

ORDINANCE NO. 20130321-064

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7311 DECKER LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND MULTI FAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-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 (GR) district and multi family residence medium density-conditional overlay (MF-3-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property (the "Property") described in Zoning Case No. C14-2012-0158, on file at the Planning and Development Review Department, as follows:

Tract 1: From community commercial (GR) district to general commercial services-conditional overlay (CS-CO) combining district.

A 5.0 acre tract of land, more or less, out of the Phillip Mcelroy Survey Number 18 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance.

Tract 2: From multi family residence medium density-conditional overlay (MF-3-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district.

A 21.55 acre tract of land, more or less, out of the Phillip Mcelroy Survey Number 18 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance.

locally known as 7311 Decker Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following uses are conditional uses of the Property:
- Plant nursery
Custom manufacturing
- C. The following uses are prohibited uses of the Property:
- | | |
|---|---------------------------------|
| Adult oriented business | Building maintenance services |
| Commercial blood plasma center | Construction sales and services |
| Drop-off recycling collection facility | Electronic prototype assembly |
| Electronic testing | Equipment sales |
| Food preparation, exceeding 5,000 square feet | Kennels |
| Laundry services | Monument retail sales |
| Vehicle storage | Transitional housing |
| Transportation terminal | Special use historic |

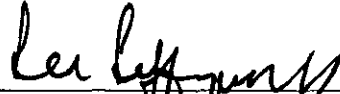
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 1, 2013.

PASSED AND APPROVED

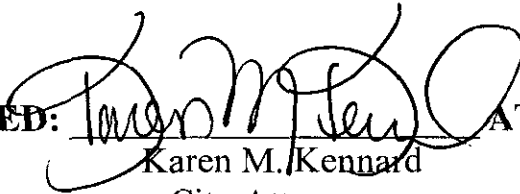
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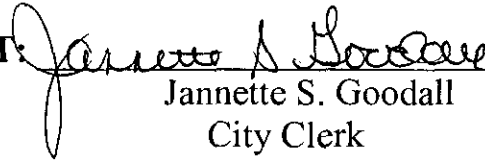
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

Tract 1

5.000 ACRES
PHILLIP MCELROY SURVEY NUMBER 18
TRAVIS COUNTY, TEXAS
5.000 ACRE TRACT

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE PHILLIP MCELROY SURVEY NUMBER 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING PART OF THAT CERTAIN 26.583 ACRE TRACT OF LAND CONVEYED TO SAFA TRADING ESTABLISHMENT, INC., IN DOCUMENT NUMBER 2005042960, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.000 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found for the southwestern corner of said 26.583 acre tract, being at the intersection of the eastern right-of-way line of Decker Lane (variable width R.O.W.) and the northern right-of-way line of Decker Lake Road (100' R.O.W.), for the southwestern corner and POINT OF BEGINNING of the herein described tract,

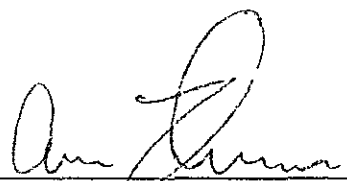
THENCE, with said Decker Lane right-of-way line, N27°42'57"E, a distance of 428.07 feet, to a point for the northwestern corner of the herein described tract,

THENCE, leaving said Decker Lane right-of-way line and crossing said 26.583 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S50°52'03"E, a distance of 519.06 feet to a point for the northeastern corner of the herein described tract, and
2. S27°42'57"W, a distance of 428.07 feet to a point on the northern right-of-way line of Decker Lake Road for the southeastern corner of the herein described tract, from which a capped (CBD 5780) 1/2" iron rod found in said right-of-way line of Decker Lake Road, also being the southwestern corner of a 44.948 acre tract of land conveyed to Austin Travis County Livestock Show, in Volume 13071, Page 1093, Real Property Records of Travis County, Texas bears S50°52'03"E, a distance of 430.30 feet,

THENCE, with said Decker Lake Road right-of-way, N50°52'03"W, a distance of 519.06 feet to the POINT OF BEGINNING of the herein described tract, and containing 5.000 acres of land.

Surveyed by:

 04 May 2012

AARON V. THOMASON, R.P.L.S. NO. 6214

Carlson, Brigrance and Doering, Inc.

