

# Z-1

ORDINANCE NO. 2206

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT DECKER LANE AT LOYOLA LANE FROM  
3 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)  
4 COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL  
5 OVERLAY (CS-1-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from community commercial-conditional overlay (GR-CO)  
11 combining district to commercial-liquor sales conditional overlay (GR-CO) combining  
12 district on the property described in Zoning Case No. G14-05-0153, on file at the  
13 Neighborhood Planning and Zoning Department, as follows:  
14

15 A 0.266 acre (11,570 square feet) tract of land, more or less, out of the Phillip  
16 McElroy League, Abstract No. 16 Survey No. 18, in Travis County, the tract of  
17 land being more particularly described by metes and bounds in Exhibit "A"  
18 incorporated into this ordinance (the "Property");  
19

20 locally known as Decker Lane at Loyola Lane, in the City of Austin, Travis County, Texas,  
21 and generally identified in the map attached as Exhibit "B".  
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:  
25

- 26 1. Pawn shop services use is a prohibited use of the Property.  
27  
28 2. A site plan or building permit for the Property may not be approved, released, or  
29 issued, if the completed development or uses of the Property, considered cumulatively  
30 with all existing or previously authorized development and uses, generate traffic that  
31 exceeds 2,000 trips per day.  
32

33 Except as specifically restricted under this ordinance, the Property may be developed and  
34 used in accordance with the regulations established for the commercial-liquor sales (CS-1)  
35 base district and other applicable requirements of the City Code.  
36  
37

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006

2  
3  
4 **PASSED AND APPROVED**

5  
6  
7  
8 \_\_\_\_\_, 2006

§  
§  
§

Wm. Wynn  
Mayor

9  
10  
11  
12  
13 **APPROVED:**

**ATTEST:**

14 David Allan Smith  
15 City Attorney

Shirley A. Gentry  
City Clerk

METES AND BOUNDS DESCRIPTION

BEING 0.266 ACRES (11570 Sq. Ft.) OF LAND OUT OF THE PHILLIP McELROY LEAGUE, ABSTRACT No. 16, SURVEY NO. 18, SITUATED IN TRAVIS COUNTY, TEXAS; SAME BEING A PORTION OF THAT CERTAIN REMAINDER 8.764 ACRE TRACT OF LAND DESCRIBED BY DEED TO A.M. PETROLEUM, INC., RECORDED AS DOC. No. 2001012242 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.266 ACRES (11570 Sq. Ft.) ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron rod found on the southeasterly right of way line of Decker Lane (120' ROW) at the most westerly common corner of said remainder 8.764 acre tract and that certain 31.666 acre tract described by deed to Pete Serebrenik by deed recorded in Volume 13301 at Page 3634 of the Real Property Records of Travis County, Texas, ;

THENCE along the common line of said 8.764 acre tract and said 31.666 acre tract, S 62°01'00" E, 447.71 feet;

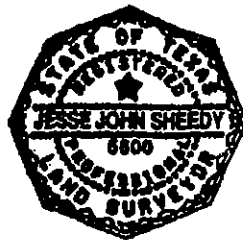
THENCE, into and across the Interior of said 8.764 acre tract, N 27°59'00"E, 97.53 feet to the POINT OF BEGINNING of this description and the most southerly corner hereof;

THENCE generally northwesterly, northeasterly, southeasterly and southwesterly through the interior of said 8.764 acre tract, the following four (4) courses:

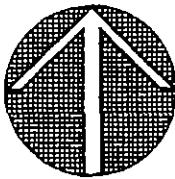
1. N 37°08'45" W, 65.00 feet to the most westerly corner hereof;
2. N 52°51'15" E, 178.00 feet to the most northerly corner hereof;
3. S 37°08'45" E, 65.00 feet to the most easterly corner hereof;
4. S 52°51'15" W, 178.00 feet to the POINT OF BEGINNING for the end of this description which contains 0.266 acres (11570 Sq. Ft.) of land, more or less, as shown on the sketch attached hereto and made a part thereof by this reference.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PRE-PARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

