

**ORDINANCE NO. 040624-Z-17**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6300-6502 F.M. 2244 ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-03-0173, on file at the Neighborhood Planning and Zoning Department, as follows:

A 9.611 acre tract of land, more or less, out of the John Swesey Survey No. 506, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 6300-6502 F.M. 2244 Road, in the City of Austin, Travis County, Texas, and 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:

The following uses are prohibited uses of the Property:

Automotive rentals	Automotive sales
Automotive repair services	Bail bond services
Bed and breakfast residential (Group 1)	Bed and breakfast residential (Group 2)
Commercial off-street parking	Drop-off recycling collection facility
Exterminating services	Indoor entertainment
Off-site accessory parking	Outdoor sports and recreation
Service station	Hospital services (general)
Hospital services (limited)	Funeral services
Indoor sports and recreation	Outdoor entertainment
Pawn shop services	Theater

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 and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on July 5, 2004.

**PASSED AND APPROVED**

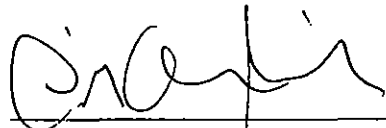
\_\_\_\_\_, June 24, 2004

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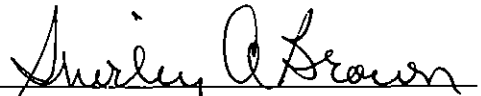
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

9.611 ACRES  
ST. MICHAEL'S TRACT  
CAPITAL CITY PARTNERS

**EXHIBIT A**

FN. NO. 03-209(JJM)  
AUGUST 21, 2003  
BPI JOB NO. 1289-04.91

**DESCRIPTION**

OF A 9.611 ACRE TRACT OF LAND OUT OF THE JOHN SWESEY SURVEY NO. 506, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 ST. MICHAEL'S EPISCOPAL CHURCH SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 85, PAGES 167A-167B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THAT CERTAIN 1.97 ACRE TRACT OF LAND CONVEYED TO ST. MICHAEL'S MISSION ENDOWMENT CORPORATION BY DEED OF RECORD IN VOLUME 4931, PAGE 1722 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND ALL OF THAT CERTAIN 0.44 ACRE TRACT OF LAND CONVEYED TO MARY LOU THOMPSON BY DEED OF RECORD IN VOLUME 12351, PAGE 631 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.611 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod with aluminum cap found in the southerly line of F.M. 2244 (Bee Cave Road) (R.O.W. varies) at the northeasterly right-of-way return of Knollwood Drive (R.O.W. varies), same being the northwesterly corner of said Lot 1 and hereof, from which a brass TXDOT highway monument found for reference in the southerly line of F.M. 2244 bears N89°20'39"W, a distance of 35.47 feet;

**THENCE**, along the southerly line of F.M. 2244, being a portion of the northerly line of said Lot 1 and hereof, the following two (2) courses and distances:

- 1) S89°20'39"E, a distance of 513.82 feet to a 1/2 inch iron rod with cap set at the point of curvature of a curve to the right from which a 100d nail found bears S22°32'27"E, a distance of 0.90 feet;
- 2) Along said curve to the right having a radius of 1382.69 feet, a central angle of 13°42'45", an arc length of 330.92 feet and a chord which bears S82°29'27"E, a distance of 330.13 feet to a concrete highway monument found for the end of said curve;

**THENCE**, S73°19'47"E, continuing along the southerly line of F.M. 2244, being the southerly line of that certain 0.018 acre tract of land conveyed to the State of Texas by deed of record in Volume 12670, Page 131 of the Real Property Records of Travis County, Texas, being a portion of the northerly line hereof, a distance of 192.71 feet to a 1/2 inch iron rod with cap set for the southeasterly corner of said 0.018 acre tract and the northeasterly corner hereof from which, a 1/2 inch iron rod found within the right-of-way of F.M. 2244 bears N25°23'56"E, a distance of 3.09 feet;

**THENCE**, leaving the southerly line of F.M. 2244, along a portion of the common lines of said Lot 1 and Lot 2 of said St. Michael's Episcopal Church Subdivision, being a portion of the easterly and northerly lines hereof, the following two (2) courses and distances:

