

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11815 BUCKNER ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 single-family residence standard lot (SF-2) district to community commercial (GR) district on the property described in Zoning Case No. C14-2017-0041, on file at the Planning and Zoning Department, as follows:

0.524 of an acre of land, more or less, out of the A. E. Livingston Survey No. 455, in Travis County, Texas, being further described as being a portion of that certain 33.83 acre tract of land recorded in Volume 2245 at Page 317 of the Deed Records of Travis County, Texas, being further described as being a portion of that certain 4 acre tract of land recorded in Volume 3416 at Page 30 of the Deed Records of Travis County, Texas, being further described as being a portion of that certain 0.841 acre tract of land recorded in Volume 7114 at Page 788 of the Deed 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 11815 Buckner Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

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2 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2017.  
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5 **PASSED AND APPROVED**  
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9 \_\_\_\_\_, 2017

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\_\_\_\_\_  
Steve Adler  
Mayor

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14 **APPROVED:** \_\_\_\_\_

15 Anne L. Morgan  
16 City Attorney  
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14 **ATTEST:** \_\_\_\_\_

15 Jannette S. Goodall  
16 City Clerk  
17  
18

"Exhibit A "

field notes

FIELD NOTES FOR 0.524 ACRES OF LAND, MORE OR LESS, OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, IN TRAVIS COUNTY, TEXAS, BEING FURTHER DESCRIBED AS BEING A PORTION OF THAT CERTAIN 33.83 ACRE TRACT OF LAND RECORDED IN VOLUME 2245 AT PAGE 317 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING FURTHER DESCRIBED AS BEING A PORTION OF THAT CERTAIN 4 ACRE TRACT OF LAND RECORDED IN VOLUME 3416 AT PAGE 30 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING FURTHER DESCRIBED AS BEING A PORTION OF THAT CERTAIN 0.841 ACRE TRACT OF LAND RECORDED IN VOLUME 7114 AT PAGE 788 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.524 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS :

BEGINNING at an iron pin, found, being the Northeast corner of a 9.391 acre tract of land recorded in Volume 11981 at Page 841 of the Real Property Records of Travis County, Texas, also being located on the West R.O.W. line of F.M. 620 and being the Southeast corner of Subject Tract;

THENCE N 73-38-20 W leaving the West R.O.W. line of F.M. 620 and traveling along the North side of the aforementioned 9.391 acre tract, for a distance of 179.43 feet, to an iron pin, set, being the Southwest corner of Subject Tract;

THENCE N 22-49-00 E leaving the North side of the aforementioned 9.391 acre tract and traveling along the East side of a tract of land conveyed to Rick and Debbie Todd in Volume 9059 at Page 932 of the Real Property Records of Travis County, Texas, for a distance of 137.43 feet, to an iron pin, set, being the Southwest corner of a tract of land conveyed to Emmette J. Smith in Volume 3901 at Page 869 of the Deed Records of Travis County, Texas, and being the Northwest corner of Subject Tract;

THENCE S 67-40-41 E leaving the East side of the aforementioned Todd tract, and traveling along the South line of the aforementioned Emmette J. Smith tract, and then traveling along the South line of a tract of land conveyed to Dearing Automotive, Inc., in Volume 11550 at Page 185 of the Real Property of Travis County, Texas, being a traveled distance of 178.30 feet, to an iron pin, set, being located on the West R.O.W. line of F.M. 620 and being the Northeast corner of Subject Tract;

THENCE S 22-49-00 W leaving the South line of the aforementioned Dearing Automotive, Inc., tract and traveling along the West R.O.W. line of F.M. 620, for a distance of 118.79 feet, to the PLACE OF BEGINNING, containing 0.524 acres of land, more or less.