5501 West William Cannon

Austin, TX 78749

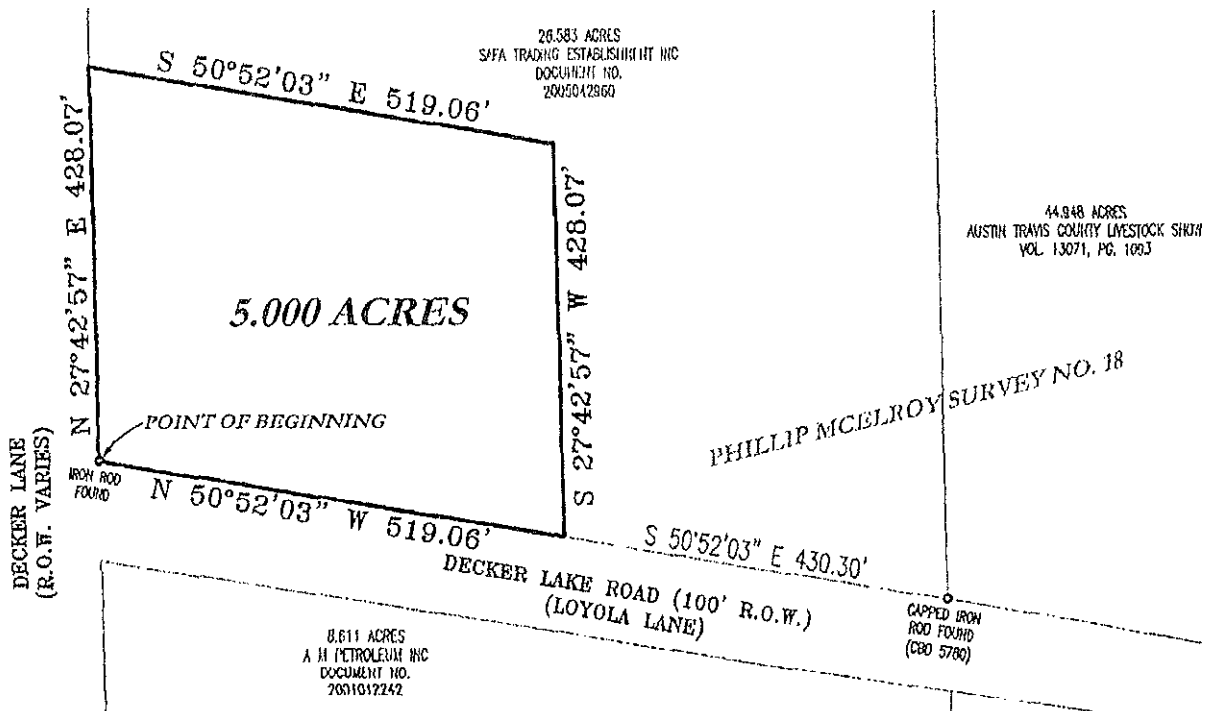
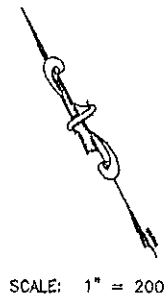
Ph: 512-280-5160

Fax: 512-280-5165

aaron@cbdeng.com


BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83,

SKETCH TO ACCOMPANY FIELD NOTES



[Signature]
04 MAY
2012

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83



Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying
5501 West William Cannon Drive ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

Tract 2

21.550 ACRES
PHILLIP MCELROY SURVEY NUMBER 18
TRAVIS COUNTY, TEXAS
21.550 ACRE TRACT

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE PHILLIP MCELROY SURVEY NUMBER 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING PART OF THAT CERTAIN 26.583 ACRE TRACT OF LAND CONVEYED TO SAFA TRADING ESTABLISHMENT, INC., IN DOCUMENT NUMBER 2005042960, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 21.550 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a capped $\frac{1}{4}$ " iron rod found for the southwestern corner of said 26.583 acre tract, being at the intersection of the eastern right-of-way line of Decker Lane (variable width R.O.W.) and the northern right-of-way line of Decker Lake Road (100' R.O.W.), for the POINT OF COMMENCEMENT of the herein described tract,

THENCE, with the common boundary line of said 26.583 acre tract, and said Decker Lane right-of-way line, N27°42'57"E, a distance of 428.07 feet, to a capped $\frac{1}{4}$ " iron rod set at the westernmost corner and the POINT OF BEGINNING of the herein described tract,

THENCE, continuing with the common boundary line of said 26.583 acre tract, and said Decker Lane right-of-way line, N27°42'57"E, a distance of 708.92 feet to a capped $\frac{1}{4}$ " iron rod set for the northwestern corner of the herein described tract, also being the westernmost southwestern corner of a 128.878 acre tract conveyed to the City of Austin, in Volume 1067, Page 439, of the Real Property Records of Travis County, Texas,

