ORDINANCE NO. __________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6506 DECKER LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 (GR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2017-0109, on file at the Planning and Zoning Department, as follows:

Being 2.512 acres of land out of the James Burleson Survey No. 19, Abstract No. 4, in Travis County, Texas, and being a portion of Lot 1, Block A, JD’s Corner, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201300272 of the Official Public 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 6506 Decker Lane 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 following uses are prohibited uses for the Property:

- Adult-oriented businesses
- Bail bond services
- Campground
- Drop-off recycling collection facility
- Electronic testing
- Equipment sales
- Transitional housing
- Kennels
- Alternative financial services
- Building maintenance services
- Construction sales and services
- Electronic prototype assembly
- Equipment repair services
- Maintenance and service facilities
- Transportation terminal
- Laundry services
Monument retail sales  
Pawn shop services  
Vehicle storage  
Veterinary services  
Custom manufacturing

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on ________________, 2018.

PASSED AND APPROVED

§ § §

__________________________ , 2018

Steve Adler
Mayor

APPROVED: _______________________________ ATTEST: _______________________________

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk
"EXHIBIT ____"

FIELD NOTE DESCRIPTION OF 2.512 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK A, JD'S CORNER, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201300272 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron pipe found at the Northwest corner of that certain (4.37 acre) tract of land as conveyed to Nelida Cruz by deed recorded in Document No. 2006111387 of the Official Public Records of Travis County, Texas, same being an angle corner of Lot 1, Block A, JD's Corner, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201300272 of the Official Public Record of Travis County, Texas;

THENCE with North line of said (4.737 acre) Cruz tract and a Southerly line of Lot 1, Block A, JD's Corner, S 81 deg. 10' 46" E 214.40 ft. to a calculated point being the most Westerly corner and PLACE OF BEGINNING of the herein described tract;

THENCE leaving the North line of said (4.737 acre) Cruz tract and crossing through the interior of Lot 1, Block A, JD's Corner, the following three (3) courses:

1.) N 28 deg. 49' 14" E 130.00 ft. to a calculated point;
2.) N 82 deg. 48' 17" E 344.55 ft. to a calculated point;
3.) S 81 deg. 20' 56" E 135.00 ft. to a calculated point in an Easterly line of Lot 1, same being a point in a Westerly line of Lot 2, Block A, JD's Corner and being the most Easterly corner of the herein described tract;

THENCE with the common lines of Lot 1 and Lot 2, Block A, JD's Corner, S 29 deg. 42' 55" W 332.88 ft. to a ½" iron rod with a plastic cap imprinted "Austin Surveyors" found in the North line of said (4.737 acre) Cruz tract, at the Southwest corner of Lot 2, same being the most Easterly Southeast corner of Lot 1, Block A, JD's Corner and the most Southerly corner of the herein described tract, from which a 1" iron rod found in the South line of said Lot 2, same being a point in the North line of said (4.737 acre) Cruz tract and being 1.32 ft. West of the Southwest corner of said Lot 2 bears, S 61 deg. 10' 46" E 459.01 ft.;

THENCE with North line of said (4.737 acre) Cruz tract and a Southerly line of Lot 1, Block A, JD's Corner, N 81 deg. 10' 46" W 414.14 ft. to the PLACE OF BEGINNING and containing 2.512 acres of land.

PREPARED: July 13, 2017

Holt Carson
Registered Professional Land Surveyor No. 5166
see accompanying map: C1000076

References
TCAD Parcel: 02 1738 06 01
City of Austin Grid: P-24

EXHIBIT A
NOTES.
1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. Orientation for this survey is based upon a bearing of N61°10'46"W between monuments A and B as shown hereon.

LEGEND
- Calculated Point
- Γ Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Γ Iron Rod Found with plastic cap imprinted as noted hereon
- Γ Iron Rod Found
- Γ Iron Pipe Found (Record Bearing and Distance)

LOYOLA LANE (R.O.W. VARIES)

SKETCH TO ACCOMPANY DESCRIPTION OF 2.512 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK A, JD'S CORNER, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201300272 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED ON LOYOLA LANE.

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 PORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

Texas Licensed Surveying Firm Registration No.10050700

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