

ORDINANCE NO. 041216-Z-11

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DECKER LANE AT DECKER LAKE ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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 community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-04-0147, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.819 acre tract of land, more or less, out of the Phillip McElroy League Abstract No. 16, Survey No. 18, 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 the property at the southeast corner of Decker Lane at Decker Lake 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:

Pawn shop services use is a prohibited use of the Property.

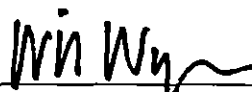
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 27, 2004.

PASSED AND APPROVED

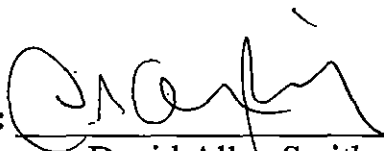
December 16, 2004

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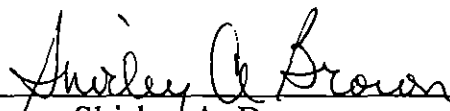
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT A
CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS
512-244-3395

FIELD NOTES
"TRACT 1"

**FIELD NOTES FOR A 5.819 ACRE TRACT OUT OF THE
PHILLIP MCELROY LEAGUE ABSTRACT NO. 16, SURVEY
NO. 18 IN TRAVIS COUNTY, TEXAS BEING A PORTION OF A
8.764 ACRE TRACT CONVEYED TO A. M. PETROLEUM, INC
IN DOCUMENT NUMBER 200102242 OF THE TRAVIS
COUNTY, TEXAS OFFICIAL RECORDS. SAID TRACT
BEING MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS:**

BEGINNING at the intersection of the East R.O.W. of Decker Lane (F.M. 3177) and the South R.O.W. of Decker Lake Road for the Northwest corner of said 8.764 acre tract and this tract, for the POINT OF BEGINNING.

THENCE S 49° 22' 10" E with the South R.O.W. of Decker Lake Road, 653.03 feet to a point for the Northeast corner of this tract.

THENCE through the interior of said 8.764 acre tract the following two (2) courses:

- 1) S 52° 54' 21" W, 380.00 feet to a point.
- 2) S 26° 28' 27" W, 27.00 feet to a point on the South line of said 8.764 acre tract also being on the North line of a 31.666 acre tract conveyed to Peter Serebrenik in Vol. 13301 Pg. 3634 of the Travis County, Texas Official Records for the Southeast corner of this tract.

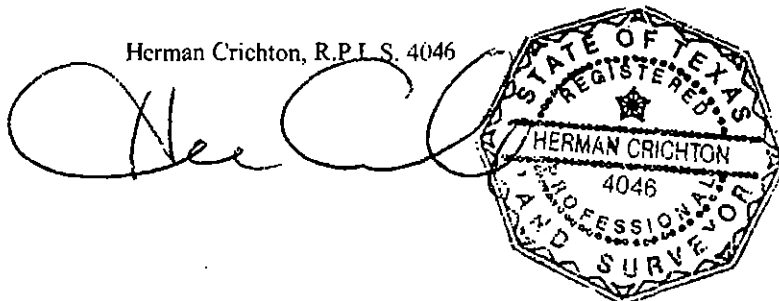
THENCE N 62° 01' 00" W with the common line of said 31.666 acre tract and said 8.764 acre tract 489.61 feet to a point on the East R.O.W. of Decker Lane being the East common corner of said 31.666 acre tract and said 8.764 acre tract for the Southwest corner of this tract.

THENCE N 29° 18' 05" E with the East R.O.W. of Decker Lane, 514.72 feet to the POINT OF BEGINNING and containing 5.819 acres more or less.

I hereby certify that the foregoing field notes were prepared from public records and not a survey on the ground and are true and correct to the best of my knowledge and belief.

Witness my hand and seal August 25, 2004.

Herman Crichton, R.P.L.S. 4046



DECKER LANE (F.M. 3177)

SCALE: 1" = 100'

N29°18'05"E

514.72

P.O.B. TRACT 1

TRACT 1
5.819 AC.

N62°01'00"W

489.61

PETER SEREBRENINIK
31.666 AC.
13301/3634

S26°28'27"W
27.00

S52°54'21"W

380.00

S62°01'00"E

437.00

TRACT 2
2.945 AC.

P.O.B. TRACT 2

N30°15'52"E

306.82

ROBBEY BOATRIGHT
31.261 AC
DOC. #1999064529

S49°22'10"E

653.03

DECKER LAKE ROAD

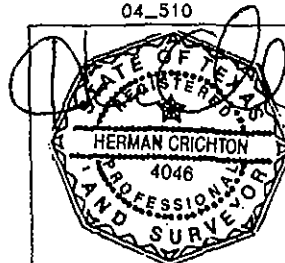
N49°22'10"W
297.00

SKETCH TO ACCOMPANY
FIELD NOTES FOR TWO
TRACTS OUT OF A 8.764
ACRE PARCEL IN THE
PHILLIP MCELROY LEAGUE
ABSTRACT NO. 18, SURVEY
NO. 18 IN TRAVIS COUNTY,
TEXAS BEING THE SAME
TRACT RECORDED IN DOC.
NO. 2001012242 OF THE
TRAVIS COUNTY, TEXAS
OFFICIAL RECORDS.

