

**ORDINANCE NO. 20150910-032**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5204 FM 2222 FROM GENERAL OFFICE (GO) 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 general office (GO) district to community commercial-conditional overlay (GR-CO) district on the property described in Zoning Case No. C14-2015-0017, on file at the Planning and Zoning Department, as follows:

1,812 square feet of land out of a portion of the T.J. Chambers survey in Travis County, Texas, and being a part of the property conveyed to the Dudley P. Prade Testamentary Trust recorded in Document No. 2010152471 of the real property records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 5204 FM 2222 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Consumer repair services
Funeral services	Exterminating services
Pedicab storage and dispatch	Pawn shop services
Hospital services (general)	Service station
Local utility services	Hospital services (limited)

Drop-off recycling collection  
facility

B. The use of sound equipment to amplify sound on the Property is prohibited.

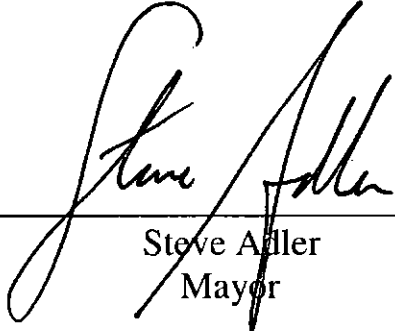
**PART 4.** This ordinance takes effect on September 21, 2015.

**PASSED AND APPROVED**

September 10

, 2015

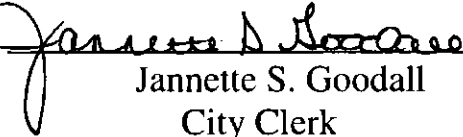
§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

## METES AND BOUNDS DESCRIPTION

FIELD NOTES DESCRIBING 1812 SQUARE FEET OF LAND OUT OF A PORTION OF THE T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS, AND BEING A PART OF THE PROPERTY CONVEYED TO THE DUDLEY P. PRADE TESTAMENTARY TRUST RECORDED IN DOCUMENT NO. 2010152471 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" capped iron rod found in the southerly right of way line of Ranch to Market Road 2222, from which a ½" capped iron rod found for the most northerly northeast corner of the above referenced Prade tract bears S 37°48'47" E, 169.06 feet;

THENCE over and across the said Prade tract S 55°03'03" W, 154.81 feet to a northwest corner of the County Line Barbeque Restaurant building;

THENCE over and across the said Prade tract S 42°37'50" W, 11.47 feet to a point on the existing north line of a tent over a brick patio on the west side of the said County Line Barbeque Restaurant building for the **Place of Beginning** hereof;


THENCE S 16°46'41" W, 36.70 feet to a point for the southeast corner hereof;

THENCE N 72°33'35" W, 49.16 feet to a point for the southwest corner hereof;

THENCE N 17°08'02" E, 37.21 feet to a point for the northwest corner hereof;

THENCE S 71°57'54" E, 48.93 feet to the **Place of Beginning** and containing 1812 square feet of land, more or less.

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

  
Victor M. Garza RPLS 4740

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969  
[www.bandgsurvey.com](http://www.bandgsurvey.com)  
B1023114



# LOCATION SKETCH FOR ZONING REQUEST

CITY OF AUSTIN  
(FIRE STATION)

4.945 AC.

COUNTY LINE BARBEQUE ON THE LAKE

DUDLEY PRADE TESTAMENTARY TRUST  
DOC. 2010152471  
3.2580 AC.

ZONE "CO" AREA PER  
CITY ORD. NO. 870428-H

AREA TO BE RE-ZONED  
1812 SQUARE FEET

- 1. 347710'W 11.17'
- 2. 347710'W 14.70'
- 3. 347710'W 19.18'
- 4. 347710'W 27.27'
- 5. 347710'W 45.57'

ZONE "CO"

ZONE "CR"

ZONE "CR" AREA PER  
CITY ORD. NO. 881120-R

LOCATION OF CITY OF  
AUSTIN ZONING BOUNDARY

R.R. 2222



## LEGEND

- 1/2" CAPED IRON ROD FOUND
- PER DOCUMENT 2010152471
- CONTROL MONUMENT
- PLACE OF COMMENCEMENT
- PLACE OF BEGINNING

COURTYARD HOMEOWNER'S ASSOC.  
11839 / 446

BULL CREEK



B & G SURVEYING, LLC

PROF. REGISTRATION NO. 100364-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756

Office 512\*458-8989, Fax 512\*458-9845



COURTYARD HOMEOWNER'S ASSOC.  
11839 / 446

DATE

PAGE 2 OF 3

JOB #: B1023114

DATE: 11/11/14

SCALE: 1" = 80'

FIELD WORK BY	RECHK	DATE
DRAWN BY	CF	11/06/14
DRAFTED BY	CF	11/08/14
CHECKED BY	VC	11/11/14

# SKETCH TO ACCOMPANY FIELD NOTES FOR ZONING REQUEST

ZONE "GO" AREA PER  
CITY ORD. NO. 870409-H

AREA TO BE RE-ZONED  
1812 SQUARE FEET

S 55°03'03"W 154.81'

P.O.C.  
S 37°48'47"E 169.06'

## LEGEND

1/2" CAPPED IRON ROD FOUND  
P.O.C. PLACE OF COMMENCEMENT  
P.O.B. PLACE OF BEGINNING

P.O.B.