- 1) S15°59'57"W, a distance of 351.45 feet to a 1/2 inch iron rod with cap set for the southwesterly corner of said Lot 2;
- 2) S66°36'33"E, a distance of 315.12 feet to the most easterly northeast corner hereof, from which a 1/2 inch iron rod found surrounded by five (5) 1/2 inch iron pipes found for the southeasterly corner of said Lot 2, being the most easterly northeast corner of said Lot 1, and being in the westerly line of Westlake Condominiums of record in Book 11, Page 1424 and corrected in Volume 7342, Page 414 of the Condominium Records of Travis County, Texas bears S66°36'33"E, a distance of 60.51 feet;

**THENCE**, S15°57'10"W, over and across said Lot 1, along a portion of the easterly line hereof, a distance of 136.46 feet to a point in the southerly line of said Lot 1, being in the northerly line of that certain cemetery tract conveyed to Maudie T. Volmering, Trustee by deed of record in Volume 692, Page 81 of said Deed Records, for the southeasterly corner hereof, from which a 1/2 inch iron pipe found for the southeasterly corner of said Lot 1, being the northeast corner of said cemetery tract, same being in the westerly line of said Westlake Condominiums tract bears S60°55'59"E, a distance of 61.60 feet;

**THENCE**, N60°55'59"W, along a portion of the northerly line of said cemetery tract, being a portion of the southerly line of said Lot 1 and hereof, a distance of 104.87 feet to a 1/2 inch iron rod with "TERRA FIRMA" cap found in the southerly line of said Lot 1, being the northeasterly corner of the remaining portion of said 1.97 acre tract, the northwesterly corner of said cemetery tract, and an angle point hereof, from which a 1/2 inch iron rod in concrete found within said Lot 1 bears N09°43'10"E, a distance of 4.88 feet;

**THENCE**, S11°34'00"W, leaving the southerly line of said Lot 1, along a portion of the westerly line of said cemetery tract, being the easterly line of the remaining portion of said 1.97 acre tract, and a portion of the easterly line hereof, a distance of 67.63 feet to a 1/2 inch iron rod with cap set for the northeasterly corner of Lot 10-A Resubdivision of Lots 18 Through 22, Knollwood, a subdivision of record in Volume 57, Page 73 of said Plat Records, being the southeasterly corner of the remaining portion of said 1.97 tract, same being the most southerly southeast corner hereof;

**THENCE**, N62°01'20"W, along the northerly line of said Lot 10-A, being a portion of the southerly line of said 1.97 acre tract and hereof, a distance of 159.59 feet to a 1/2 inch iron rod with cap set for the northwesterly corner of said Lot 10-A, being the northeasterly corner of Lot 9-A of said Resubdivision of Lots 18 Through 22, Knollwood, and the southeasterly corner of said 0.44 acre tract, for an angle point in the southerly line hereof;

**THENCE**, N62°08'20"W, along a portion of the northerly line of said Lot 9-A, being a portion of the southerly line of said 0.44 acre tract and hereof, a distance of 199.89 feet to a 1/2 inch iron rod found for an angle point;

**THENCE**, N62°30'10"W, continuing along the northerly line of said Lot 9-A, being a portion of the southerly line of said 0.44 acre tract and hereof, passing the common north corner of said Lot 9-A, Lot 4-A of said Resubdivision of Lots 18 Through 22, Knollwood, said 0.44 acre tract, and said 1.97 acre tract and continuing along a portion of the northerly line of said Lot 4-A, being a portion of the southerly line of said 1.97 acre tract and hereof, a distance of 189.78 feet to a 1/2 inch iron pipe found for an angle point;

**THENCE**, N61°38'38"W, continuing along the northerly line of said Lot 4-A, being a portion of the southerly line of said 1.97 acre tract and hereof, passing the common north corner of said Lot 4-A and Lot 3-A of said Resubdivision of Lots 18 Through 22, Knollwood, and continuing along a portion of the northerly line of said Lot 3-A, a distance of 191.53 feet to a 1/2 inch iron pipe in concrete found for the northwest corner of said Lot 3-A, being the northeast corner of Lot 23, Knollwood, a subdivision of record in Volume 6, Page 117 of said Plat Records, for an angle point in the southerly line of said 1.97 acre tract and hereof;

**THENCE**, N60°54'29"W, along the northerly line of said Lot 23, being a portion of the southerly line of said 1.97 acre tract and hereof, a distance of 171.45 feet to a 1/2 inch iron pipe found for the northwest corner of said Lot 23, being the northeast corner of Lot 26-B, Resubdivision of Lots 24, 25 and 26, Knollwood, a subdivision of record in Volume 55, Page 91 of said Plat Records, and an angle point in the southerly line of said 1.97 acre tract and hereof;

