

ORDINANCE NO. 20240718-167

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 15328 FM 1825 ROAD AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 interim-single family residence standard lot (I-SF-2) base district to community commercial (GR) base district on the property described in Zoning Case No. C14-2024-0014, on file at the Planning Department, as follows:

0.3243 acres of land, more or less, being a portion of BLOCK D, THREE POINT ACRES, SECTION 2 REVISED, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 61, Page 28, of the Plat Records of Travis County, Texas, and being that same tract conveyed by deed recorded in Document No. 2015024803 of the Official Public Records of Travis County, Texas, said 0.3243 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),


locally known as 15328 FM 1825 Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on July 29, 2024.

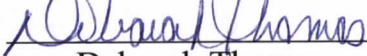
PASSED AND APPROVED

_____, July 18, 2024

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§



Kirk Watson
Mayor

APPROVED: 
Deborah Thomas
Acting City Attorney

ATTEST:

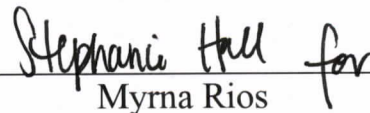

Myrna Rios
City Clerk

EXHIBIT "A"

EXHIBIT "A"

FIELD NOTES DESCRIBING 0.3243 OF AN ACRE OF LAND, MORE OR LESS, BEING A PORTION OF BLOCK D, THREE POINT ACRES, SECTION 2 REVISED, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 61, PAGE 28, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF GARY STREET AS VACATED IN VOLUME 47, PAGE 7 OF THE TRAVIS COUNTY COMMISSIONERS COURT MINUTES, SAID 0.3243 OF AN ACRE BEING THAT SAME TRACT CONVEYED TO SAN FERNANDO MOTORS, INC., IN DOCUMENT NO. 2015024803 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a punch mark found in concrete in the west right of way line of F.M. Highway 1825 at the northeast corner of said Block D, same being the southeast corner of said vacated Gary Street;

THENCE along the west right of way line of said F.M. Highway 1825 S 29° 43' 06" W, 85.76 feet to a ½" iron rebar with cap stamped "B & G Surveying" set at a northeast corner of Lot 5A, Block A of the Amended Plat of Lots 1 and 5, Block "A" Cinemark Subdivision, a subdivision of record in Volume 101, Page 50, Plat Records, Travis County, Texas, for the southeast corner hereof, from which a ½" iron rebar found bears N 66° 58' 26" W, 1.46 feet and another ½" iron rebar found at the southeast corner of said Lot 5A bears S 29° 43' 06" W, 155.28 feet;

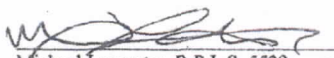
THENCE along a north line of said Lot 5A and the south line of the herein described tract N 61° 23' 19" W, 122.65 feet to a ½" iron rebar found for an interior ell corner of said Lot 5A and the southwest corner hereof;

THENCE along an east line of the said Lot 5A and the west line of the herein described tract N 30° 27' 36" E, passing at 85.94 feet a ½" iron pipe found in the previous south right of way line of the said vacated Gary Street, and continuing for an overall distance of 116.05 feet to a ½" iron rebar with cap stamped "B & G Surveying" set in the south line of Lot 3, Block A of Cinemark Subdivision, a subdivision of record in Volume 97, Page 109, Plat Records of Travis County, Texas, at a northeast corner of said Lot 5A, for the northwest corner hereof, from which a ½" iron rebar found at the southwest corner of said Lot 3, and an interior ell corner of said Lot 5A, bears N 61° 16' 45" W, 41.82 feet;

THENCE along the south line of the said Lot 3 and the north line of the herein described tract S 61° 16' 45" E (Bearing Basis), 121.19 feet to a ½" iron rebar found at the southeast corner of said Lot 3, for the northeast corner hereof;

THENCE along the west right of way line of said F.M. Highway 1825 S 29° 48' 44" W, 30.02 feet to the **Place of Beginning** and containing 0.3243 of an acre of land, more or less.