  
JESSE J. SHEEDY, R.P.L.S. #5600



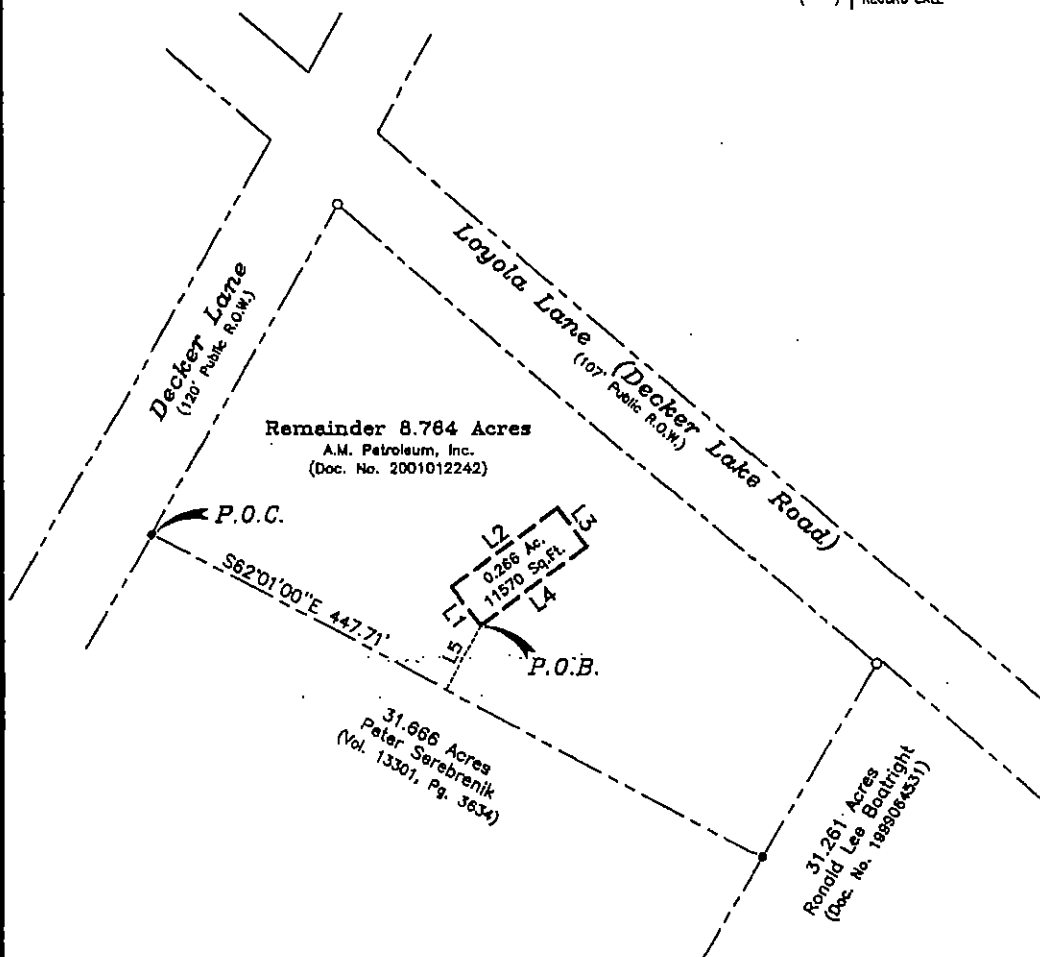
(The bearings described herein are referenced to the deed recorded as Doc. No. 1999108816 of the Official Public Records of Travis County, Texas.)



SCALE: 1"=200'

# LEGEND

C.M.	CONTROL MONUMENT
•	IRON ROD FOUND
○	1/2" IRON ROD w/ PLASTIC CAP
⊙	STAMPED 'McANGUS SURVEY' FOUND
⊕	CONCRETE MONUMENT FOUND
⊗	PIPE FOUND
⊠	NAIL FOUND
—	WOOD FENCE
—	WIRE FENCE
—	CHAIN LINK FENCE
P.U.E.	PUBLIC UTILITY ESMT
D.E.	DRAINAGE ESMT
B.L.	BUILDING LINE
○	POWER POLE
—	OVERHEAD ELEC LINE
—	GUY ANCHOR
(---)	RECORD CALL

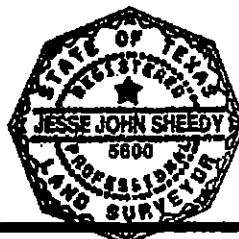


LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N37°08'45\"W	65.00'
L2	N52°51'15\"E	178.00'
L3	S37°08'45\"E	65.00'
L4	S52°51'15\"W	178.00'
L5	N27°59'00\"E	97.53'

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Jesse J. Sheedy* 08/28/05  
 JESSE J. SHEEDY, R.P.L.S. No. 5600 DATE