I, Dana DeBeauvoir County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir County Clerk  
By Deputy

J. GUERRA

MAR 15 2017

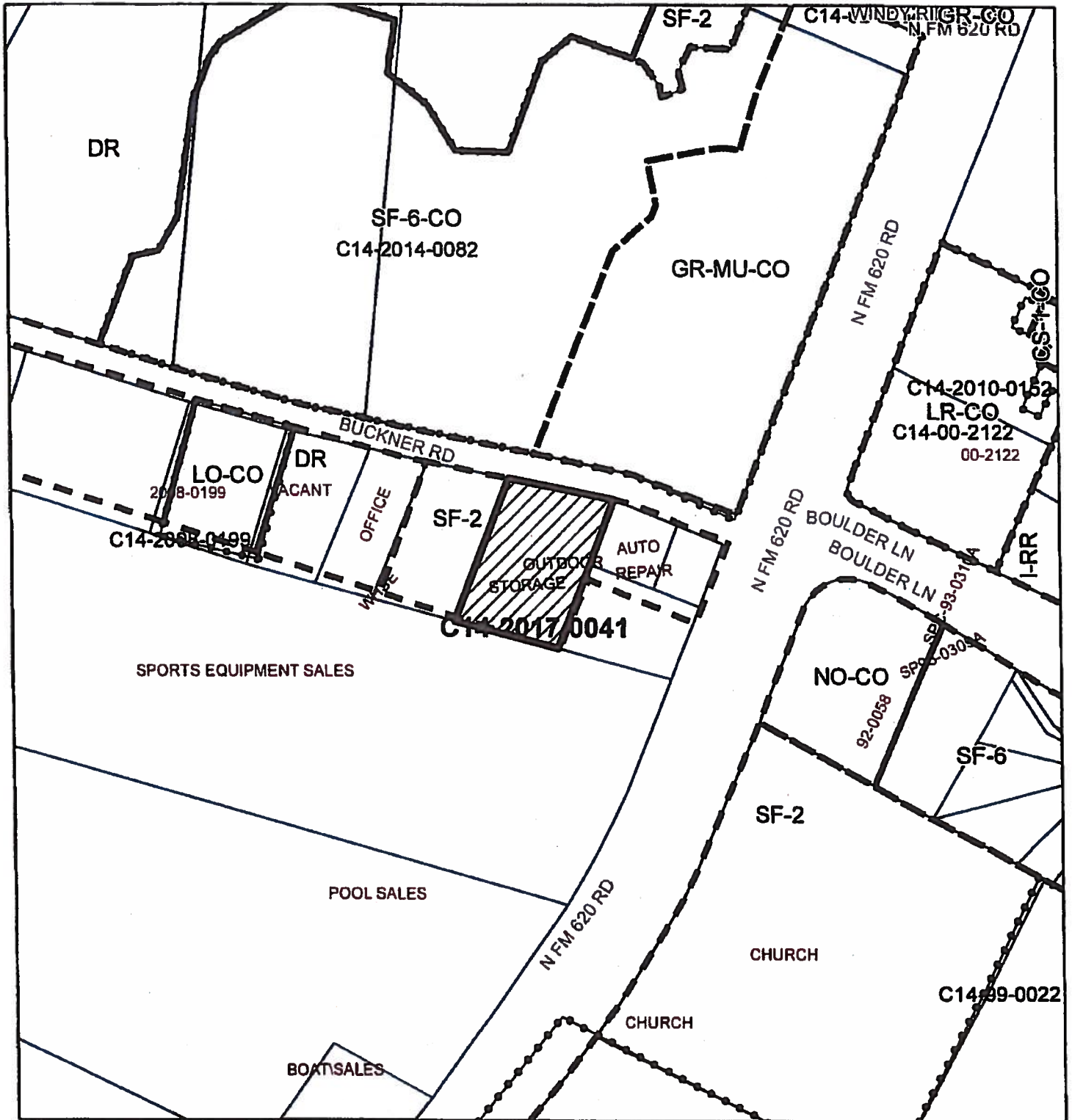


FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
June 08 2012 09 56 AM

FEE \$ 28.00 2012090094

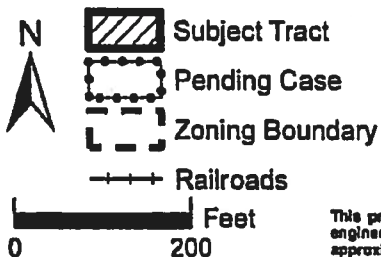
EXHIBIT A



## ZONING

Case#: C14-2017-0041

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



Created: 4/17/2017