

**ORDINANCE NO. 20180201-084**

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

Vehicle storage  
Custom manufacturing

Veterinary services

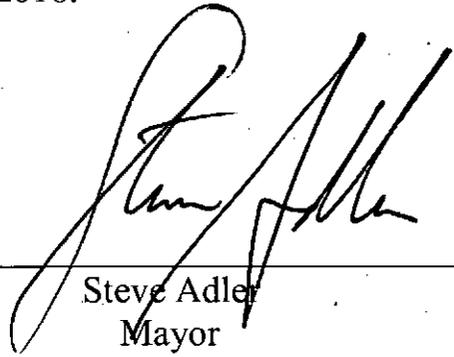
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on February 12, 2018.

**PASSED AND APPROVED**

February 1, 2018

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§  
§



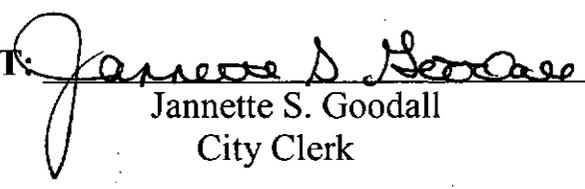
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

# HOLT CARSON, INCORPORATED

## PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

email: hcl@austin.rr.com

July 13, 2017

"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 Nelda Cruz by deed recorded in Document No. 2006111367 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 61 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;

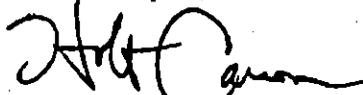
THENCE leaving the North line of said (4.737 acre) Cruz tract and crossing through the interior of Lot 1, Block A, JD's Corner, the following three (3) courses:

- 1.) N 28 deg. 49'14" E 130.00 ft. to a calculated point;
- 2.) N 82 deg. 48'17" E 344.35 ft. to a calculated point;
- 3.) S 61 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;

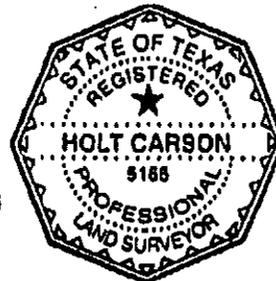
THENCE with the common lines of Lot 1 and Lot 2, Block A, JD's Corner, S 28 deg. 42'55" W 332.88 ft. to a ½" iron rod with a plastic cap imprinted "Austin Surveyors" found in the North line of said (4.737 acre) Cruz tract, at the Southwest corner of Lot 2, same being the most Easterly Southeast corner 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 61 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**

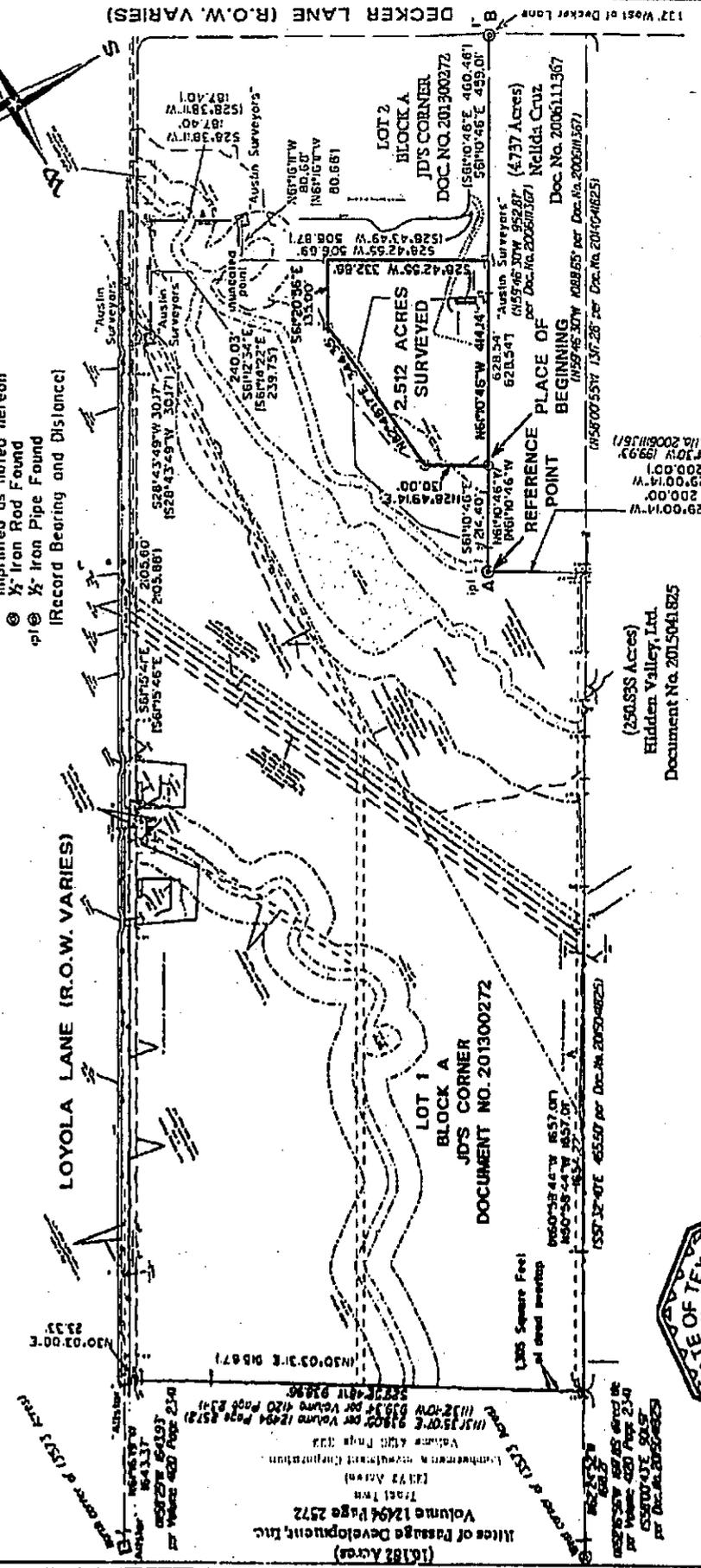
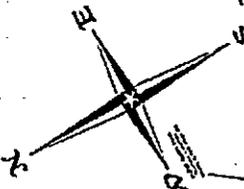
**NOTES:**

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 N6°:10'46"W between monuments A and B as shown hereon.