ONE STORY  
STUCCO & FRAME  
BUILDING

ZONE "GR" AREA PER  
CITY ORD. NO. 801120-R

L1 S 42°37'50"W 11.47'  
L2 S 16°46'41"W 36.70'  
L3 N 72°33'35"W 49.16'  
L4 N 17°08'02"E 37.21'  
L5 S 71°57'54"E 48.93'

ZONE 'GO'

ZONE 'GR'



**B & G SURVEYING, LLC**

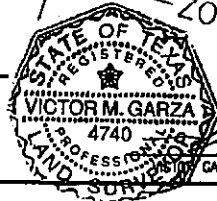
FIRM REGISTRATION NO. 100384-00

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Austin, Texas 78756

Office 512-458-6969, Fax 512-458-9845



GARZA, R.P.L.S. 4740

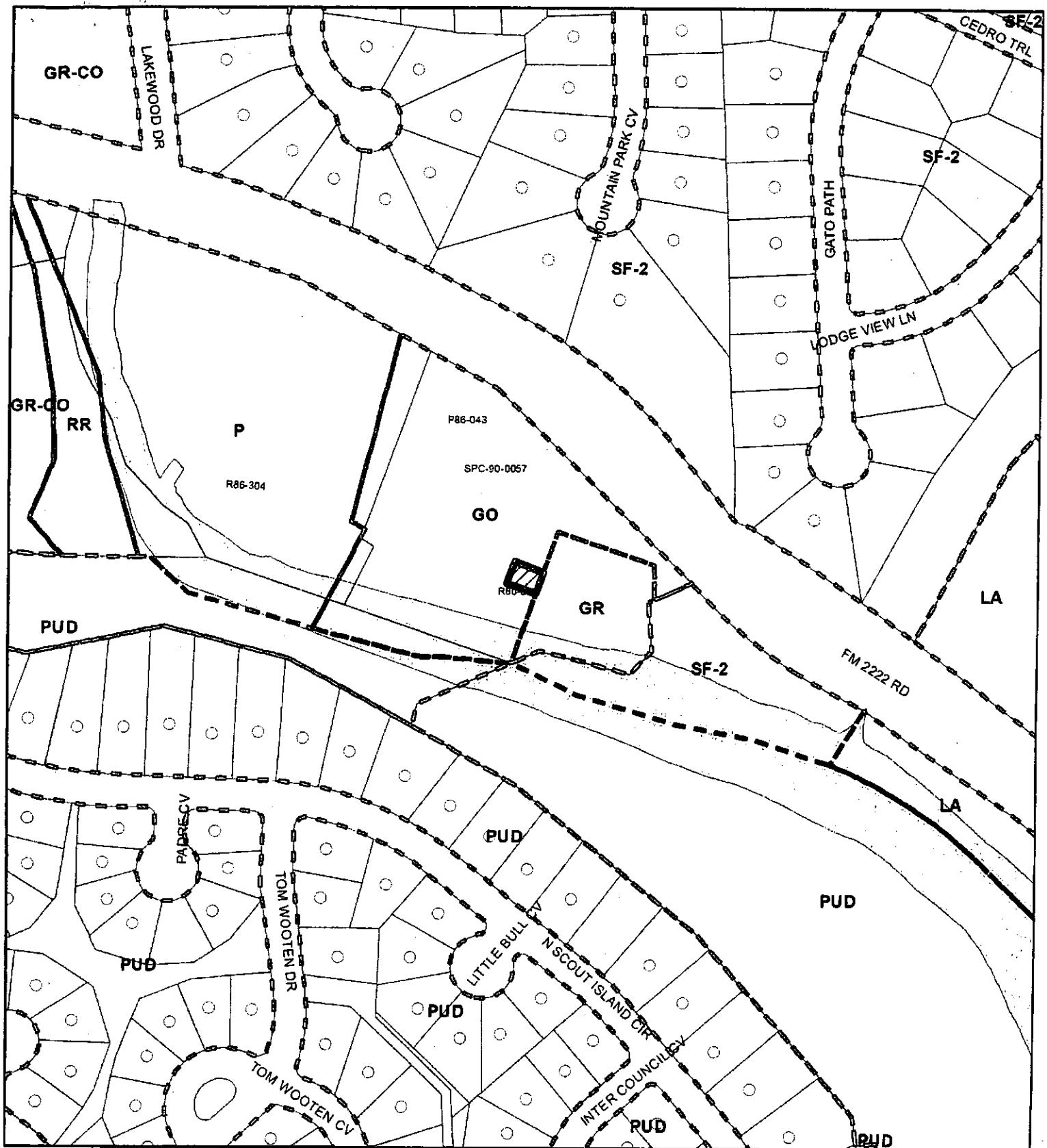
DATE

PAGE 3 OF 3

JOB #: B1023114

DATE: 11/11/14

SCALE: 1" = 20'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

CASE#: C14-2015-0017

Exhibit B



1" = 200'

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