

**ORDINANCE NO. 20181213-062**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6203, 6205, 6207 BERKMAN DRIVE AND 6210 HICKMAN AVENUE IN THE UNIVERSITY HILLS/WINDSOR PARK COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT AND TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) 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 neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district and townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0037, on file at the Planning and Zoning Department, as follows:

Lots 2 and 3, Block A, Hickman Oaks subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 201600305 of the Plat Records of Travis County, Texas, and

Lots 1 and 2, Block A, Berkman Terrace subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 201600264, Plat Records of Travis County, Texas, and

.50 acre tract of land out of the Dinsmore Simpson Survey No. 27, Abstract No. 694 in Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (cumulatively referred to as the "Property"),

locally known as 6203, 6205, 6207 Berkman Drive and 6210 Hickman Avenue 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:

A. The maximum height, as defined in City Code, of a building or structure on the Property shall be limited to three (3) stories and may not exceed 40 feet.

B. The following uses are prohibited uses on the Property:

Automotive rentals

Automotive sales

Bail bond services

Business support services

Communications services

Exterminating services

Funeral services

Indoor entertainment

Outdoor entertainment

Pawn shop services

Service station

Theater

Automotive repair services

Automotive washing (of any type)

Business or trade school

Commercial off-street parking

Drop-off recycling collection facility

Food preparation

Hotel-motel

Indoor sports and recreation

Outdoor sports and recreation

Research services

Short term rental

Hospital services - general

C. The following uses are conditional uses of the Property:

Alternative financial services

Community recreation – private

Congregate living

Hospital services – limited

Medical offices – exceeding 5,000 square feet

Community recreation – public

Group home class II

Residential treatment

D. The following land uses on the Property are subject to City Code Section 25-2-587 (*Requirements for Certain Uses in a Neighborhood Commercial (LR) District*):

General retail sales-general

Restaurant (general)

Personal improvement services

**PART 3.** 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) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

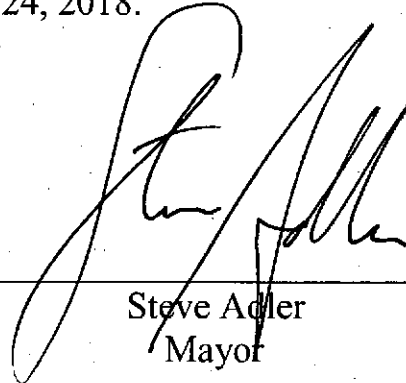
**PART 4.** The Property is subject to Ordinance No. 20070809-057 that established zoning for the Windsor Park Neighborhood Plan.

**PART 5.** This ordinance takes effect on December 24, 2018.

**PASSED AND APPROVED**

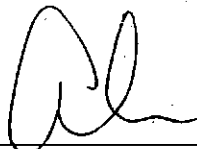
\_\_\_\_\_, December 13, 2018

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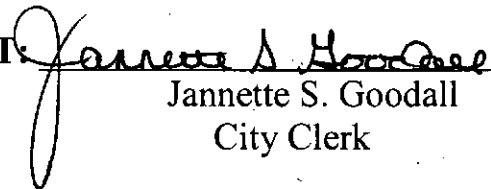
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

FIELD NOTES FOR  
0.50 ACRE OUT OF THE  
DINSMORE SIMPSON SURVEY No. 27,  
ABSTRACT No. 694  
TRAVIS COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 0.50 ACRE TRACT OF LAND OUT OF THE DINSMORE SIMPSON SURVEY No. 27, ABSTRACT No. 694 IN TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO TROY HANNA BY DEED RECORDED IN DOCUMENT No. 2004150493 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" Iron rod found on the southerly line of a 0.945 acre tract of land conveyed to Anthony V. Monroe by deed recorded in Volume 13090, Page 2879 of the Real Property Records of Travis County, Texas, at the northwest corner of a 0.499 acre tract of land conveyed to Hilda A. Mora by deed recorded in Volume 11801, Page 488 of the Real Property Records of Travis County, Texas, for the northeast corner of the tract herein described;

