

ORDINANCE NO. 20241024-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 11900 DECKER LAKE ROAD FROM LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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 limited industrial service-conditional overlay (LI-CO) combining district and multifamily residence medium density (MF-3) base district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2024-0108, on file at the Planning Department, as follows:

0.908 acres of land in the Reuben Hornsby Survey No. 17, Abstract No. 15, in Travis County, Texas, being a portion of a called 149.45 acre tract conveyed by deed recorded in Document No. 2005232159, of the Official Public records of Travis County, Texas, said 0.908 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 11900 Decker Lake Road 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:

Alternative Financial Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Drop-Off Recycling Collection Facility	Exterminating Services
Funeral Services	Pawn Shop Services
Vehicle Storage	

EXHIBIT "A"



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

5725 West Hwy 290, Suite 103
Austin, Texas 78735

EXHIBIT " ____ "

PORTION OF
149.45 ACRES
CLUB DEALS 116 INDIAN HILLS TX,
LIMITED PARTNERSHIP
(ZONING TRACT)

0.908 ACRES
REUBEN HORNSBY SURVEY NO. 17, ABS. 15
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.908 ACRES (APPROXIMATELY 39,557 SQ. FT.) IN THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 149.45 ACRE TRACT CONVEYED TO CLUB DEAL 116 INDIAN HILLS TX, LIMITED PARTNERSHIP BY GENERAL WARRANTY DEED, DATED DECEMBER 15, 2005, RECORDED IN DOCUMENT NO. 2005232159, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.908 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDOT Type I concrete monument found in the southeast right-of-way line of F.M. 973 (100' wide public right-of-way), same being the northwest line of said 149.45 acre tract, and an angle point in the northwest line of the herein described tract, from which a 1/2" rebar with plastic "Bury" cap found for a cutback corner at the east intersection of F.M. 973 and Decker Lake Road (public right-of-way width varies) as conveyed to Travis County in Document No. 2012131075 of the Official Public Records of Travis County, Texas, bears South 28°06'53" West a distance of 221.26 feet;

THENCE North 27°38'06" East, with the southeast right-of-way line of F.M. 973 and the northwest line of the 149.45 acre tract, a distance of **180.71 feet** to a calculated point for the most northerly corner of the herein described tract, from which a TxDOT Type I concrete monument found bears North 27°38'06" East a distance of 1,305.78 feet;

THENCE over and across the 149.45 acre tract, the following five (5) courses and distances:

1. **South 62°21'57" East**, a distance of **160.00 feet** to a calculated point;
2. **South 27°38'06" West**, a distance of **154.00 feet** to a calculated point;
3. **South 62°21'57" East**, a distance of **323.83 feet** to a calculated point for the most easterly corner of the herein described tract;

4. **South 28°06'53" West**, a distance of **30.84 feet** to a calculated point for the most southerly corner of the herein described tract;
5. **North 62°21'57" West**, a distance of **483.60 feet** to a calculated point in the southeast right-of-way line of F.M. 973;

THENCE North 28°06'53" East, a distance of **4.13 feet** to the **POINT OF BEGINNING**, containing **0.908 acres** of land, more or less.

Surveyed on the ground on October 10, 2023.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 1727-001-ZN.dwg

Paul J. Flugel

6/19/2024

Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPELS Firm No. 10124500



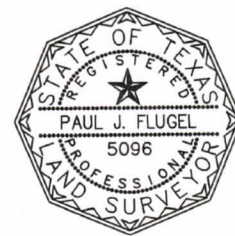
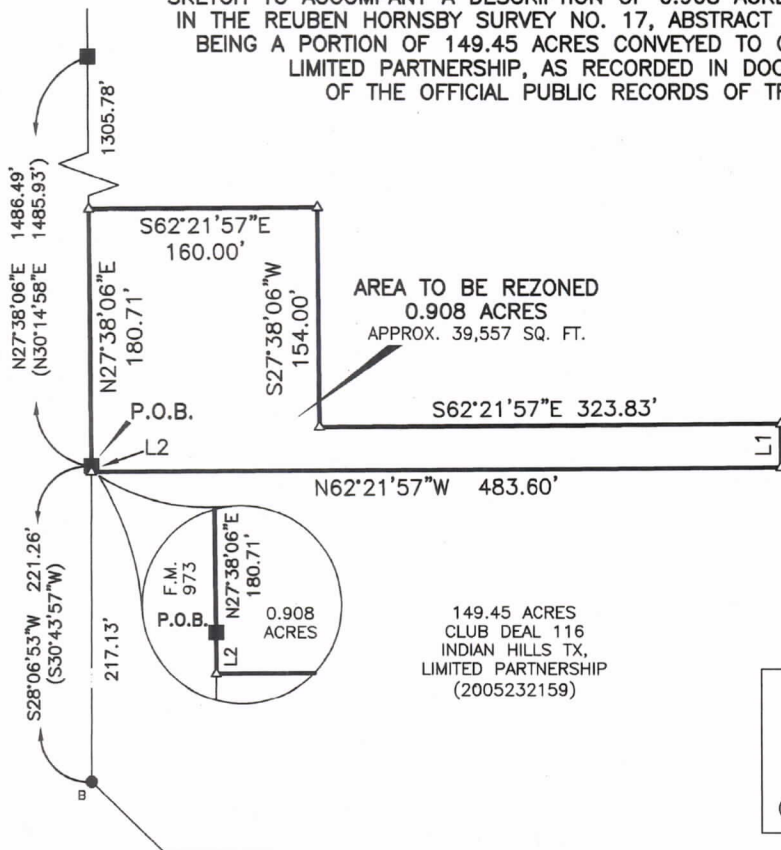
REFERENCES
TCAD Property ID: 823422
Austin Grid Map R23



