> - Professional Surveyor & Mapper	<b>X</b> - Transformer
<b>M1</b> - Mobile	<b>PT</b> - Point of Tangency	<b>YPS</b> - Yield
<b>M1</b> - Mobile	<b>PUE</b> - Public Utility Easement	<b>U</b> - Utility Easement
<b>NR</b> - Non-Road	<b>R</b> - Radius or Radial	<b>UG</b> - Underground
<b>NS</b> - Not to Settle	<b>RA</b> - Right of Way	<b>UP</b> - Utility Pole
<b>NAV08D</b> - North American Vertical Datum 1988	<b>RR</b> - Residential	<b>UR</b> - Utility Riser
<b>NAV02D</b> - National Geodetic Vertical Datum 1929	<b>RGE</b> - Range	<b>VF</b> - Vinyl Fence
<b>OD</b> - On-Ditch	<b>RCH</b> - Road Overhanging Easement	<b>WIC</b> - Wireless Camera
<b>OD</b> - Off-Ditch	<b>RD</b> - Road Point	<b>WF</b> - Water Filter
<b>ODR</b> - Official Records Book	<b>SD</b> - Subdiv	<b>WF</b> - Wood Fence
<b>ODR</b> - Official Records Book	<b>SL</b> - Setback Line	<b>WM</b> - Water Meter/Water Valve Box
<b>OIA</b> - Offset	<b>SC</b> - Survey Closure Line	<b>WV</b> - Water Valve
<b>ODS</b> - Offset	<b>SCS</b> - Screen	
<b>OIF</b> - Off-Corridor Subject Property	<b>SEC</b> - Section	
<b>DI</b> - Ditching	<b>SEP</b> - Setback	
<b>ODL</b> - Off-Ditch Utility Lines	<b>SEP</b> - Setback	
<b>ODI</b> - Off-Ditch Subject Property	<b>SEI</b> - Set Iron Rod & Cap	
<b>PTE</b> - Point of Tangency	<b>SME</b> - Storm Water Management Easement	

**FLOOD ZONE INFORMATION:**  
 BY PERFORMING A SEARCH WITH THE LOCAL CLERK'S OFFICE, MINORITY COUNTY, MISSOURI, THE PROPERTY APPLICANT HAS BEEN LOCATED IN ZONE X. SEE ATTACHED MAP FOR FURTHER INFORMATION.

**PAGE 1 OF 1**



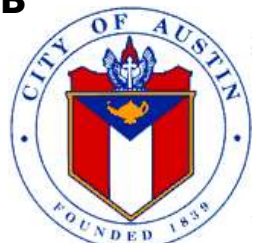
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2023-0054

## 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: 4/25/2023