

ORDINANCE NO. 20170831-095

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2705 EAST STATE HIGHWAY 71 WESTBOUND FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING 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 general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2017-0075, on file at the Planning and Zoning Department, as follows:

0.161 of an acre, being a portion of Lot 1, Gregg and Bryant Subdivision, a subdivision recorded in Book 32, Page 44, Plat Records of Travis County, Texas, said 0.161 of an acre also being all of that certain tract of land described in a general warranty deed to Executesla LLC executed on December 29, 2016 and recorded in Document No. 2016216357, Official Public Records, Travis County, Texas, said 0.161 of an acre tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2705 East State Highway 71 Westbound 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:

The following uses are prohibited uses for the Property:

Adult-oriented businesses
Bail bond services

Alternative financial services
Pawn shop services

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 3. This ordinance takes effect on September 11, 2017.

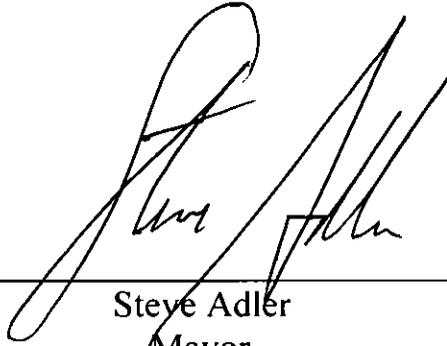
PASSED AND APPROVED

_____ August 31 _____, 2017



APPROVED: _____
Anne L. Morgan
City Attorney

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§
§



Steve Adler
Mayor

ATTEST: _____
Jannette S. Goodall
City Clerk

C14-2017-0075

EXHIBIT ..
FN #1400
UDG #17-925
Page 1 of 1

Gregg & Bryant Subdivision
City of Austin, Travis County, Texas
(Zoning)

DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 0.161 OF AN ACRE, BEING A PORTION OF LOT 1, GREGG AND BRYANT SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 32, PAGE 44, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.161 OF AN ACRE ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO EXECUTESLA LLC EXECUTED ON DECEMBER 29, 2016 AND RECORDED IN DOCUMENT NUMBER 2016216357, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, SAID 0.161 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod with cap (RPLS 1753) found at the south corner of said Lot 1, same being the west corner of Lot B, The Flow Addition, a subdivision recorded in Book 62, Page 19, Plat Records of said County and in the northeast right-of-way line of State Highway No. 71;

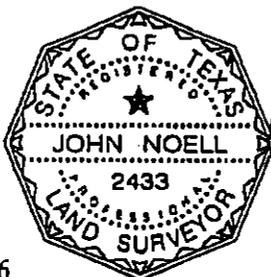
THENCE, with the southwest line of said Lot 1, same being the northeast line of said State Highway, N61°00'50"W, 59.71 feet to a calculated point at the southern most west corner of said Lot 1, same being the south corner of Lot 2 of said Gregg & Bryant Subdivision;

THENCE, with the southern most northwest line of said Lot 1, same being the southeast line of said Lot 2, N42°07'23"E, 120.69 feet to a calculated point at an interior corner of said Lot 1, same being the east corner of said Lot 2;

THENCE, through the interior of said Lot 1, S61°03'17"E, 59.51 feet to a 5/8" iron rod found in the southeast line of said Lot 1, same being the northwest line of said Lot B;

THENCE, with the southeast line of said Lot 1, same being the northwest line of said Lot B, S42°01'32"W, 120.68 feet to the POINT OF BEGINNING and containing 0.161 of an acre of land.

