

**ORDINANCE NO. 20171109-082**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3059 EAST STATE HIGHWAY 71 WESTBOUND FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single-family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2017-0111, on file at the Planning and Zoning Department, as follows:

A 0.517 acre tract of land situated in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, being a portion of that certain tract of land described in a Release (Deed of Trust), as recorded in Volume 6245, Page 1782, Deed Records, Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3059 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:

- A. A 15-foot wide vegetative buffer shall be provided and maintained on the north property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- B. Vehicular access from the Property to Meldrum Road is prohibited except for pedestrian, bicycle, and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

C. The following uses are prohibited uses for the Property:

Adult oriented businesses	Campground
Commercial blood plasma center	Custom manufacturing
Funeral services	Indoor entertainment
Indoor sports and recreation	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Theater	Vehicle storage

**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 November 20, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_, November 9, 2017

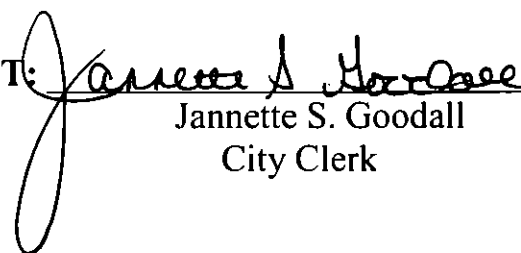
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§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**PREMIER SURVEYING LLC**

5700 W. Plano Parkway, Suite 2700  
Plano, Texas 75093  
972-612-3601  
Fax: 972-964-7021

**Exhibit "A"**  
(3006 MELDRUM ROAD)

BEING A 0.517 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A RELEASE (DEED OF TRUST), AS RECORDED IN VOLUME 6245, PAGE 1782, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

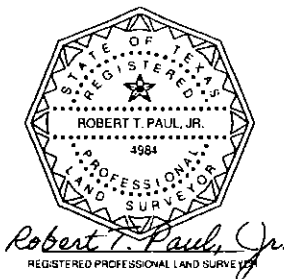
BEGINNING AT A 1-INCH IRON PIPE FOUND AT THE NORTH CORNER OF SAID RELEASE AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HIGH MOUNTAIN RANCH, LP, AS RECORDED IN INSTRUMENT NO. 2010115233, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON PIPE BEING ON THE SOUTHWEST LINE OF MELDRUM ROAD (50 FOOT RIGHT-OF-WAY);

THENCE SOUTH 59° 13' 00" EAST, A DISTANCE OF 60.00 FEET ALONG SAID SOUTHWEST LINE TO A POINT FROM WHICH A 1-INCH IRON PIPE FOUND BEARS NORTH 06° 16' 09" WEST - 0.41 OF ONE FOOT, SAID POINT BEING THE EAST CORNER OF SAID RELEASE AND THE NORTH CORNER OF LOT 33-B, OF A RESUBDIVISION OF A PORTION OF GLENBROOK ADDITION, SECTIONS ONE & TWO, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 34, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 30° 47' 00" WEST ALONG THE COMMON LINE OF SAID RELEASE AND SAID LOT 33-B, PASSING THE WEST CORNER OF SAID LOT 33-B AND THE NORTH CORNER OF LOT 30, OF GLENBROOK ADDITION, SECTION ONE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 30, SAID PLAT RECORDS, AT A DISTANCE OF 207.50 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID RELEASE AND SAID LOT 30 A TOTAL DISTANCE OF 375.00 FEET TO A POINT FROM WHICH A 1-INCH IRON PIPE FOUND BEARS NORTH 20° 36' 13" EAST - 0.66 OF ONE FOOT, SAID POINT BEING ON THE NORTHEAST LINE OF STATE HIGHWAY 71 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 59° 13' 00" WEST, A DISTANCE OF 60.00 FEET ALONG SAID NORTHEAST LINE TO A POINT FROM WHICH A 1-INCH IRON PIPE FOUND BEARS NORTH 43° 15' 15" EAST - 0.57 OF ONE FOOT, SAID POINT BEING ON THE COMMON LINE OF SAID RELEASE AND AFORESAID HIGH MOUNTAIN RANCH TRACT;