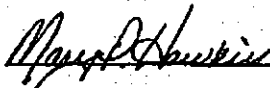
**THENCE**, departing the southerly line of said 0.945 acre tract and along the common line of said 0.499 acre tract and this tract, **S 29°29'00"W**, a distance of **105.27 FEET** to a ½" iron rod found at the northeast corner of a 0.438 acre tract of land conveyed to Carolyn Young, et al by deed recorded in Document No. 2005136650 of the Official Public Records of Travis County, Texas, for the southeast corner of the tract herein described;

**THENCE**, departing the westerly line of said 0.499 acre tract and along the common line of said 0.438 acre tract and this tract, **N 60°01'33"W**, at 181.28 feet pass a P.K. nail found at the northwest corner of said 0.438 acre tract, being in the easterly right-of-way of Berkman Drive, continuing with the easterly right-of-way of Berkman drive and the southerly line of this tract for a total distance of **206.75 FEET** to a punchhole set for the southwest corner of the tract herein described;

**THENCE**, along the easterly right-of-way of Berkman Drive, **N 29°28'58"E**, a distance of **105.39 FEET** to a P.K. nail set at the southwest corner of the aforementioned 0.945 acre tract, for the northwest corner of the tract herein described;

**THENCE**, departing the easterly right-of-way of Berkman Drive and along the common line of said 0.945 acre tract and this tract, **S 59°59'35"E**, a distance of **206.75 FEET** to the **POINT OF BEGINNING** and containing 0.50 acre of land, more or less.

See SNS Engineering "Plat of Survey" No. 051272, page 2 of 2 attached hereto and made a part hereof.



Mary P. Hawkins  
Registered Professional Land Surveyor No. 4433  
State of Texas