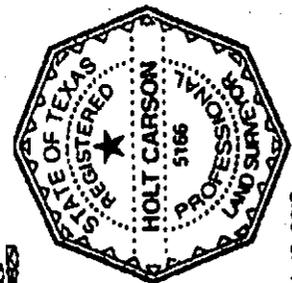
**Legend**

- ⊙ Calculated Point
  - \* 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
  - ⊠ 1/2" Iron Rod Found with plastic cap imprinted as noted hereon
  - ⊙ 1/2" Iron Rod Found
  - ⊕ 1/2" Iron Pipe Found
- (Record Bearing and Distance)

SCALE: 1" = 300'



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.



PREPARED: JULY 13, 2017.

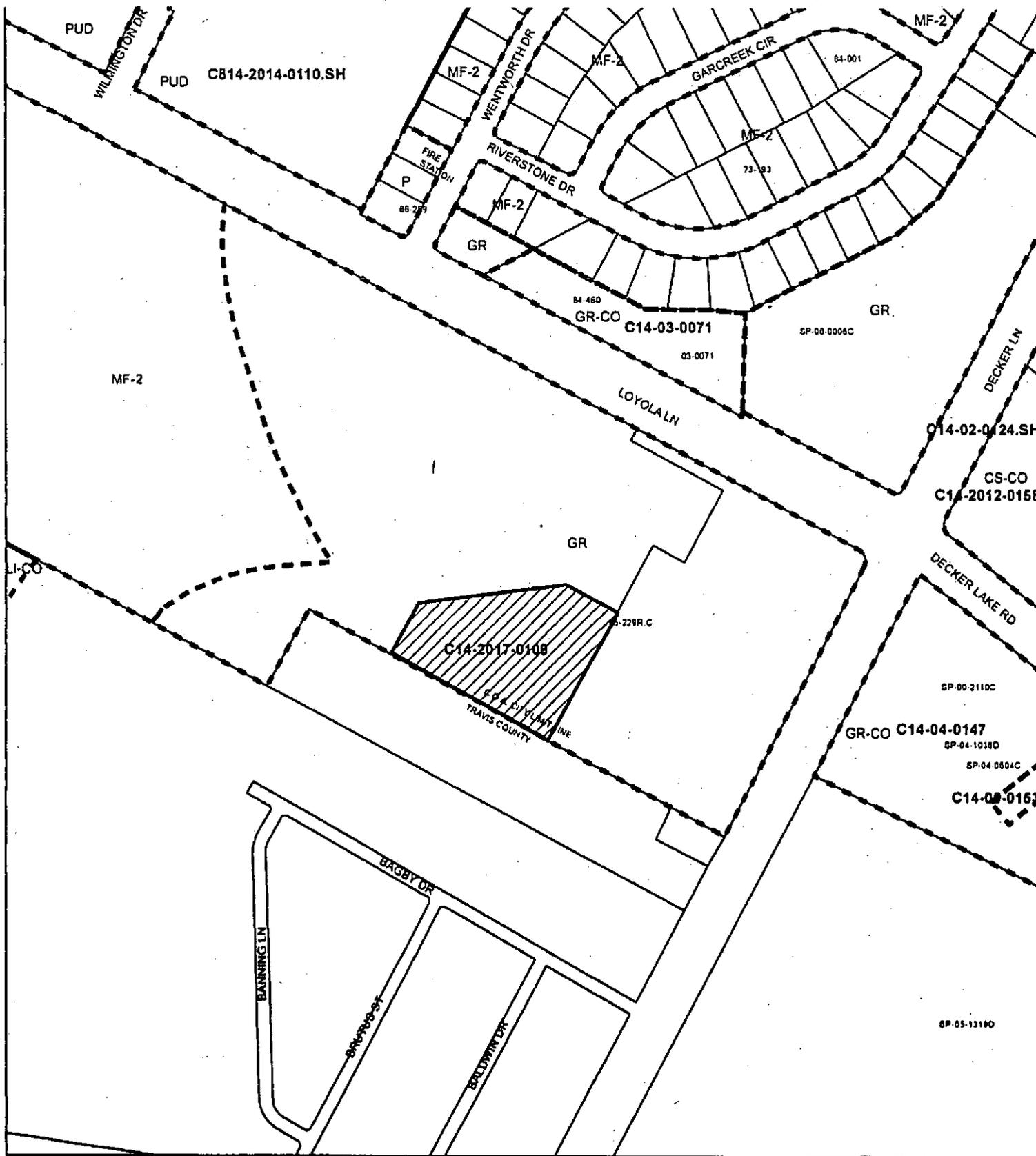
BY *Holt Carson*  
 Holt Carson  
 Registered Professional Land Surveyor No. 5166

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

Texas Licensed Surveying Firm Registration No. 10050700

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Document No. 2015041825  
 (250.855 Acres)  
 Hidden Valley, Ltd.



**ZONING**

Zoning Case: C14-2017-0109

**EXHIBIT B**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 292'

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.