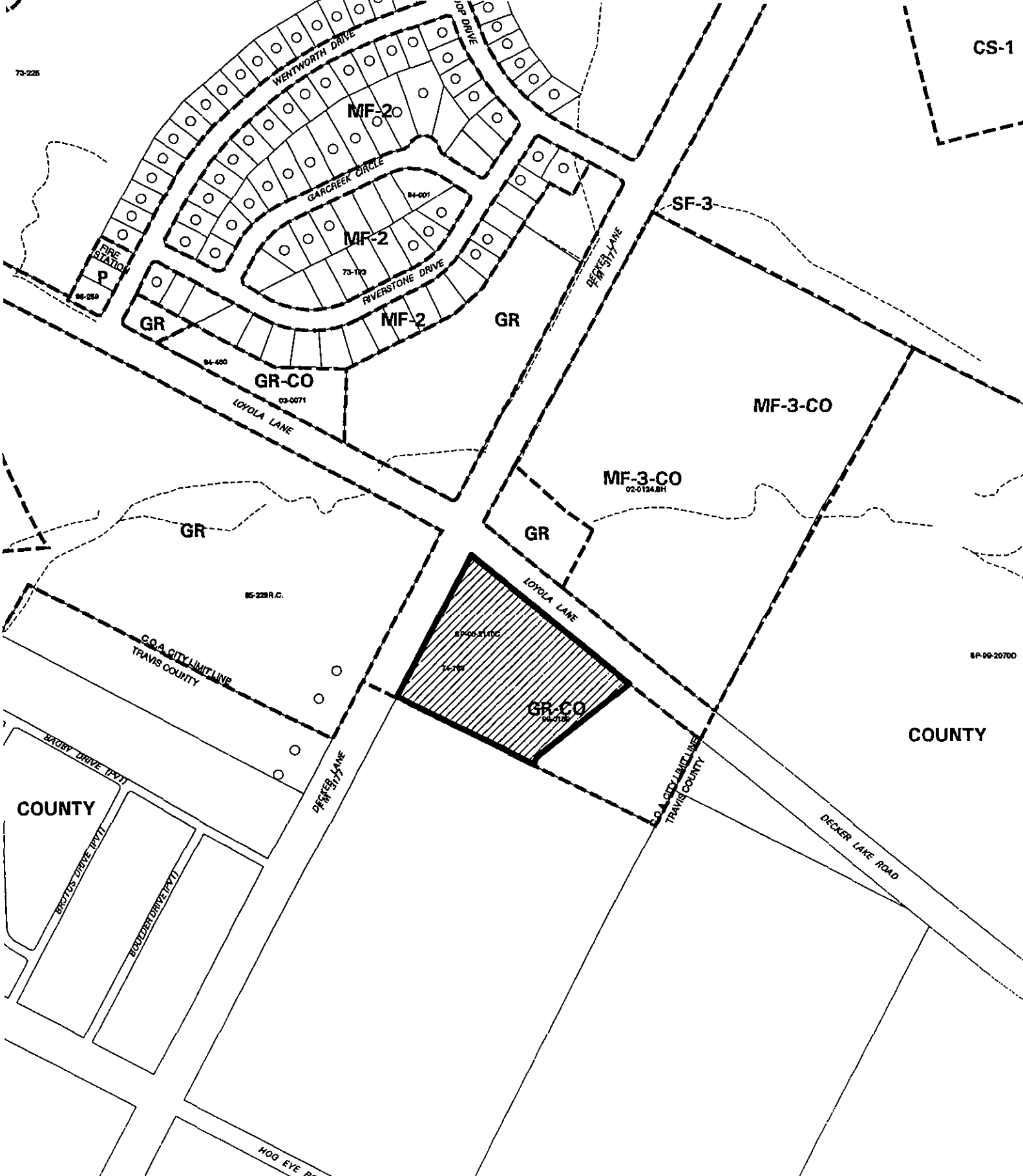
CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS




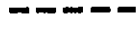
107 N. LAMPASAS STREET
ROUND ROCK, TEXAS 78664
(512) 244-3395
FAX (512) 244-9508

04_510



DATE: AUG. 25, 2004



 1" = 400'	SUBJECT TRACT	  	ZONING EXH. B		CITY GRID REFERENCE NUMBER P24
	PENDING CASE		CASE #: C14-04-0147		
	ZONING BOUNDARY		ADDRESS: DECKER LANE @ DEKER		
	CASE MGR: T. BOLT		DATE: 04-09		
	SUBJECT AREA (acres): 5.819		INTLS: SM		