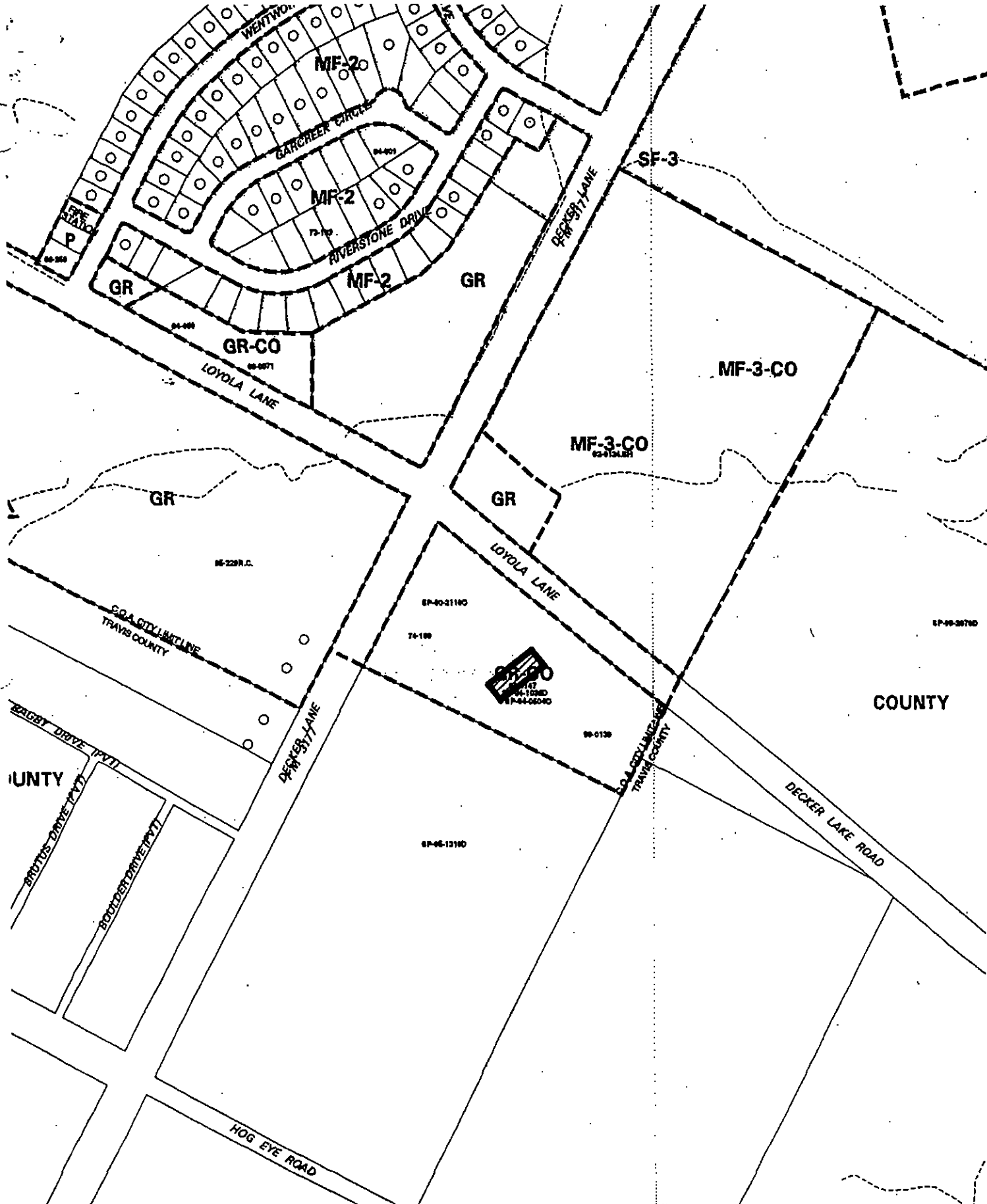





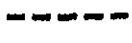
**McAngus Surveying  
 Company, Inc.**

1101 HWY. 380 SOUTH, H-100  
 AUSTIN, TEXAS 78746  
 (512) 328-9302

SKETCH TO ACCOMPANY EXHIBIT 'A'

LEGAL DESCRIPTION 0.266 ACRES (11570 sq. ft.) OUT OF THE  
PHILLIP McELROY LEAGUE, ABSTRACT No. 16, SURVEY No. 18  
AND BEING A PORTION OF A 8.764 DESCRIBED BY DEED RECORDED  
AS Doc. #2001012242 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS  
 JOB NO. 00-156-clb FIELD BOOK 346/36



 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT B</b>		CITY GRID REFERENCE NUMBER P24
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0153 ADDRESS: DECKER LN AT LOYOLA LN SUBJECT AREA (acres): 0.266	DATE: 05-09 INTLS: SM	
	CASE MGR: R. HEIL				