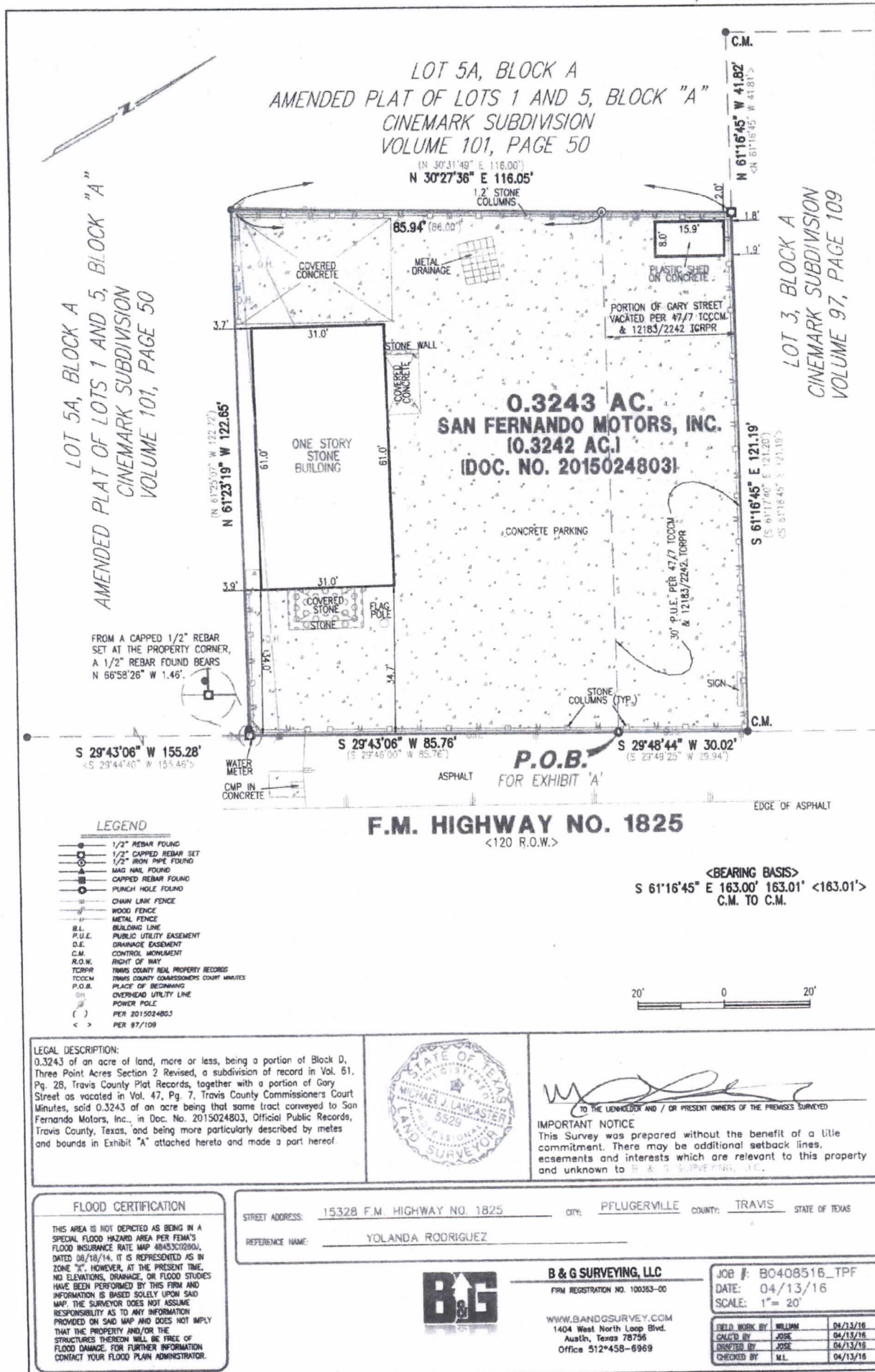
THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.

