

ORDINANCE NO. 20190606-092

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7201 ELROY ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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 community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2018-0146, on file at the Planning and Zoning Department, as follows:

A 2.465 acre tract or parcel of land out of and part of the Noel M. Bain Survey No. 1, Abstract Number 61, situated in Travis County, Texas, said 2.465 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, (the "Property"),

locally known as 7201 Elroy Road 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 on the Property:

- | | |
|--------------------------------|--|
| Alternative financial services | Automotive sales |
| Automotive rentals | Drop-off recycling collection facility |
| Exterminating services | Funeral services |
| Hotel-motel | Indoor entertainment |
| Outdoor entertainment | Pawn shop services |
| Theater | |

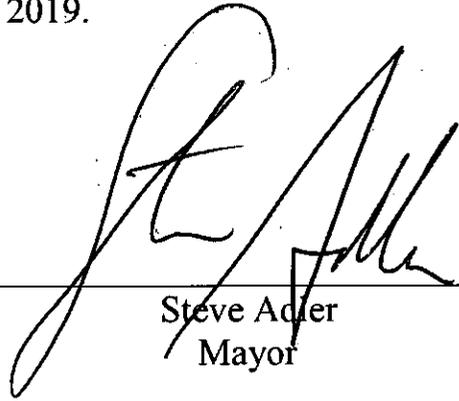
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on June 17, 2019.

PASSED AND APPROVED

June 6, 2019

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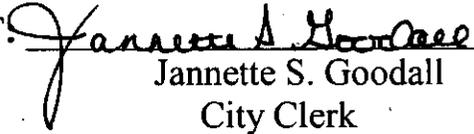
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



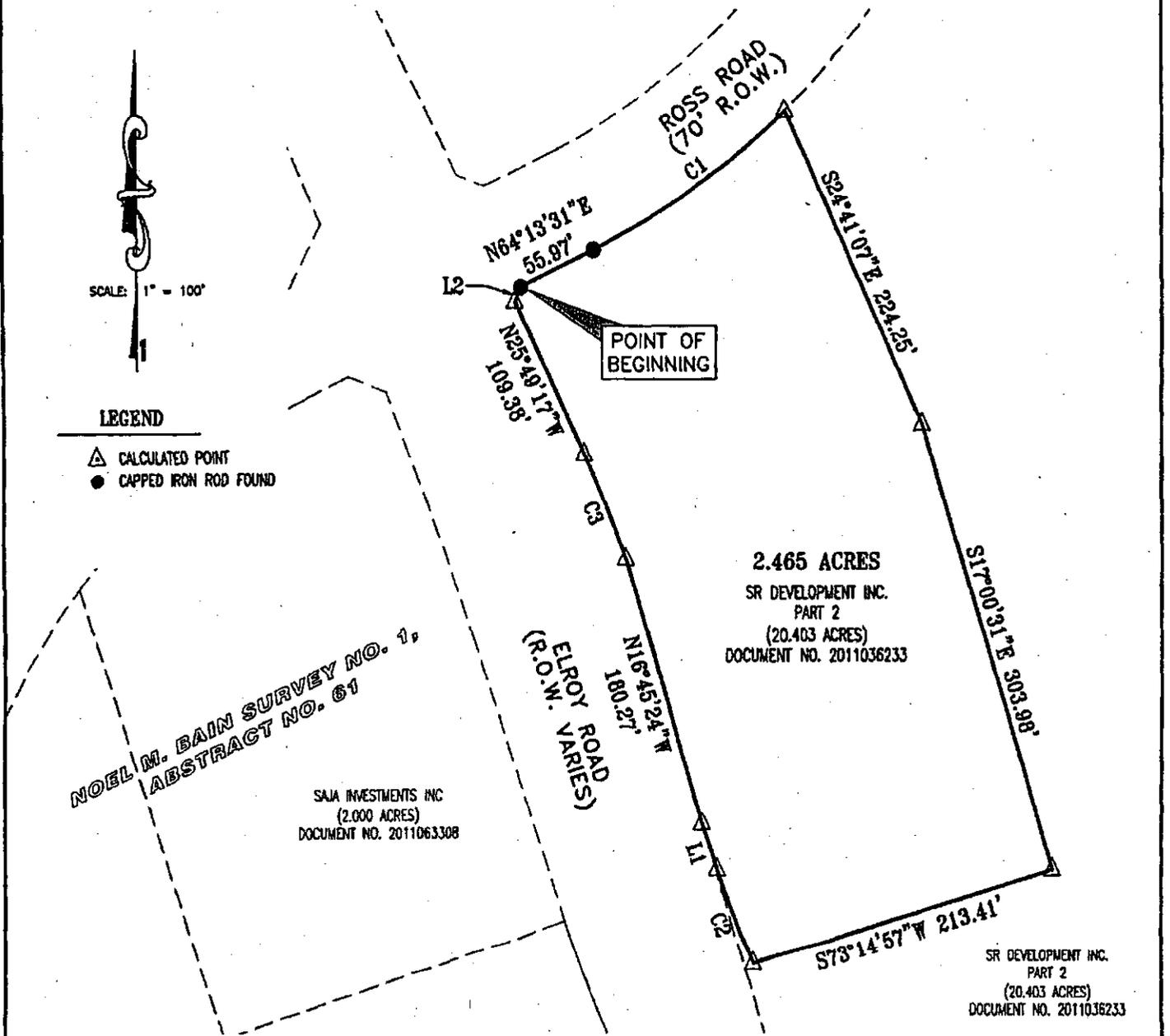
Jannette S. Goodall
City Clerk

SKETCH TO ACCOMPANY FIELD NOTES



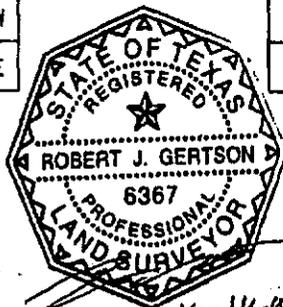
LEGEND

- ▲ CALCULATED POINT
- CAPPED IRON ROD FOUND



Line #	Length	Direction
L1	31.73	N18°36'51"W
L2	10.31	N21°22'38"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	159.14	505.00	N55°11'49"E	158.48	80.24	18°03'21"
C2	66.31	684.83	N21°23'48"W	66.28	33.18	5°32'52"
C3	74.44	640.00	N22°35'54"W	74.40	37.26	6°39'52"



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

Carlson, Brigance & Doering, Inc.

NRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH: - J:\4736\SURVEY\LOT 1 C3 COMMERCIAL.dwg

10-14-18

[Handwritten signature]



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2018-0146

EXHIBIT "B"

1" = 400'

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.



Created: 11/30/2018