

**ORDINANCE NO. 20230720-182**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 15101 FARM TO MARKET ROAD 1825 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. C14-2023-0054, on file at the Planning Department, as follows:

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

locally known as 15101 Farm to Market Road 1825 in the City of Austin, Travis 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:

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	



# EXHIBIT "A"



**PROPERTY ADDRESS:**  
1515 FARM 7, MARKET ROAD, 805, FLOUGHERVILLE, TEXAS 75641

**SURVEY NUMBER:** 21-05-051

**CERTIFIED TO:**  
ANDY ZWACH, JACOB, ADAM, LARITA, TITEL, FIRST NATIONAL TITLE INSURANCE COMPANY

**BUYER:** ANDY ZWACH, JACOB

**LENDER:**

**TITLE COMPANY:** CAPITAL TITLE

**TITLE COMMITMENT:** CLIENT FILE NO: 21-01021-AM

**LEGAL DESCRIPTION:**  
SEE FIELD NOTES DESCRIPTION SHOWN HEREON

**JOB SPECIFIC SURVEYOR NOTES:**  
Surveyor did not detect adjacent property. The survey was prepared with information contained in Title Commitment of No. 21-01021-AM.

**DATE:** 10/23/21 **FIELD WORK DATE:** 10/23/21

**REVISION DATE(S):**  
2/1/21, 10/22/21

**POINTS OF INTEREST:**  
1) FENCE PROTRUSION ENCROACHMENT



**SURVEYOR'S CERTIFICATE:**  
The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon 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.

**EXACTA**  
Land Surveyors, L.L.C.  
Headquarters Office  
1791 Leaning Tower, Ste 200, Lubbock, TX 79401  
Phone: 806.791.1111  
Fax: 806.791.1112  
Branch Office  
1606 7th St, Suite 200, Amarillo, TX 79101  
Phone: 806.372.1111

**EXACTA**  
Land Surveyors, L.L.C.  
1791 Leaning Tower, Ste 200, Lubbock, TX 79401  
Phone: 806.791.1111

**GENERAL SURVEYOR NOTES:**

- Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of this title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including root easements were not located as part of this survey. Unless specifically stated otherwise, the purpose and intent of this survey is not for any construction activities or future planning.
- Cornering Monument (CM) designated on the survey indicate the corners found or recovered and are the basis of the referenced bearing for this survey. Unless otherwise noted, the bearings depicted hereon are based on the record map or plat.
- If there is a split, leak or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was not noted by visual above ground inspection only. No excavation was performed to determine its location.
- This survey is evidentiary for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted, "BIR" indicates a Bar Iron Rebar with Cap stamped LBR 10034300 or LBR 10154357, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if its document is electronically signed as specified in Texas State Statutes 663.01. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the surveyor's legend and on this survey map have been enlarged or reduced for clarity. The symbols have been placed at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI) are subject above-ground improvements which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or labeled as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of EXACTA Land Surveyors, L.L.C. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning. Dimensions are in feet and decimals thereof.

## SURVEYOR'S LEGEND:

**LINE TYPES**

- Boundary Line
- Center Line
- Chain Link or Wire Fence
- Easement
- Edge of Water
- Overhead Lines
- Structure
- Survey Tie Line
- Utility Fence
- Wall or Party Wall
- Wood Fence

**SURFACE TYPES**

- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

**SYMBOLS**

- Benchmark
- Center Line
- Center Angle or Delta
- Common Ownership
- Control Point
- Catch Basin