**THENCE**, along the northerly line of said Lot 26-B, being a portion of the southerly line of said 1.97 acre tract and hereof, the following two (2) courses and distances:

- 1) N61°09'44"W, a distance of 117.40 feet to a 1/2 inch iron rod found in concrete;
- 2) N83°36'51"W, a distance of 150.18 feet to a 1/2 inch iron rod with plastic cap found in the easterly line of Knollwood Drive (R.O.W varies), being the northwesterly corner of said Lot 26-B, for the southwesterly corner of said 1.97 acre tract and hereof;

AUGUST 21, 2003

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**THENCE**, along the easterly line of Knollwood Drive, along a portion of the westerly line and a portion of the northerly line of said 1.97 acre tract and hereof, the following two (2) courses and distances:

- 1) N17°27'30"W, a distance of 27.84 feet to a 3/4 inch iron pipe found;
- 2) S83°57'07"E, a distance of 11.21 feet to a 1/2 inch iron rod with aluminum cap in concrete found for the southwesterly corner of said Lot 1;

**THENCE**, leaving the northerly line of said 1.97 acre tract, along the easterly line of Knollwood Drive, the westerly line of said Lot 1 and a portion of the westerly line hereof, the following two (2) courses and distances:


- 1) N16°42'11"W, a distance of 159.44 feet to a 1/2 inch iron with cap set at the point of curvature of a curve to the right;
- 2) Along said curve to the right having a radius of 25.00 feet, a central angle of 107°00'02", an arc length of 46.69 feet and a chord which bears N36°57'37"E, a distance of 40.19 feet to the **POINT OF BEGINNING**, containing an area of 9.611 acres (418,654 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS:**

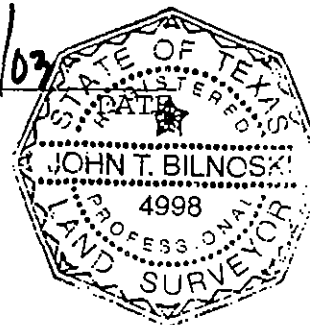
The basis of bearing is the southerly line of Lot 1 St. Michael's Episcopal Church Subdivision, a subdivision of record in Volume 85, Pages 167A-167B of the Plat Records of Travis County, Texas.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD, SUITE 200  
AUSTIN, TEXAS 78746

