

ORDINANCE NO. 20240912-101

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6575 DECKER LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2024-0084, on file at the Planning Department, as follows:

2.900 acres of land out of the Philip McElroy Survey, Abstract No. 16, in Travis County, Texas, being a portion of that certain 8.764 acre tract of land conveyed by deed recorded in Document No. 2001012242 of the Official Public Records of Travis County, Texas, said 2.900 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (The "Property"),

locally known as 6575 Decker 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:

The following uses are prohibited uses of the Property:

Agricultural Sales and Services	Building Maintenance Services
Campground	Commercial Blood Plasma Center
Construction Sales and Services	Convenience Storage
Electronic Prototype Assembly	Electronic Testing
Equipment Repair Services	Equipment Sales
Indoor Crop Production	Kennels
Laundry Services	Maintenance Service Facilities
Monument Retail Services	Pawn Shop Services
Transportation Terminal	Vehicle Storage
Veterinary Services	

EXHIBIT "A"

HOLT CARSON, INCORPORATED

PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

email: survey@hciaustin.com

"EXHIBIT ____"

FIELD NOTE DESCRIPTION OF 2.900 ACRES OF LAND OUT OF THE PHILIP McELROY SURVEY, ABSTRACT NO. 16, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (8.764 ACRE) TRACT OF LAND AS CONVEYED TO A.M. PETROLEUM, INC., BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2001012242 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found at the Southeast corner of that certain (8.764 acre) tract of land as conveyed to A.M. Petroleum, Inc. by Warranty Deed recorded in Document No. 2001012242 of the Official Public Records of Travis County, Texas, same being the Northeast corner of that certain (14.951 acre) tract of land as conveyed to Old Dominion Freight Line, Inc. by deed recorded in Document No. 2005079091 of the Official Public Records of Travis County, Texas, also being a point in the Northwest line of Lot 1, Block A, Bayer Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201900002 of the Official Public Records of Travis County, Texas and being the Southeast corner and the **PLACE OF BEGINNING** of the herein described tract, from which a 1/2" iron rod with a plastic cap imprinted "Baseline, Inc." found at the Southeast corner of said (14.951 acre) Old Dominion Freight Line, Inc. tract bears, S 27 deg. 07'15" W 700.24 ft. and again from said 5/8" iron rod found a 1/2" iron rod with a plastic cap imprinted "Bond 5793" found at the Southwest corner of said Lot 1 bears, S 27 deg. 06'44" W 715.69 ft.;

THENCE leaving the Northwest line of Lot 1, Block A, Bayer Subdivision, with the Southwest line of said (8.764 acre) A.M. Petroleum, Inc. tract and with the Northeast line of said (14.951 acre) Old Dominion Freight Line, Inc. tract, **N 63 deg. 30'09" W 437.00 ft.** to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the Southwest corner of the herein described tract, from which a 1/2" iron rod found in the Southeast right-of-way line of Decker Lane at the Northwest corner of said (14.951 acre) Old Dominion Freight Line, Inc. tract, same being the Southwest corner of said (8.764 acre) A.M. Petroleum, Inc. tract bears, N 63 deg. 30'09"W 488.98 ft.;

2.900 Acres

End of Page 1 of 2

2.900 Acres

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THENCE leaving the Northeast line of said (14.951 acre) Old Dominion Freight Line, Inc. tract, and entering the interior of said (8.764 acre) A.M. Petroleum, Inc. tract, the following two (2) courses:

- 1.) **N 24 deg. 59'18" E 27.00 ft.** to a "X" cut in concrete;
- 2.) **N 51 deg. 28'48" E 373.35 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the Southwest right-of-way line of Decker Lake Road, same being a point in the Southwest line of that certain (0.153 acre) tract of land as conveyed to the City of Austin by Street Deed recorded in Document No. 2004231195 of the Official Public Records of Travis County, Texas and being the Northwest corner of the herein described tract;

THENCE continuing through the interior of said (8.764 acre) A.M. Petroleum, Inc. tract, with the Southwest line of said (0.153 acre) City of Austin tract and with the Southwest right-of-way line of Decker Lake Road, **S 50 deg. 54'56" E 299.53 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the Southeast line of said (8.764 acre) A.M. Petroleum, Inc. tract, which deviates from the Northwest line of Lot 1, Block A, Bayer Subdivision, from which a 5/8" iron rod found at the Northeast corner of said (8.764 acre) A.M. Petroleum, Inc. tract, same being the Northeast corner of said (0.153 acre) City of Austin tract bears, **N 28 deg. 50'41" E 7.07 ft.**;

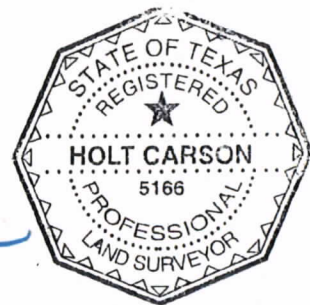
THENCE with the Southeast line of said (8.764 acre) A.M. Petroleum, Inc. tract, which is not common with the Northwest line of Lot 1, Block A, Bayer Subdivision, **S 28 deg. 50'41" W 300.39 ft.** to the **PLACE OF BEGINNING** and containing **2.900 acres** of land.

