

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7401 ½ LOYOLA LANE 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. C14-2020-0080, on file at the Housing and Planning Department, as follows:

17.136 acres of land, out of and a part of the James Burleson Survey No. 19, Abstract No. 4, and being a portion of that certain tract of land conveyed to the Rites of Passage Development, recorded in Volume 12494, Page 2576, Real Property Records in Travis County, Texas, said 17.136 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7401 ½ Loyola 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 on the Property:

Alternative financial services	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Exterminating services
Funeral services	Hotel-motel
Outdoor entertainment	Pawn shop services
Pedicab storage and dispatch	Service station

PART 3. 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.

PASSED AND APPROVED

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APPROVED: _____ **ATTEST:** _____

Myrna Rios
City Clerk

EXHIBIT A
Description of Tract 1

FIELD NOTE DESCRIPTION FOR TRACT 1, A 17.136 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE RITES OF PASSAGE DEVELOPMENT, INC. FROM JOHN SCARDINO AND HAYTHEM S. DAWLETT, DATED JUNE 01, 1995, RECORDED IN VOLUME 12494, PAGE 2576, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at an iron rod found, for the Northwest corner of that certain tract of land conveyed to the City of Austin from the Lumbermen's Investment Corporation, dated August 09, 1974, recorded in Volume 5000, Page 1992, Deed Records of Travis County, Texas, and the Northeast corner of that certain tract of land conveyed to the City of Austin from the Rites of Passage Development, Inc., dated October 15, 1996, recorded in Volume 12805, Page 2230, Real Property Records of Travis County, Texas, and for the for the Northeast corner of the said Rites of Passage tract;

THENCE with the east line of the said Rites of Passage tract and the west line of the said City of Austin tract, South $26^{\circ}46'22''$ West, a distance of 10.55 feet to a calculated point in the south right of way line of Loyola Lane, for the Southeast corner of the said City of Austin tract, recorded in Volume 12805, Page 2230, Real Property Records of Travis County, Texas, for the Northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing with the east line of the said Rites of Passage tract and the west line of the said City of Austin tract, South $26^{\circ}46'22''$ West, a distance of 942.73 feet to an iron rod found in the north line of Sendero Hills, Phase 3, a subdivision recorded in Document No. 200600383, Official Public Records of Travis County, Texas, for the Southwest corner of the said City of Austin tract, for the Southeast corner of the said Rites of Passage tract, and for the Southeast corner of this tract;

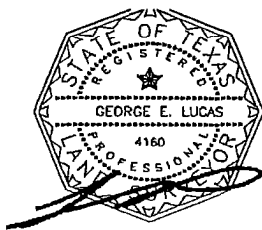
THENCE with a north line of said Sendero Hills and the south line of the said Rites of Passage tract, North $63^{\circ}16'08''$ West, a distance of 791.50 feet to an iron rod found, for an interior corner of said Sendero Hills, for the Southwest corner of the said Rites of Passage tract, and for the Southwest corner of this tract;