Field Notes Prepared by:
URBAN DESIGN GROUP PC
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040
TBPLS NO. 10065900



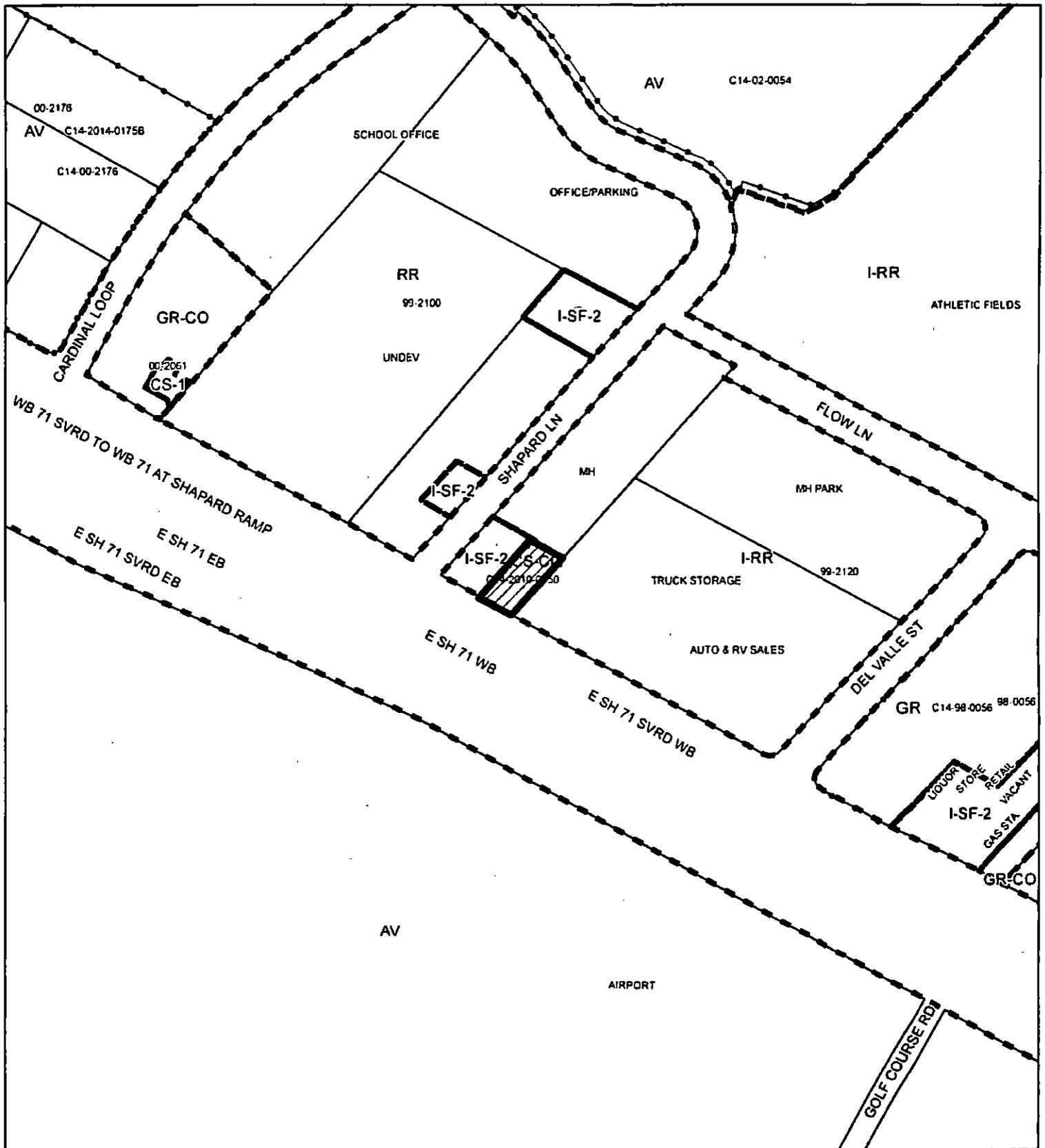
John Noell
John Noell, R.P.L.S. #2433
Date: 8.2.17

References: TCAD: 04 3021 0216

Austin Grid: 1

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

EXHIBIT A



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING EXHIBIT B
CASE#: C14-2017-0075



1" = 200'

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