

ORDINANCE NO. 20170302-050

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6914 MCNEIL DRIVE FROM INTERIM-RURAL RESIDENCE (I-RR) 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 interim-rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2016-0123, on file at the Planning and Zoning Department, as follows:

That certain 1.356 acre tract located in the Henry Rhodes Survey, A-522, Williamson County, Texas, and being a portion of that certain called 1.464 acre tract of land recorded and described in deed to Gregor Robert Lippold in Volume 957, Page 66, of the Deed Records of Williamson County, Texas (O.P.R.W.C.T.) and a portion of that 0.22 acre tract of land recorded and described to G.R. Lippold in Volume 1007, Page 776 of said O.P.R.W.C.T., said 1.36 acre tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6914 McNeil Drive in the City of Austin, Williamson 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:

A. The following uses are prohibited uses for the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop off recycling facility	Exterminating services
Funeral services	Pawn shop services
Research services	Service station
Hospital services (general)	Hospital services (limited)
Alternative financial services	

- B. Drive-in service as an accessory use to commercial uses is prohibited on the Property.

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

PART 3. This ordinance takes effect on March 13, 2017.

PASSED AND APPROVED

_____, March 2, 2017

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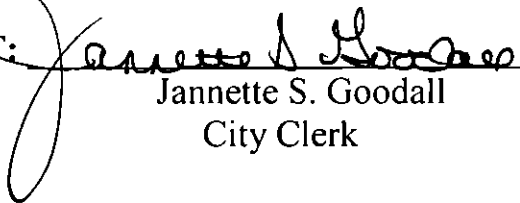
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

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Fieldnote Description of a 1.356 Acre Tract
Located in the Henry Rhodes Survey, A-522
Williamson County, Texas

Fieldnotes to that certain 1.356 acre tract located in the Henry Rhodes Survey, A-522, Williamson County, Texas, and being a portion of that certain called 1.464 Acre tract of land recorded and described in Deed to Gregor Robert Lippold in Volume 957, Page 66 of the Deed Records of Williamson County, Texas (O.P.R.W.C.T.), and a portion of that 0.22 acre tract of land recorded and Described to G.R. Lippold in Volume 1007, Page 776 of said O.P.R.W.C.T. Said 1.36 acre tract described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" Iron Rod set (capped and stamped Goodwin Lasiter), at the East corner of the herein described tract of land, being in the intersection of the Westerly Right-of-Way of Los Indios Trails (64' ROW) and the Northerly Right-of-Way of McNeil Drive (ROW varies), from which a fence post bears N 63°29'02" W a distance of 20.43 feet;

THENCE SOUTH 67°58'41" WEST 219.00 feet (called S70°34'41"W 219.00'), along and with the Northerly Right-of-Way of said McNeil Drive and the Southerly line of the herein described tract to a 1/2" Iron Rod found being the most Southerly East corner of Lot 11, Block M. of the Los Indios Subdivision, Phase "B" as Recorded in Cabinet F, Slide 120 of said O.P.R.W.C.T., being the South corner of the herein described tract, from which a fence post bears N 40°42'54" E a distance of 0.82 feet, from which a 1/2" Iron Rod in Concrete bears S 22°57'47" E a distance of 1.68 feet;

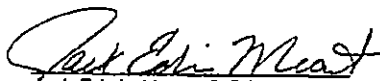
THENCE NORTH 21°15'26" WEST 267.64 feet (called N18°39'26"W 267.64'), along and with an interior Easterly line of said Block 11, and the Westerly line of the herein described tract to a 1/2" Iron Rod found for an interior corner of said Block 11 and being the West corner of the herein described tract, from which a fence post bears S 11°07'43" W a distance of 1.08 feet;