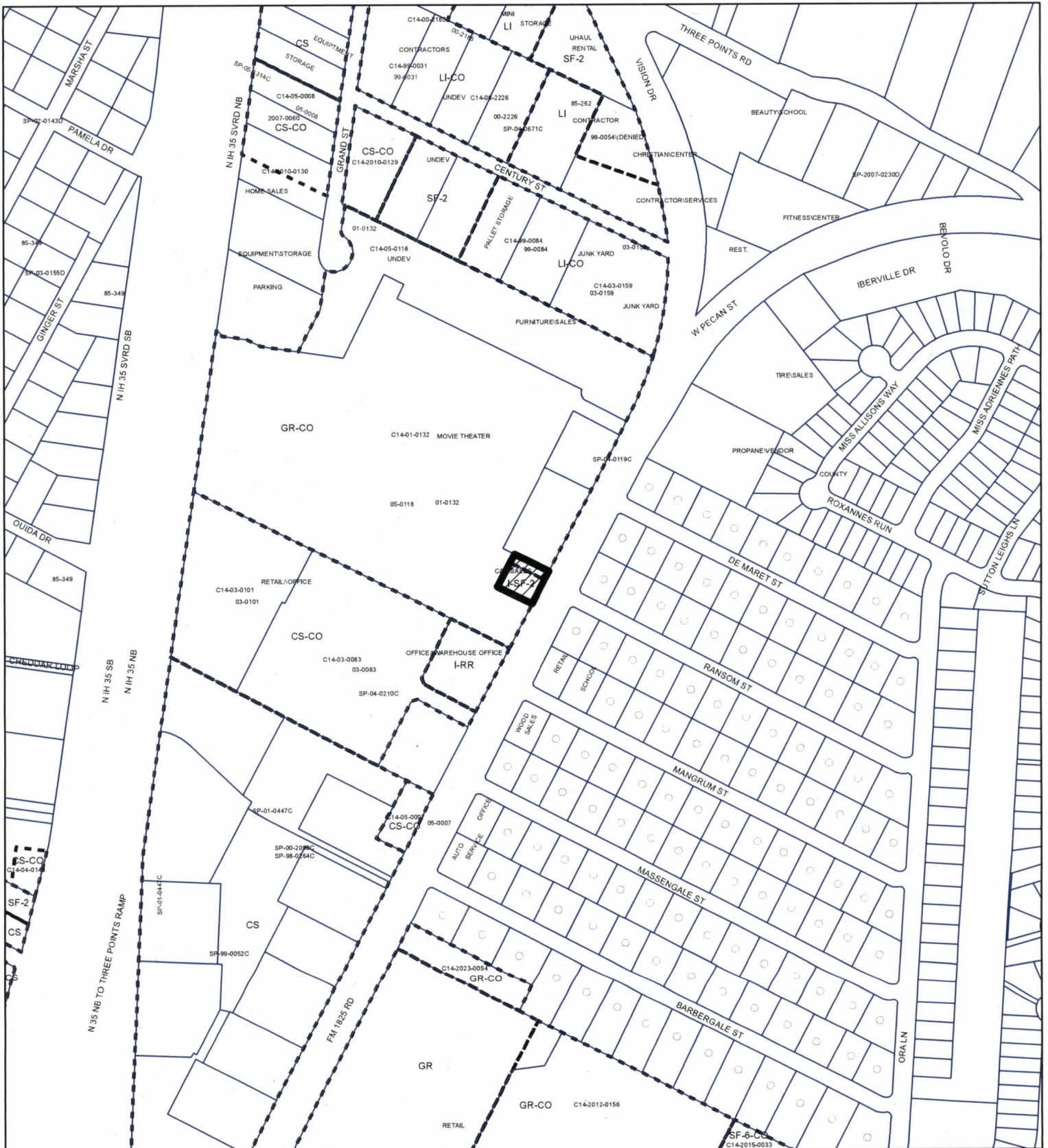

Michael Lancaster, R.P.L.S. 5529

04/13/2016
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
B0408516_TPF



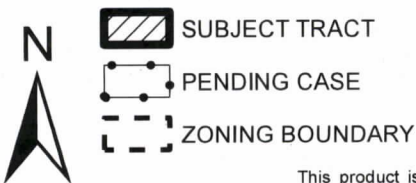




ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0014



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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 2/14/2024