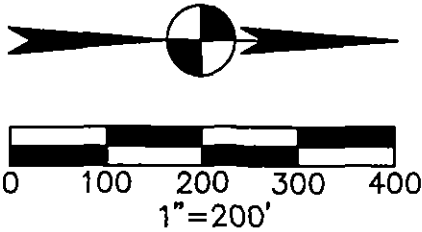
  
JOHN T. BILNOSKI  
R.P.L.S. NO. 4998  
STATE OF TEXAS

8/21/03



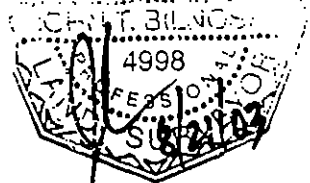
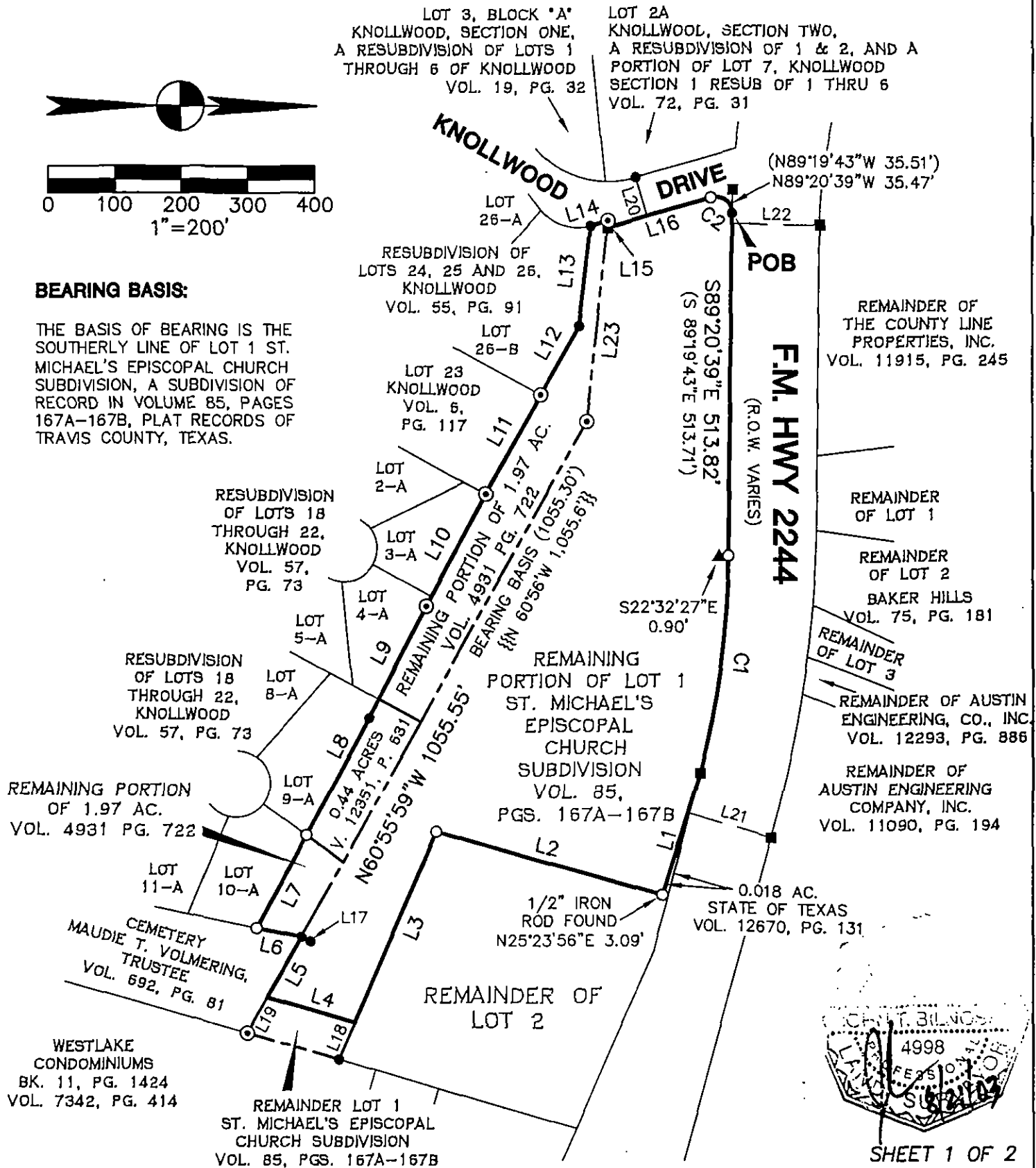
**REFERENCES**

CITY GRID - D24 AND E24  
TCAD NOS. 0117230502, 0117250502, 0115230119 AND 0115230152



### BEARING BASIS:

THE BASIS OF BEARING IS THE SOUTHERLY LINE OF LOT 1 ST. MICHAEL'S EPISCOPAL CHURCH SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 85, PAGES 167A-167B, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



SHEET 1 OF 2

### CAPITAL CITY PARTNERS

**Bury+ Partners**  
Consulting Engineers and Surveyors  
Austin, Texas Tel 512/328-0011 Fax 512/328-0325  
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### SKETCH TO ACCOMPANY DESCRIPTION

OF 9.611 ACRES OF LAND BEING A PORTION OF LOT 1, ST. MICHAEL'S EPISCOPAL CHURCH SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 85, PAGES 167A-167B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 1.97 ACRE TRACT CONVEYED TO ST. MICHAEL MISSION ENDOWMENT CORPORATION BY DEED OF RECORD IN VOLUME 4931, PAGE 1722 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 0.44 ACRE TRACT OF LAND CONVEYED TO MARY LOU THOMPSON BY DEED OF RECORD IN VOLUME 12351, PAGE 631 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

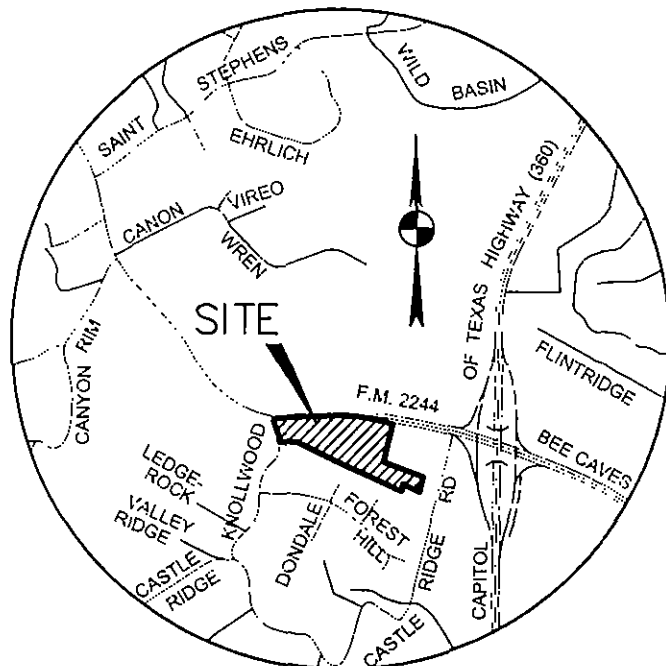
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**VICINITY MAP**  
N.T.S.