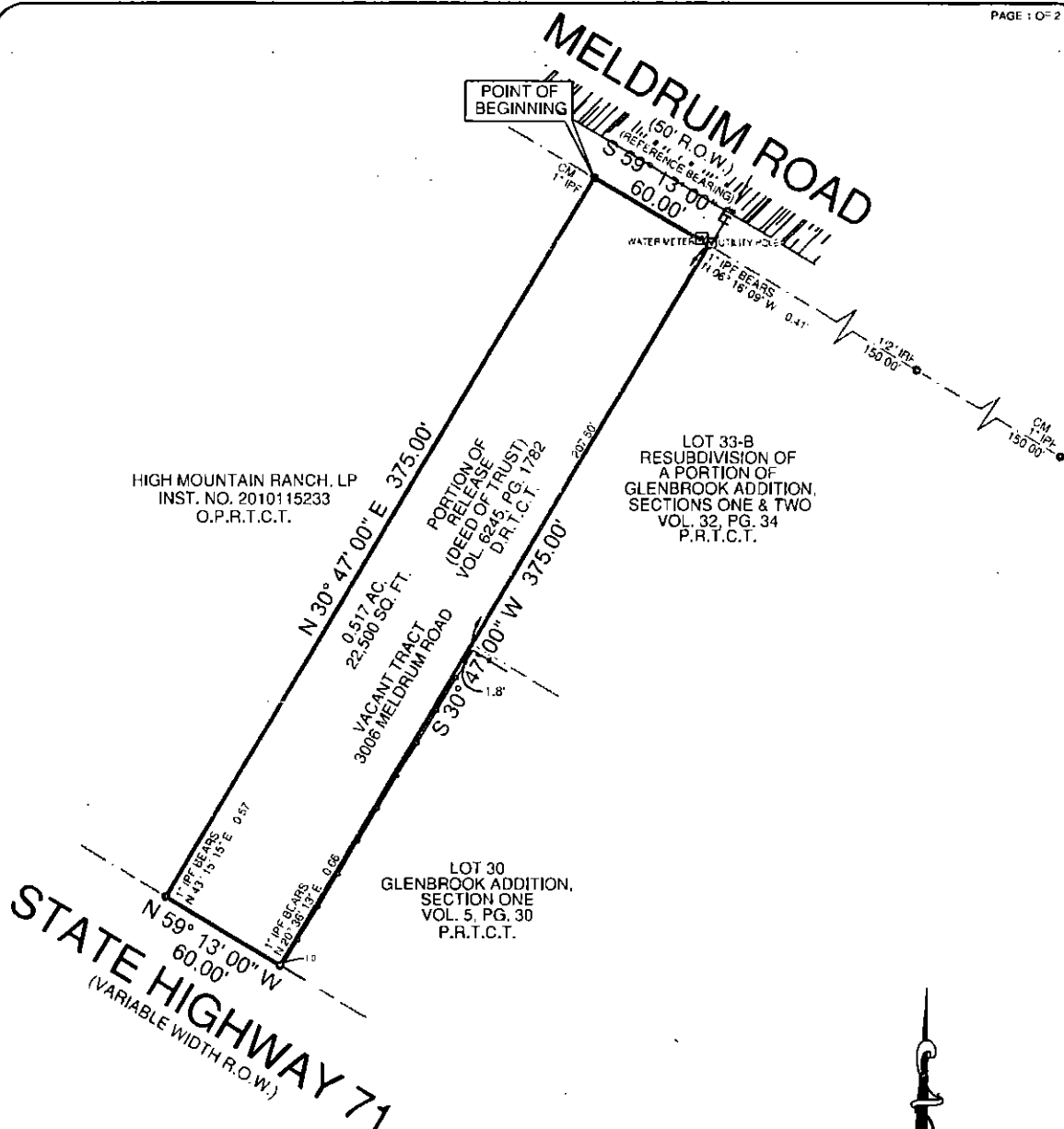
THENCE NORTH 30° 47' 00" EAST, A DISTANCE OF 375.00 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 22,500 SQUARE FEET OR 0.517 OF ONE ACRE OF LAND.



**EXHIBIT A**

Survey Plat of even date attached hereto and made a part hereof.

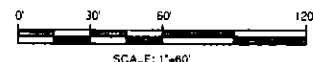
Date: 06/27/17



## LEGEND:

WIRE FENCE	ASPHALT
CHAIN LINK FENCE	CONCRETE
WROUGHT IRON FENCE	GRAVEL
WOOD FENCE	TREE
VINYL FENCE	WOOD
ELECTRIC LINE	BRICK
GW - GAS METER	STONE
EM - ELECTRIC METER	
IPF - IRON PIPE FOUND	
IPF - IRON ROD FOUND	
IRS - IRON ROD SET	
CM - CONCRETE	

NOTES:  
 BEARINGS ARE BASED ON THE RECORDED DEED.  
 THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:  
 (1) DEED OF TRUST, VOL. 8245, PG. 1782, D.R.T.C.T.  
 (2) DEED OF TRUST, VOL. 8245, PG. 1782, D.R.T.C.T.  
 (3) DEED OF TRUST, VOL. 8245, PG. 1782, D.R.T.C.T.



## LEGAL DESCRIPTION:

BEING A 0.517 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A RELEASE DEED OF TRUST, AS RECORDED IN VOLUME 8245, PAGE 1782, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

## SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS. EXCEPT AS SHOWN, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	128055
BORROWER	3059 HIGHWAY 71 INVESTMENTS LLC
TECH	MSP
FIELD	RG

## FLOOD INFORMATION:

THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 4845300810 N, DATED JANUARY 6, 2016.