**ABBREVIATIONS**

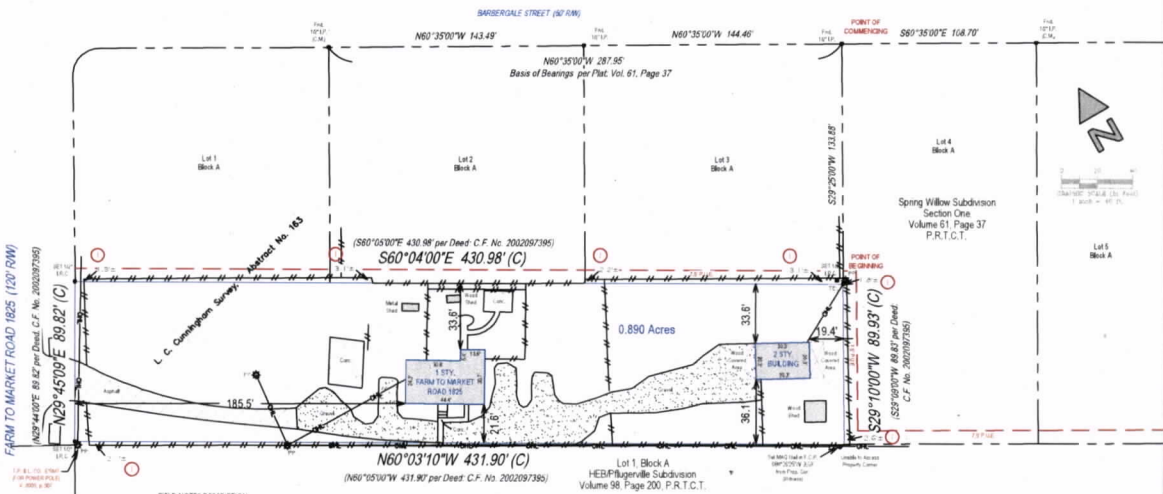
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## FIELD NOTES DESCRIPTION:

BEING a 0.890 acre tract of land situated in the L.C. Cunningham Survey, Abstract No. 183, in Travis County, Texas, and being that certain tract of land described by deed to Scott Barker and wife, Margaret Barker, as recorded in Clerk's File No. 2002097395, of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

COMMENCING from a 1/2 inch iron pipe found for the common northeast corner of Lot 3 and 4, Block A of Spring Willow Subdivision, Section One, an Addition to Travis County, Texas, according to the Plat thereof recorded in Volume 61, Page 37, of the Plat Records of Travis County, Texas (P.R.T.C.T.), same being in the southwest line of Barberdale Street (a 60 foot wide right-of-way), same from which a 1/2 inch iron rod found for the easternmost corner of said Lot 4 bears South 60 degrees 35 minutes 00 seconds East, a distance of 108.70 feet, same from which a 1/2 inch iron rod found for the northernmost corner of Lot 2 of said Block A bears North 60 degrees 35 minutes 00 seconds West (Basis of Bearings, per Plat, Vol. 61, Page 37), a distance of 287.95 feet;

THENCE South 29 degrees 23 minutes 00 seconds West, with the common line of said Lots 1 & 4, a distance of 133.80 feet to a 1/2 inch capped iron rod stamped "EXACTA" set (I.R.S.) for the easternmost corner and POINT OF BEGINNING of the herein described tract;

THENCE South 29 degrees 10 minutes 00 seconds West, continuing with the northeast line of said Lot 4, a distance of 89.93 feet to a point for corner, same being in the northeast line of Lot 3, Block A of HEB/Fluergville Subdivision, an Addition to Travis County, Texas, according to the Plat thereof recorded in Volume 98, Page 200, P.R.T.C.T., same point from which a "TMAD" nail with shiner set in a fence corner post for witness bears South 88 degrees 24 minutes 25 seconds West, a distance of 1.03 feet;

THENCE North 60 degrees 03 minutes 10 seconds West, with the northeast line of said HEB/Fluergville Subdivision, a distance of 431.90 feet to an I.R.S. for corner in the southeast line of Farm To Market Road 1825 (a 120 foot wide right-of-way);