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- ▲ NAIL FOUND
- MONUMENT FOUND
- POB POINT OF BEGINNING
- ( ) RECORD PLAT INFORMATION PER BK. 85, PGS. 167A-168B
- [ ] RECORD PLAT INFORMATION PER BK. 55, PG. 91
- { } RECORD PLAT INFORMATION PER BK. 6, PG. 117
- (( )) RECORD PLAT INFORMATION PER BK. 57, PG. 73
- [[ ]] RECORD DEED INFORMATION PER VOL. 12351, PG. 631
- [[ ]] RECORD DEED INFORMATION PER VOL. 4931, PG. 1722

**LINE TABLE**

No.	Bearing	Distance
L1	S73°19'47"E	192.71'
(L1)	(S75°48'03"E)	(193.17')
L2	S15°59'57"W	351.45'
L3	S66°36'33"E	315.12'
L4	S15°57'10"W	136.46'
L5	N60°55'59"W	104.87'
L6	S11°34'00"W	67.63'
L7	N62°01'20"W	159.59'
{L7}	{N62°36'W}	{159.66'}
{{L7}}	{{N62°36'W}}	{{161.31'}}
L8	N62°08'20"W	199.89'
{L8}	{N62°43'W}	{199.97'}
[[L8]]	[[N62°43'00"W]]	[[199.87']]
{{L8}}	{{N62°43'W}}	{{202.03'}}
L9	N62°30'10"W	189.78'
{L9}	{N63°12'W}	{189.81'}
{{L9}}	{{N63°12'W}}	{{191.78'}}
L10	N61°38'38"W	191.53'
{L10}	{N62°19'W}	{191.64'}
{{L10}}	{{N62°19'W}}	{{193.61'}}
L11	N60°54'29"W	171.45'
{L11}	{N61°51'W}	{171.51'}
{{L11}}	{{N61°35'W}}	{{173.28'}}
L12	N61°09'44"W	117.40'
{L12}	{N61°51'W}	{115.66'}
{{L12}}	{{N61°51'W}}	{{116.86'}}
L13	N83°36'51"W	150.18'
{L13}	{N84°20'W}	{150.23'}
{{L13}}	{{N84°20'W}}	{{151.78'}}
L14	N17°27'30"W	27.84'
L15	S83°57'07"E	11.21'
(L15)	(S83°57'45"E)	(10.84')
L16	N16°42'11"W	159.44'
(L16)	(N16°39'18"W)	(159.78')
L17	N09°43'10"E	4.88'
L18	S66°36'33"E	60.51'
L19	S60°55'59"E	61.60'
L20	S73°17'49"W	60.14'
L21	N16°40'13"E	130.36'
L22	N00°39'21"E	130.97'
L23	N83°57'07"W	291.76'
(L23)	(N83°57'45"W)	(291.71')

**CURVE TABLE**

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	13°42'45"	1382.69	330.92	330.13	S82°29'27"E
(C1)	(14°32'38")	(1382.69)	(330.87)	(330.08)	(S82°28'31"E)
C2	107°00'02"	25.00	46.69	40.19	N36°57'37"E
(C2)	(107°19'35")	(25.00)	(46.83)	(40.28)	(N37°00'30"E)

SHEET 2 OF 2

**CAPITAL CITY PARTNERS**

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**SKETCH TO ACCOMPANY DESCRIPTION**

OF 9.611 ACRES OF LAND BEING A PORTION OF LOT 1, ST. MICHAEL'S EPISCOPAL CHURCH SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 85, PAGES 167A-167B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 1.97 ACRE TRACT CONVEYED TO ST. MICHAEL MISSION ENDOWMENT CORPORATION BY DEED OF RECORD IN VOLUME 4931, PAGE 1722 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 0.44 ACRE TRACT OF LAND CONVEYED TO MARY LOU THOMPSON BY DEED OF RECORD IN VOLUME 12351, PAGE 631 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