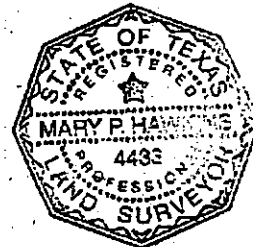


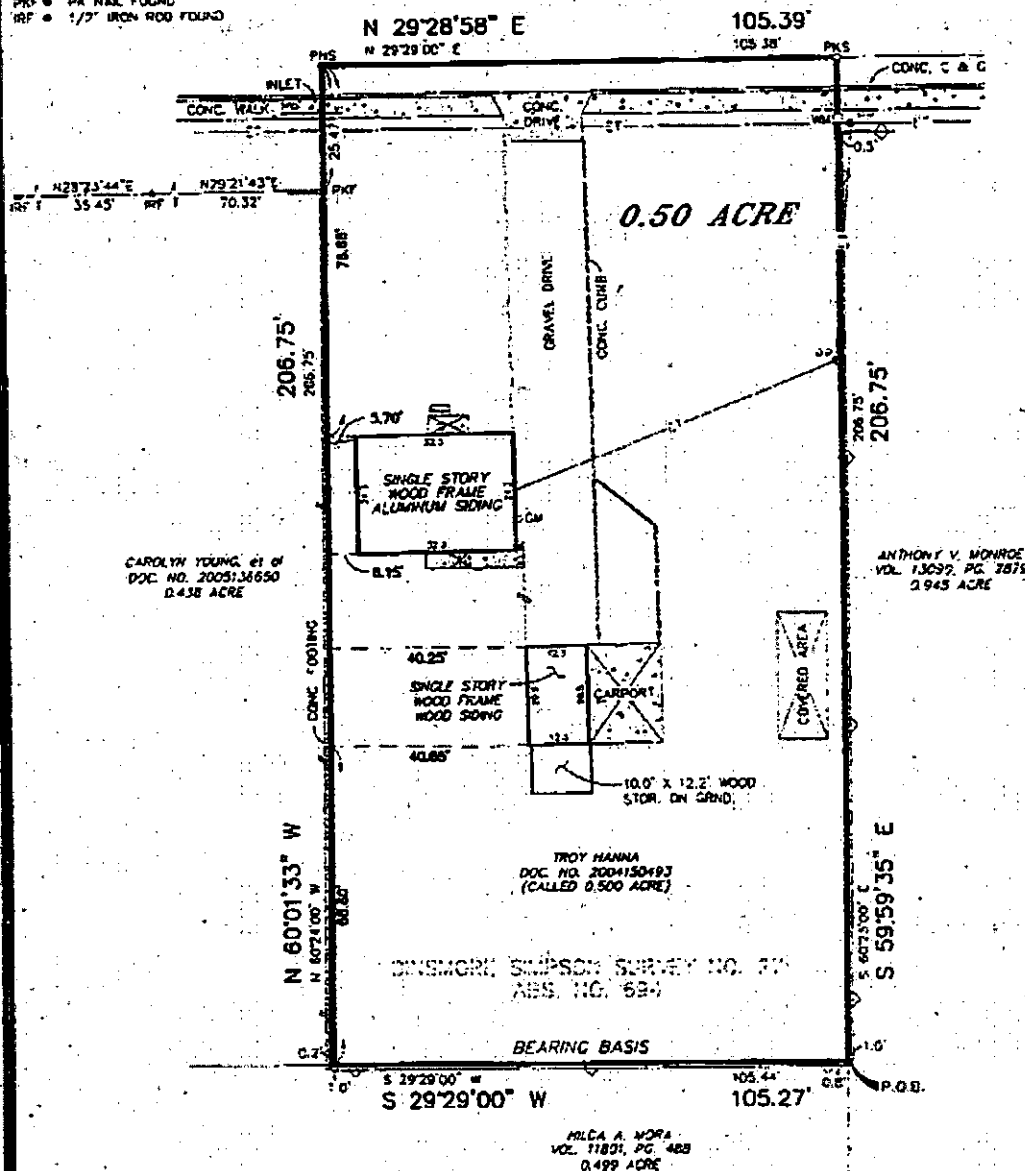
Exhibit A

**LEGEND**  
 PPS POWER POLE  
 -E- OVERHEAD ELEC./TELE. LINE  
 -C- CHAIN LINK FENCE  
 -W- WOOD FENCE  
 WMJ WATER METER  
 GMD GAS METER  
 PMS PUNCH HOLE SET  
 PMS PK NAIL SET  
 PKF PK NAIL FOUND  
 RIF 1/2" IRON ROD FOUND

# BERKMAN DRIVE

(ROW VARIES)

PAGE 2 OF 2



A Title Commitment was NOT furnished to the Surveyor. The only Easements shown hereon are per Plat. The Surveyor does not assume any liability for existence of any easements and/or restrictions encumbered to the Property.

"DINSMORE SIMPSON SURVEY NO. 27, ABSTRACT NO. 694 (FIELD NOTES ATTACHED)"

## PLAT OF SURVEY

Survey No. 051272

SCALE: 1" = 30'

See Loc. 1 in Zone X, as identified to the  
 Federal Emergency Management Agency on  
 Community Panel No. 48453C 0160E  
 Dated JUNE 16, 1993

LOT NO. 1 BLOCK NO. 1

ADDITION OR SUBDIVISION 0.50 ACRE OF LAND, MORE OR LESS, OUT OF THE

STREET ADDRESS 6203 BERKMAN DRIVE

CITY AUSTINCOUNTY TRAVIS

SURVEY FOR PRESIDIO GROUP REALTORS

REFERENCE TROY HANNA

TO  
 STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT  
 THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN  
 PLACES EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON

