

**ORDINANCE NO. 2022-O-625**

**AN ORDINANCE OF THE CITY OF JONESTOWN, TEXAS, AMENDING CHAPTER 14 OF THE CITY'S CODE OF ORDINANCES, THE ZONING ORDINANCE, BY REZONING AN APPROXIMATE 0.4638-ACRE PARCEL OF LAND IN THE CITY OF JONESTOWN, TEXAS, WHICH LAND IS LOCATED AT 10702 LAUREL LANE, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO ("PROPERTY"); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the Owner of the "Property" has filed application with the City requesting that the parcel be zoned B-2 Business-general Commercial District; and

**WHEREAS**, after giving ten days written notice to the owners of land within two hundred feet of the "Property," the Planning and Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

**Whereas**, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing reviewed the circumstances of the "Property" and found that a substantial change in circumstances of the "Property," sufficient to warrant a change in the zoning of the "Property," has transpired;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESTOWN, TEXAS, THAT:**

**SECTION 1. Findings of Fact.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2. Amendment to Zoning Ordinance.** The Zoning Ordinance of the City of Jonestown is hereby amended so as to grant a change of zoning from "O" Professional and Office District to B-2 Business-general Commercial District for 0.4638 Acres located at 10702 Laurel Lane, Jonestown, Texas., more particularly described in Exhibit A.

**SECTION 3. Amendment to Zoning District Map.** The City Secretary is hereby ordered to make changes to the Zoning District Map of the City of Jonestown, Texas and to file such map with the City Building Official.

**SECTION 4. Severability.** Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Jonestown Code of Ordinances and Map as a whole.

**SECTION 5. Effective Date.** This Ordinance shall take effect immediately from and after its passage.

**SECTION 6. Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Tex. Gov't. Code.

**PASSED AND APPROVED on the 13th day of OCTOBER 2022.**

**THE CITY OF JONESTOWN, TEXAS**



A handwritten signature in blue ink, appearing to read "Paul Johnson", written over a horizontal line.

Paul Johnson, Mayor

**ATTEST:**

A handwritten signature in blue ink, appearing to read "Rachel Austin", written over a horizontal line.