1" = 100'

F.M. 973

(100' RIGHT-OF-WAY WIDTH)



REUBEN HORNSBY
SURVEY NO. 17
ABS. 15

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°06'53"W	30.84'
L2	N28°06'53"E	4.13'

LEGEND	
● ^B	1/2" REBAR WITH "BURY" CAP FOUND
■	CONCRETE HIGHWAY MONUMENT FOUND
△	CALCULATED POINT
()	RECORD INFORMATION

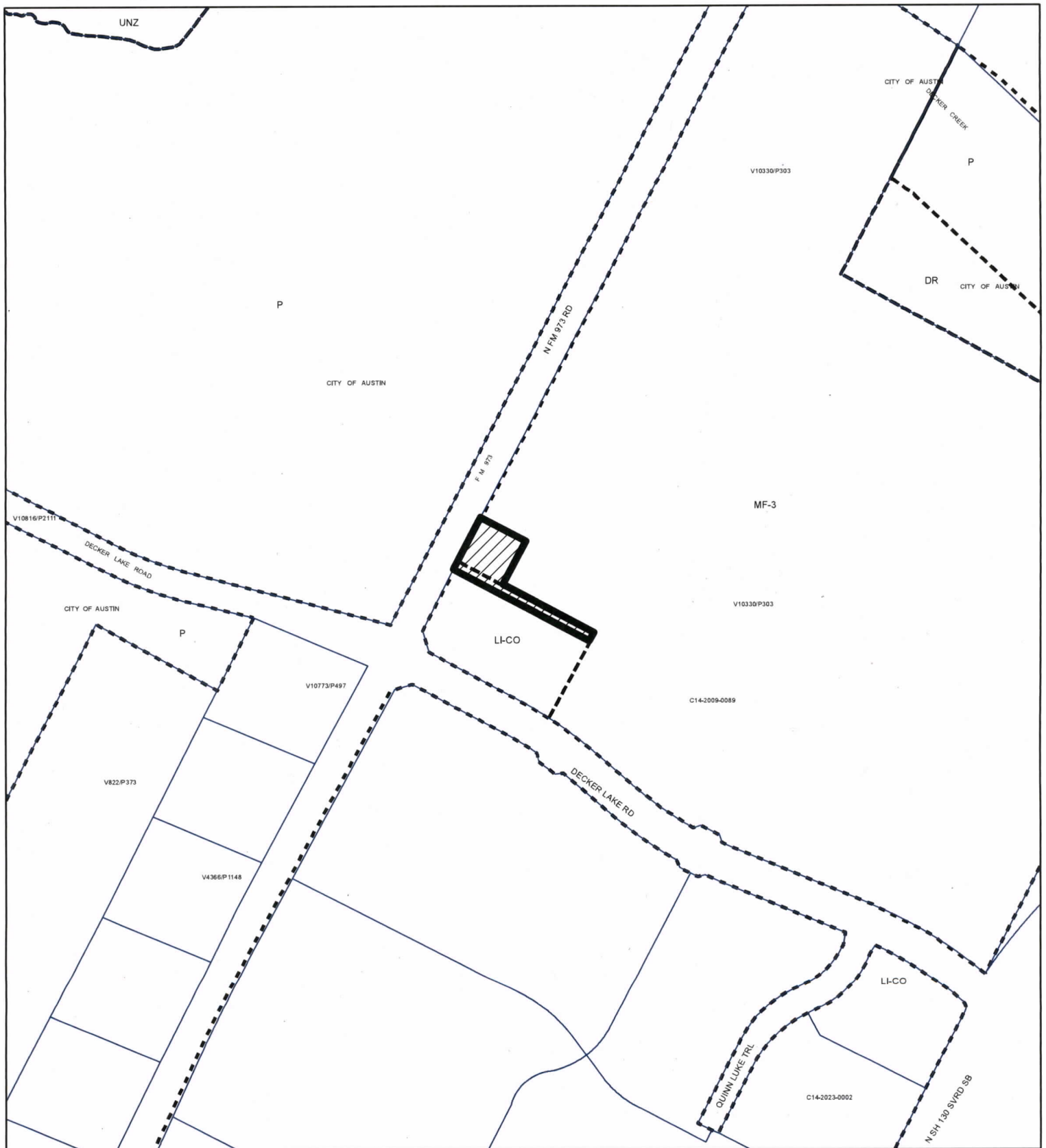
DATE OF SURVEY: 10/10/23
PLOT DATE: 06/19/24
DRAWING NO.: 1727-001-ZN
PROJECT NO.: 1727-001
T.B.P.E.L.S. FIRM NO. 10124500
DRAWN BY: PAQ
SHEET 1 OF 1

DECKER LAKE ROAD
(RIGHT-OF-WAY WIDTH VARIES)
(2012131075)

Paul J. Flugel
6-19-24
Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1727-001-ZN



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

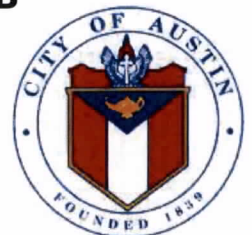
EXHIBIT "B"

ZONING CASE#: C14-2024-0108

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: 9/4/2024