SURVEYED: April 21, 2024.

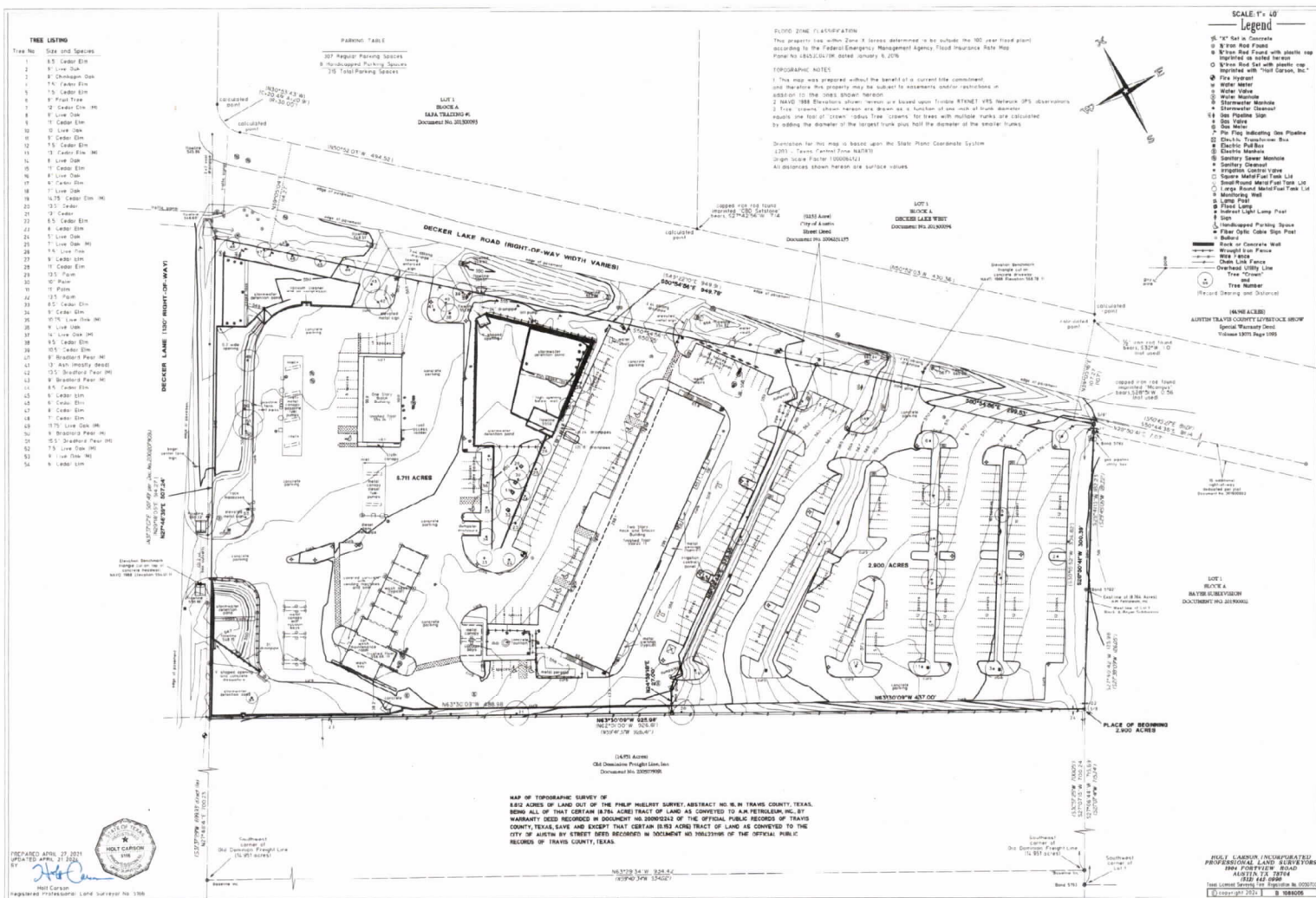


Holt Carson

Registered Professional Land Surveyor No. 5166



Reference map: B 1088006

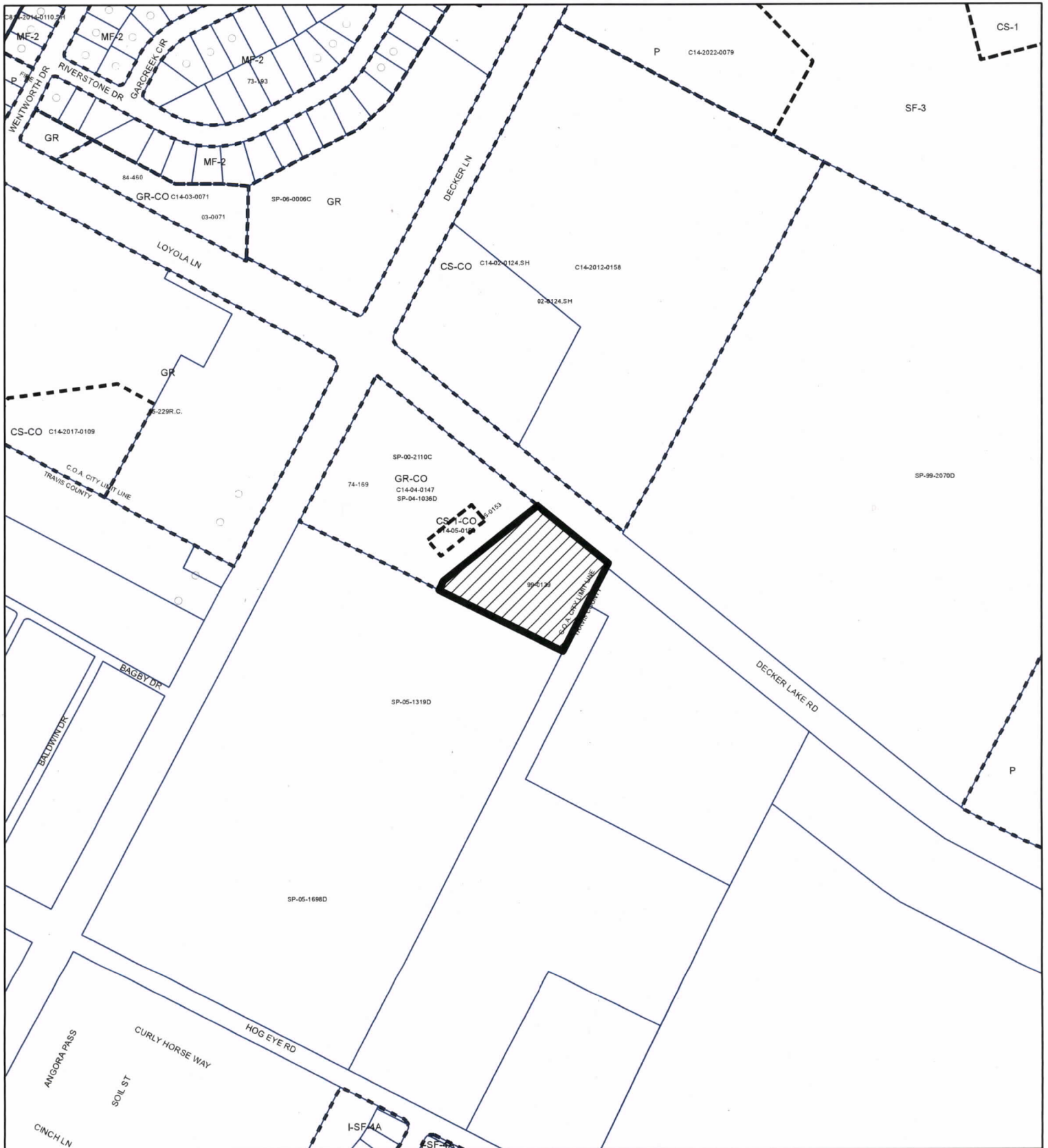


TREE LISTING

Tree No.	Size and Species
1	6.5' Cedar Elm
2	7' Live Oak
3	8' Live Oak
4	10' Live Oak
5	12' Live Oak
6	14' Live Oak
7	16' Live Oak
8	18' Live Oak
9	20' Live Oak
10	22' Live Oak
11	24' Live Oak
12	26' Live Oak
13	28' Live Oak
14	30' Live Oak
15	32' Live Oak
16	34' Live Oak
17	36' Live Oak
18	38' Live Oak
19	40' Live Oak
20	42' Live Oak
21	44' Live Oak
22	46' Live Oak
23	48' Live Oak
24	50' Live Oak
25	52' Live Oak
26	54' Live Oak
27	56' Live Oak
28	58' Live Oak
29	60' Live Oak
30	62' Live Oak
31	64' Live Oak
32	66' Live Oak
33	68' Live Oak
34	70' Live Oak
35	72' Live Oak
36	74' Live Oak
37	76' Live Oak
38	78' Live Oak
39	80' Live Oak
40	82' Live Oak
41	84' Live Oak
42	86' Live Oak
43	88' Live Oak
44	90' Live Oak
45	92' Live Oak
46	94' Live Oak
47	96' Live Oak
48	98' Live Oak
49	100' Live Oak
50	102' Live Oak
51	104' Live Oak
52	106' Live Oak
53	108' Live Oak
54	110' Live Oak

PREPARED APRIL 27, 2021
DRAWN BY: [Signature]
CHECKED BY: [Signature]
HOLY CARBON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3508

MULS. CARNON (UNREGISTERED)
PROFESSIONAL LAND SURVEYOR
4404 FOREVIEW ROAD
AUSTIN, TX 78754
(512) 442-0996
TX License No. 1088006



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

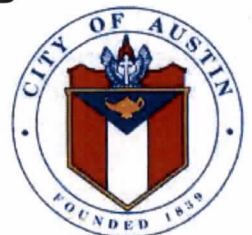
ZONING CASE#: C14-2024-0084

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



Created: 5/22/2024