DATE: 09/21/17  
 FIELD: 09/27/17

JOB NO.: 17-05015AW

3006 MELDRUM ROAD, DEL VALLE, TX 78617

0.517 AC., SANTIAGO DEL VALLE GRANT, ABS. NO. 24



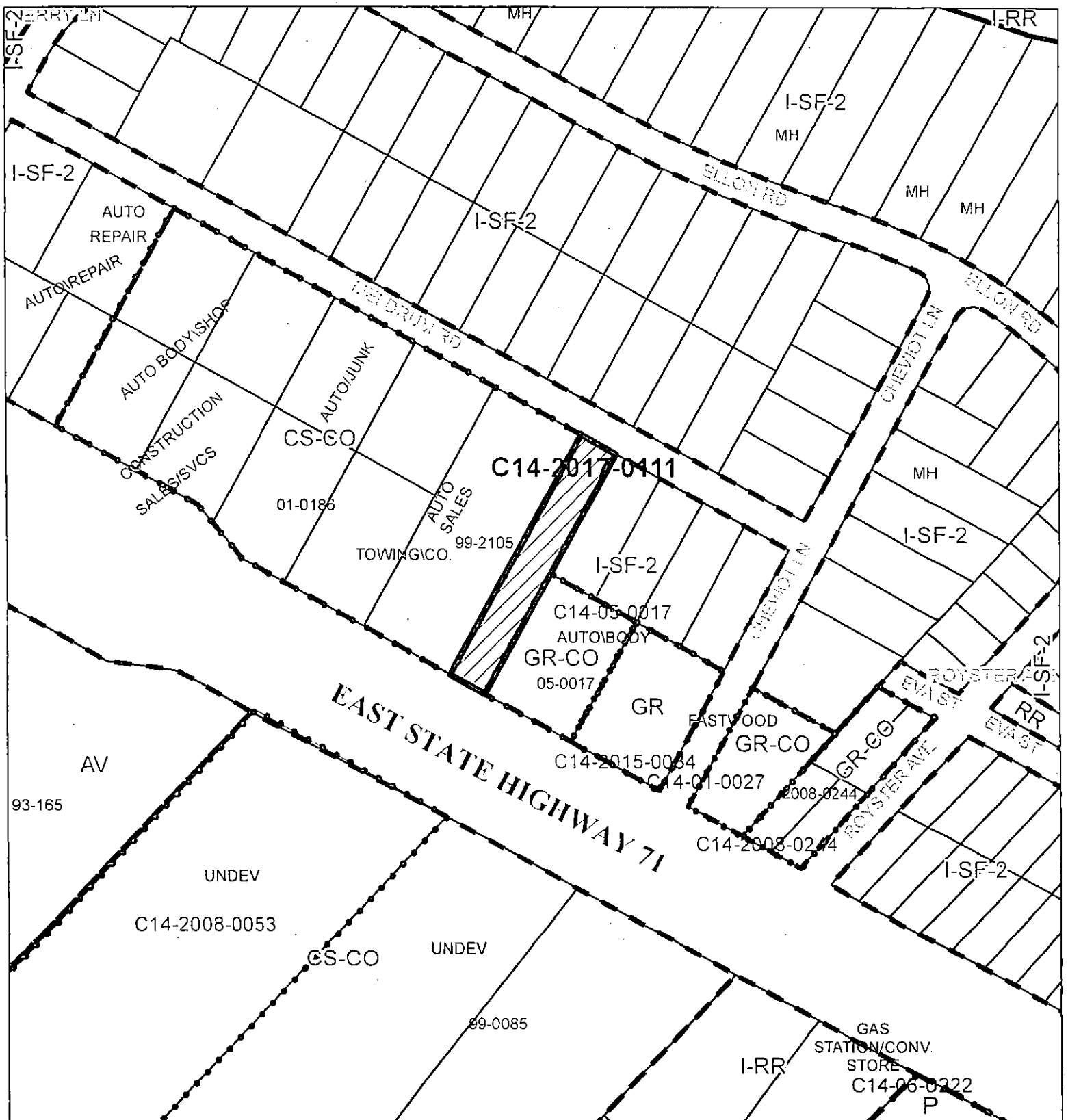
Robert T. Paul, Jr.  
 Registered Professional Land Surveyor



DATE:

ACCEPTED BY:

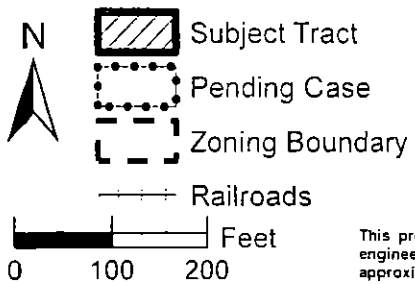
**Premier Surveying LLC**  
 5700 W. Plano Parkway  
 Suite 2700  
 Plano, Texas 75093  
 Office: 972-612-3601  
 Fax: 972-964-7021  
 Firm Registration No. 10146200



# ZONING

Case#: C14-2017-0111

## 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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 8/29/2017