Exhibit A

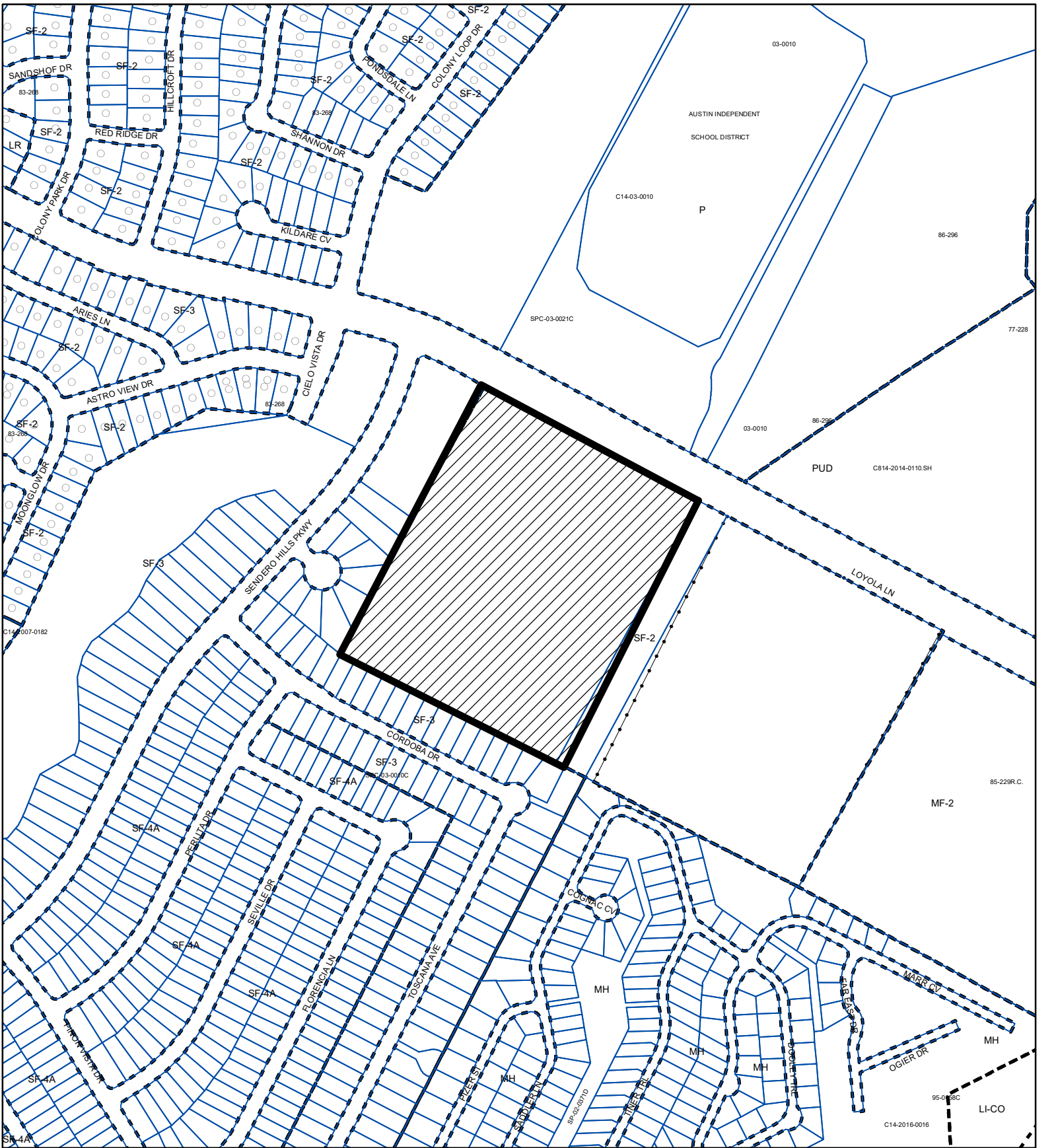
THENCE with the west line of the said Rites of Passage tract, North 27° 37' 13" East, at a distance of 484.44 feet pass a Northeast corner of said Sendero Hills and the Southeast corner of that certain tract of land conveyed to Agave Sendero Investments, Ltd, recorded in Document No. 2014064513, Official Public Records of Travis County, Texas, in all a total distance of 960.45 feet to a calculated point in the south right of way line of said Loyola Lane, for the Southwest corner of the said City of Austin tract, recorded in Volume 12805, Page 2230, Real Property Records of Travis County, Texas, for the Northeast corner of the said Agave Sendero tract, and for the Northwest corner of this tract; from which an iron rod found, for the Northwest corner of the said City of Austin tract and the Northwest corner of the said Rites of Passage tract, bears North 27° 37' 13" East, a distance of 10.56 feet;

THENCE through the said Rites of Passage tract, and with the south right of way line of said Loyola Lane and with the south line of the said City of Austin tract, South 61° 58' 17" East, a distance of 777.48 feet to the POINT OF BEGINNING, containing 17.136 acres of land, more or less.

CELCO Surveying
2205 Stonecrest Path
New Braunfels, Texas 78130
Firm Registration No. 10193975



BY: GEORGE E. LUCAS
R.P.L.S. No. 4160



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0080

Exhibit B

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.



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