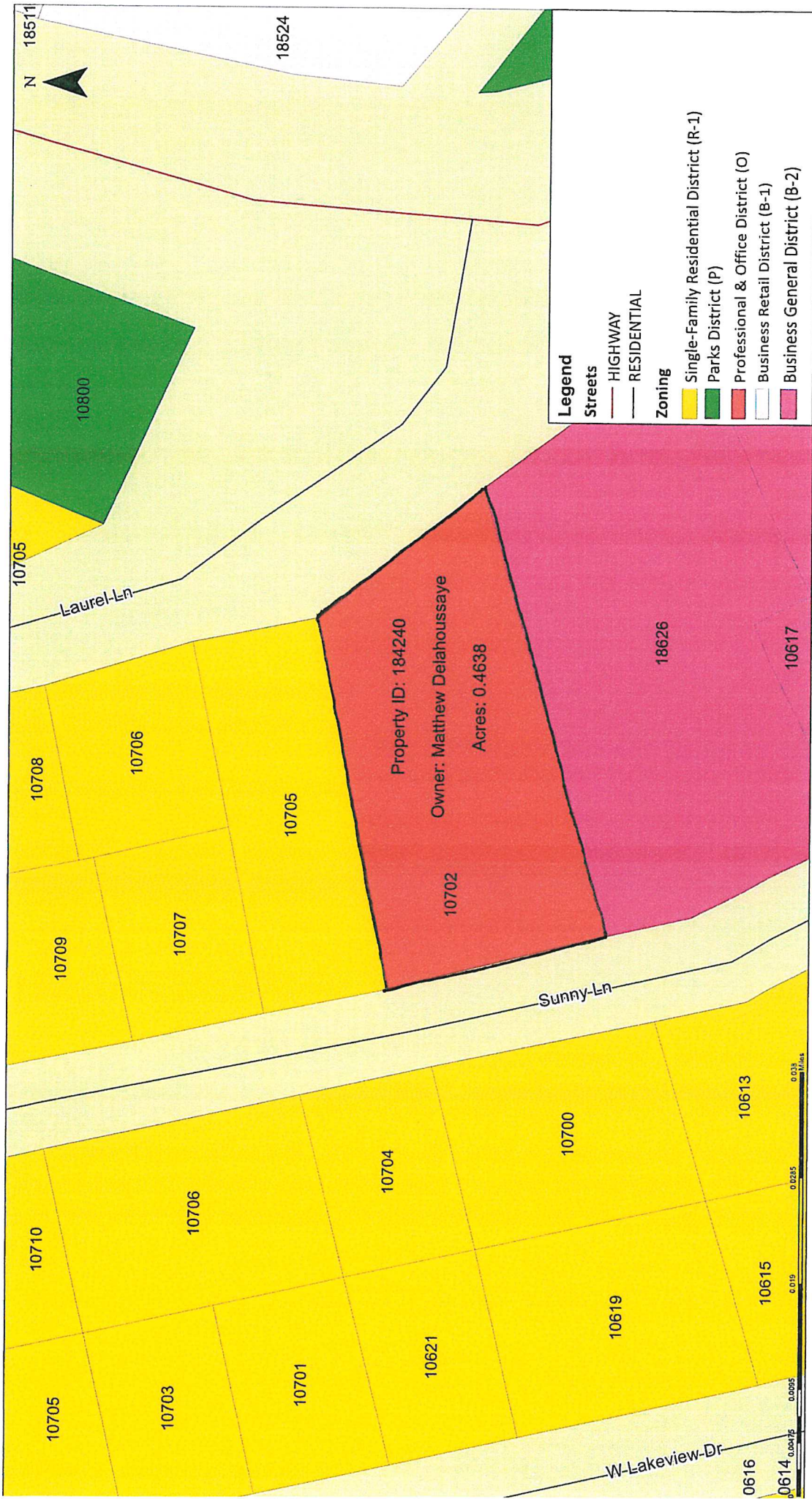
Rachel Austin, Interim City Secretary

## EXHIBIT A

### Property legal description

For .4638 acres of property located at 10702 Laurel Lane, Lot 69-72, Block A, Jonestown Hills Unit 2, Jonestown, Texas.

# 10702 Laurel Ln Rezone (O to B2)



**LEGEND**

- 1/2" ROD FOUND
- 1/2" ROD W/ CAP SET "ALLSTAR 3729"
- MAG NAIL SET
- CHAIN LINK FENCE
- WOOD FENCE
- PUE
- PUBLIC UTILITY ESMT
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINES
- PROPANE TANK
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY
- TREE
- MULTI-STEMMED TREE
- PROTECTED TREE (OVER 19')
- HERITAGE TREE (OVER 24')

**RESTRICTIONS**

SUBJECT TO RESTRICTIONS RECORDED IN VOL. 2503, PG. 461, VOL. 2838, PG. 48; VOL. 3102, PG. 3032, VOL. 8491, PG. 289, AND AS STATED ON THE PLAT RECORDED IN VOL. 13, PG. 5.  
 SUBJECT TO EASEMENTS AS STATED ON THE PLAT RECORDED IN VOL. 13, PG. 5. (SHOWN)  
 SUBJECT TO EASEMENTS RECORDED IN VOL. 575, PG. 611. (BLANKET-TYPE)  
 SUBJECT TO EASEMENTS RECORDED IN VOL. 575, PG. 611. (BLANKET-TYPE)  
 SUBJECT TO EASEMENTS RECORDED IN VOL. 821, PG. 437.  
 SUBJECT TO EASEMENTS RECORDED IN VOL. 5993, PG. 1448. (UNABLE TO LOCATE)

**LEGAL DESCRIPTION**

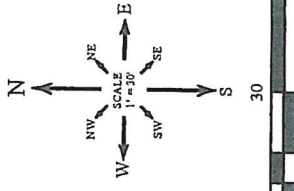
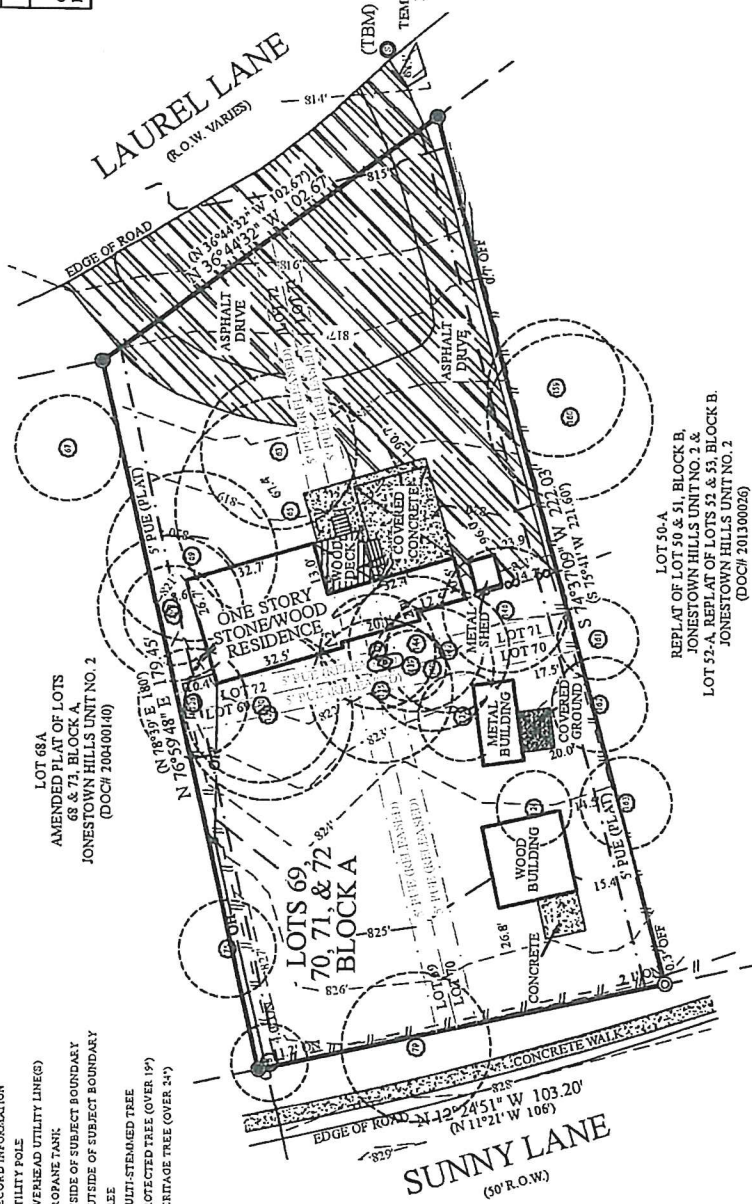
LOTS 69, 70, 71, & 72, BLOCK A, JONESTOWN HILLS UNIT NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 5, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**\*\*\*NOTICE\*\*\***  
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