**SNS ENGINEERING, INC.**

12466 Los Indios Trail, Suite 101

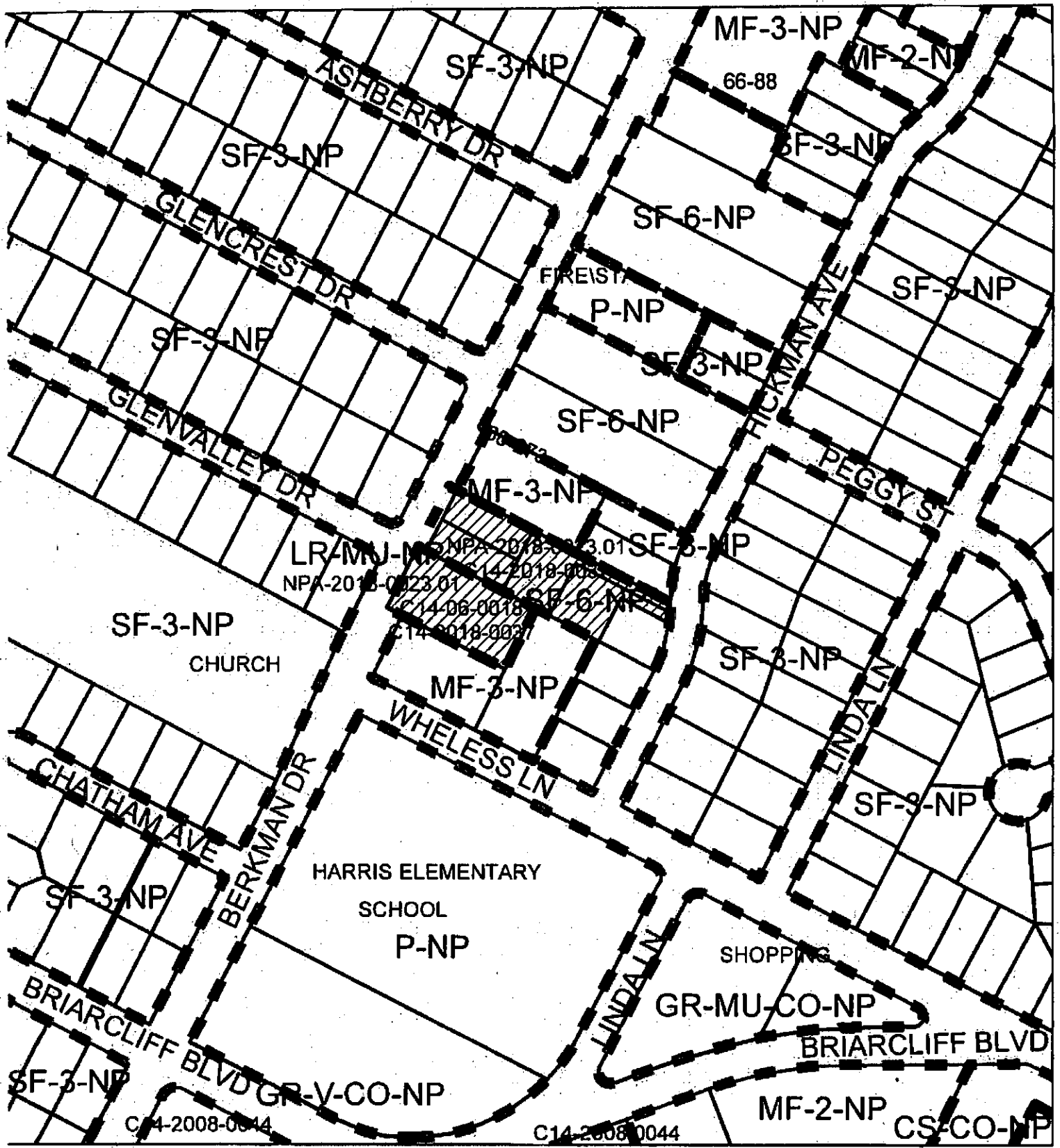
Austin, Texas 78729

(512) 335-3844 • (512) 250-8685 (Fax) WM

546/70



*Mary P. Hawkins*  
 Date: 01-04-2006






# Zoning

Exhibit B

Zoning Case: C14-2018-0037



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