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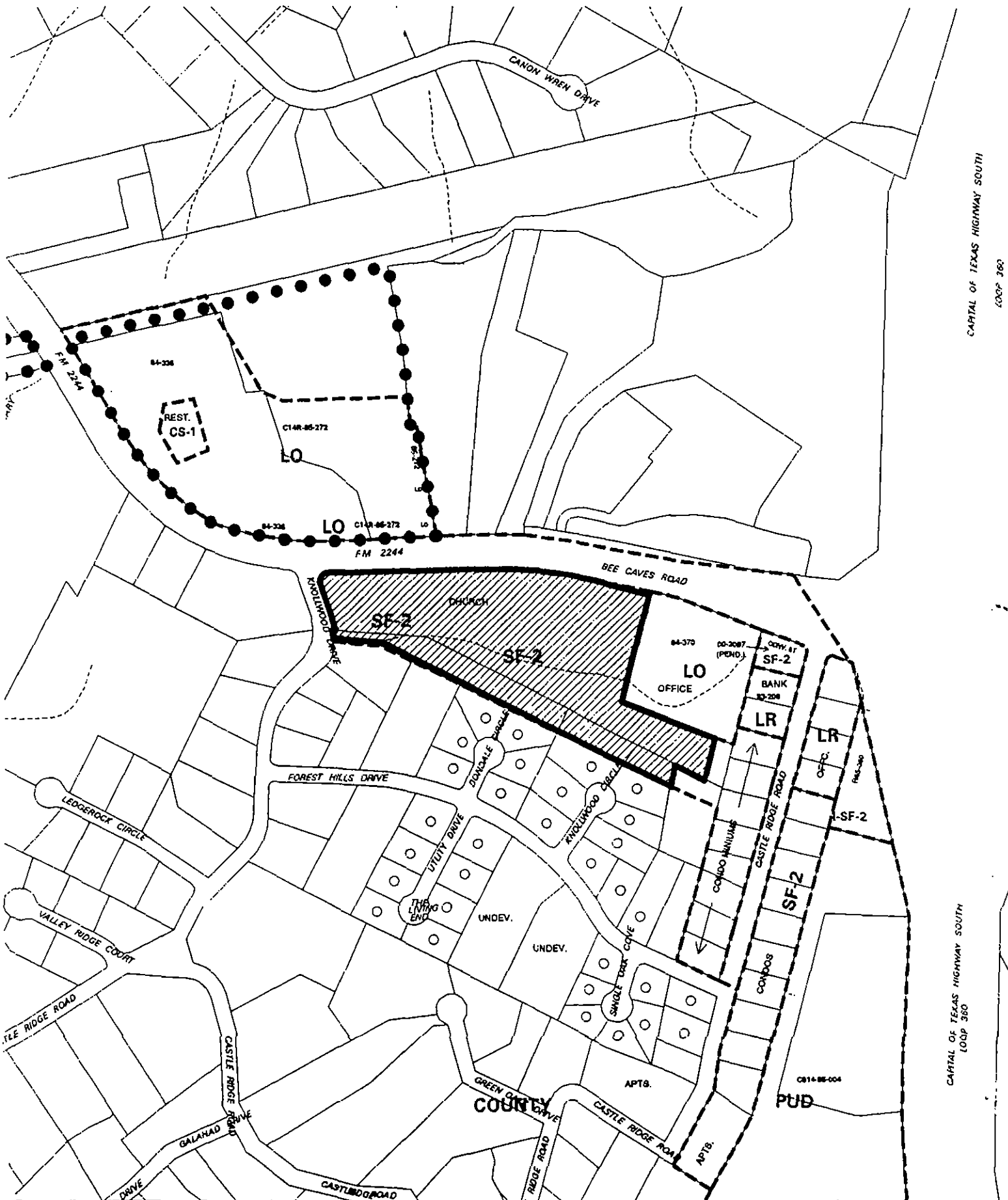
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FN No.: FN03-209(JJM)

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PROJ. No: 1289-04





CAPITAL OF TEXAS HIGHWAY SOUTH  
LOOP 360

CAPITAL OF TEXAS HIGHWAY SOUTH  
LOOP 360



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: A. BEAUDET

CASE #: C14-03-0173  
ADDRESS: 6300-6502 FM 2244 RD  
SUBJECT AREA (acres): 9.611

**ZONING EXHIBIT B**

DATE: 03-12  
INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
E24 D24