THENCE, with the common boundary line of said 128.878 acre tract, and said 26.583 acre tract, S62°40'24"E, a distance of 942.72 feet to a capped $\frac{1}{4}$ " iron rod found at the northeastern corner of the herein described tract, also being the northwestern corner of a 44.948 acre tract of land conveyed to Austin Travis County Livestock Show, in Volume 13071, Page 1093, Real Property Records of Travis County, Texas,

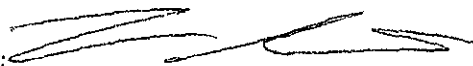
THENCE, with the common boundary line of said 44.948 acre tract, and said 26.583 acre tract, S28°14'15"W, a distance of 1331.37 feet to a capped $\frac{1}{4}$ " iron rod found for the southeastern corner of the herein described tract, also being in the said right-of-way line of Decker Lake Road, and being the southwestern corner of said 44.948 acre tract,

THENCE, with the common boundary line of said 26.583 acre tract, and said right-of-way line of Decker Lake Road, N50°52'03"W, a distance of 430.30 feet to a $\frac{1}{4}$ " iron rod set for the southernmost southwest corner of the herein described tract, from which a $\frac{1}{2}$ " iron rod found at the southwestern corner of said 26.583 acre tract, also being at the intersection of said right-of-way line of Decker Lane and the said right-of-way line of Decker Lake Road, bears N50°52'03"W, a distance of 519.06 feet,

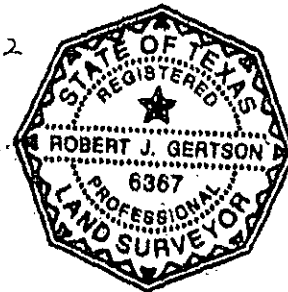
THENCE, leaving the common boundary line of said 26.583 acre tract, and said right-of-way line of Decker Lake Road, and crossing said 26.583 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. N27°42'57"E, a distance of 428.07 feet to a capped $\frac{1}{4}$ " iron rod set for the interior southwestern corner of the herein described tract, and
2. N50°52'03"W, a distance of 519.06 feet to the POINT OF BEGINNING of the herein described tract, and containing 21.550 acres of land.

Surveyed by:


ROBERT J. GERTSON, R.P.L.S. NO. 6367
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rgertson@cbdeng.com

06 NOV 2012



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83,

SKETCH TO ACCOMPANY FIELD NOTES

128.878 ACRES
CITY OF AUSTIN
VOL. 1087, PG. 439

S 62°40'24" E 942.72'

SCALE: 1" = 200'

LEGEND

- 1/2" IRON ROD SET
- ⊗ IRON ROD FOUND

21.550 ACRES

26.583 ACRES
SAFA TRADING ESTABLISHMENT INC
DOCUMENT NO.
2005042960

S 28°14'15" W 1331.37'

44.948 ACRES
AUSTIN TRAVIS COUNTY LIVESTOCK
SHOW
VOL. 13071, PG. 1093

N 50°52'03" W 519.06'

POINT OF
BEGINNING

26.58 ACRES
SAFA TRADING ESTABLISHMENT INC
DOCUMENT NO.
2005042960

POINT OF
COMMENCEMENT

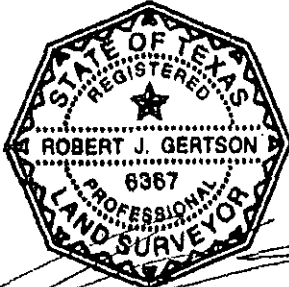
N 50°52'03" W 519.06'

N 27°42'57" E 428.07'

N 50°52'03" W 430.30'

DECKER LAKE ROAD (100' R.O.W.) (LOYOLA LANE)

0.611 ACRES
A M PETROLEUM INC
DOCUMENT NO.
2001012242



06 NOV. 2012

DECKER LANE (R.O.W. VARIES)

J. BURLISON SURVEY, ABSTRACT 4
PHILLIP MCELROY SURVEY NO. 18

COLONY MEADOWS SECTION III
PHASE II
DOCUMENT NO. 200300077

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83

Carlson, Brigance & Doering, Inc.




Civil Engineering ♦ Surveying

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PATH:- J: 4568\SURVEY\FN-21 ACRE TRACT



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE#: C14-2012-0158

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