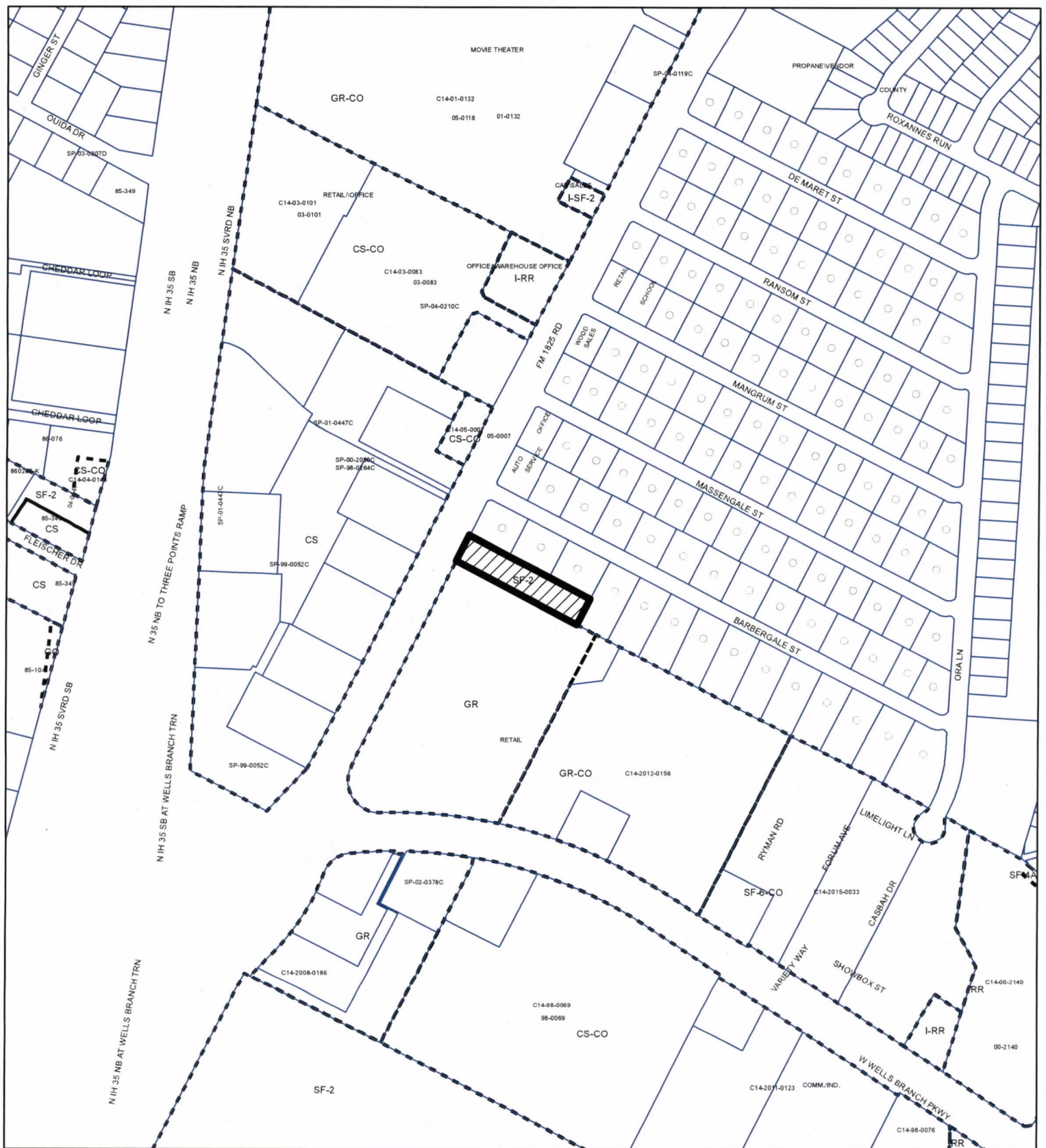
THENCE North 29 degrees 45 minutes 09 seconds East, with the southeast line of said Farm To Market Road 1825, a distance of 89.82 feet to an I.R.S. for corner, same being the westernmost corner of Lot 1 of said Block A of Spring Willow Subdivision, Section One;

THENCE South 60 degrees 04 minutes 00 seconds East, with the southeast line of said Block A of Spring Willow Subdivision, Section One, a distance of 430.98 feet to the POINT OF BEGINNING and containing a total of 0.890 acres of land.

**NOTES:**  
- Temporary Construction Easement recorded as Doc. No. 199903815 does not affect the subject property.

**FLOOD ZONE INFORMATION:**  
FLOOD ZONE INFORMATION IS AVAILABLE IN THE PUBLIC RECORDS OF THE COUNTY CLERK'S OFFICE. THE PROPERTY APPLICANT IS ADVISED TO OBTAIN FLOOD ZONE INFORMATION FROM THE COUNTY CLERK'S OFFICE.





SUBJECT TRACT



PENDING CASE

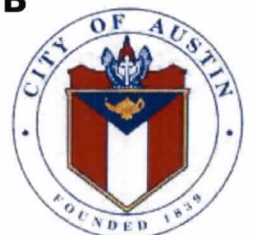


ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2023-0054

## EXHIBIT "B"



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 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