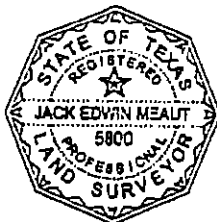
THENCE NORTH 67°31'56" EAST 221.22 feet (called N70°08'04" 221.25') along and with an interior Southerly line of said Block 11 and the Northerly line of the herein described tract to a 1/2" Iron Rod found for the most Easterly South corner of said Block 11 and the North corner of the herein described tract, being in the Westerly Right-of-Way of said Los Indios Trail, from which a fence post bears S 29°02'19" W a distance of 1.32 feet;

THENCE SOUTH 20°47'26" EAST 269.40 feet (called S18°11'25"E 269.40'), along and with the Westerly Right-of-Way of said Los Indios Trail and the Easterly line of the herein described tract to the POINT OF BEGINNING, containing 1.356 acres more or less.

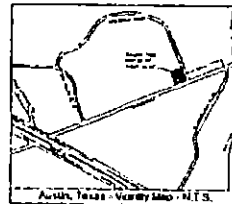
Bearing is based on the Texas Central Zone (N.A.D. 83) from G.P.S. Static Observation at the property location. A scale factor of 1.00012268 feet was applied to the coordinates.

Note: Being that same tract described as 1.36 acres in Title Commitment issued by First American Title Insurance Company with an effective date of August 3, 2015 and a commitment number of 1000-159728-RTT.


Jack Edwin Meaut, R.P.L.S. 5800
Goodwin-Lasiter-Strong
Bryan, Texas
TBPLS Firm License No. 10110901
September 15, 2015



HENRY RHODES SURVEY, A-522
CITY OF AUSTIN WILLIAMSON COUNTY, TEXAS

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0894-6460/94/0000-0000\$04.00

It is hereby certified that the following is a true and correct copy of the original as the same appears in the records of the Department of the Interior, Bureau of Land Management, Washington, D.C. 20540.

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[illegible]

It is a very good idea to have a good understanding of the law before you start to work on a case. This is especially true if you are working on a case that involves a complex legal issue. The following are some of the things you should know before you start to work on a case:

- 1. The law is constantly changing. It is important to stay up-to-date on the latest developments in the law.
- 2. The law is often very technical. It is important to have a good understanding of the legal system and the rules of procedure.
- 3. The law is often very complex. It is important to have a good understanding of the legal issues involved in a case.
- 4. The law is often very expensive. It is important to have a good understanding of the costs of litigation.
- 5. The law is often very time-consuming. It is important to have a good understanding of the time involved in a case.

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SECRET

2. Current Property or Assets - enter the only items of current value. List the current property or assets with approximate dollar amounts. If the current property or assets are not owned by the child, list the name of the person who owns the property and the name of the person who is the owner of the property. If the current property or assets are not owned by the child, list the name of the person who owns the property and the name of the person who is the owner of the property.

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6. An independent appraisal of value among other available information, in making valuations for sale.

10. I hereby certify that the information provided in this report is true and correct to the best of my knowledge and belief.

[illegible][illegible][illegible]


Q-10	What is the name of the person who was the first to be executed by the electric chair?
A-10	William Kemmerer.
Q-11	What is the name of the person who was the first to be executed by the guillotine?
A-11	Charles Dumas.
Q-12	What is the name of the person who was the first to be executed by the firing squad?
A-12	John Brown.
Q-13	What is the name of the person who was the first to be executed by the gallows?
A-13	John Smith.
Q-14	What is the name of the person who was the first to be executed by the guillotine in the United States?
A-14	Charles Dumas.
Q-15	What is the name of the person who was the first to be executed by the electric chair in the United States?
A-15	William Kemmerer.

Current Information
 1997 March 4 P. 1, 2
 Comments: page 1 only
 1997 June 19 Page 1 only
 Other (N/A) (N/A)

Page 2 of 2

[illegible]

STARS



Survey - 1.355 Acre Tract
Abstract No. 522
on County, Texas

Boundary Topographic
Henry Rhodes Survey
6914 McNeil Drive
City of Austin, Williams

SV1