**BEARING BASIS:**  
 BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)  
 NAD83 HARN HORIZONTAL CONTROL

TEMPORARY BENCHMARK (TBM)  
 IS TOP OF MAG NAIL SET  
 ELEVATION = 813.39  
 NAVD 1988 DATUM

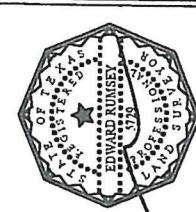
TREE LIST	
(1)	12.5' LIVE OAK (P)
(2)	18.5' LIVE OAK (R)
(3)	1' LIVE OAK
(4)	21' LIVE OAK (P)
(5)	12.5' LIVE OAK
(6)	18' LIVE OAK
(7)	1' CEDAR ELM
(8)	9.5' CEDAR ELM
(9)	18.5' CEDAR ELM (O)
(10)	9.25' CEDAR ELM
(11)	11' CHINA BERRY (O)
(12)	13.5' CHINA BERRY (O)
(13)	19' LIVE OAK (O)
(14)	21' LIVE OAK (P)
(15)	17.75' LIVE OAK
(16)	14.25' LIVE OAK
(17)	6.75' LIVE OAK
(18)	15.25' LIVE OAK
(19)	15.25' LIVE OAK
(20)	16.75' LIVE OAK
(21)	15.5' LIVE OAK (O)
(22)	17' LIVE OAK
(23)	20.5' LIVE OAK (P)
(24)	10' CEDAR ELM
(25)	11.25' CEDAR ELM
(26)	11.30' CEDAR ELM (O)



**ALLSTAR** Land Levelling  
 9020 ANDERSON MILL RD  
 AUSTIN, TEXAS 78779  
 (512) 249-8149 PHONE  
 (512) 331-5217 FAX  
 TRFELS.FRM@10.1015@99

**F.I.R.M. MAP INFORMATION**  
 THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND LAGRA ZONE. THE FLOOD INSURANCE RATE MAPS FIRM MAP NO. 48433D010 DATED: 01/22/2000  
 THIS CERTIFICATION IS FOR THE ABOVE PROPERTY ONLY AND IS FACTORY W/LL OR WALL NOT FLOOD PROTECTED. CONTACT YOUR LOCAL FLOOD PLAIN PANEL: 03100  
 STATUS OF THIS TRACT: 03/22/2002

ADDRESS	
MATTHEW MILES DELAHOUSAYE and MONICA DELAHOUSAYE WOFFORD 10702 LAUREL LANE JONESTOWN, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	AUGUST 3, 2002
TITLE CO.:	AUSTIN TITLE COMPANY
CF. NO.:	ATA-41-17660230039
JOB NO.:	A0705332-A0711603
FIELD BY:	JACOB STRE
CALC. BY:	DAVID BAK
DRAWN BY:	JUSTIN FISK
UPDATE BY:	DAMIAN SMITH
REPL. CHECK:	EDWARD RUMSEY
DATE:	07/24/2002
DATE:	08/02/2002
DATE:	07/29/2003
DATE:	08/02/2002
DATE:	08/02/2002



*Edward Rumsey*  
 TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO AUSTIN TITLE COMPANY  
 I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PRACTICE REQUIREMENTS FOR CONVEYING AN INTEREST IN REAL ESTATE TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.