

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5601 NIXON LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) 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-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2020-0057, on file at the Housing and Planning Department, as follows:

4.67 acres of land out of the James Burleson Headright League, Travis County Texas, being a portion of the 5.0 acres of land conveyed to Edward A. Kutac, by Deed recorded in Volume 1448, Page 454, Deed Records of Travis County, Texas, said 4.67 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 5601 Nixon Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

Project Name! ONE-way - but

**EXHIBIT "A"**

Five (5.0) acres of land, more or less, out of the **James Burleson Headright League**, Travis County, Texas, and being the same property conveyed by Warren D. Ward et ux to Edward A. Kutac by deed dated April 27, 1954, and recorded in Volume 1448, Page 454, of the Records of Travis County, Texas, said tract being more particularly described as follows:

BEGINNING at the intersection of the south line of Farm Road No. 969 with the west line of Nixon Lane, said intersection also being the northeast corner of said 5.98 acre tract;

THENCE along the south fence line of Farm Road No. 969, N. 67 deg. 53 min. W. 709 feet to an iron pin for NW corner;

THENCE along the west fence line of said 5.98 acre tract, S. 29 deg. 14 min. W. 312 feet to an iron pin for SW corner;

THENCE S. 68 deg. 44 min. E. 722.2 feet to an iron pin in the west line of Nixon Lane for SE corner;

THENCE with the west line of Nixon Lane, N. 27 deg. E. 300 feet to the PLACE OF BEGINNING, containing 5.0 acres, and being the 5.0 acre tract of land described by metes and bounds in deed of record in Volume 3336, Page 32, Deed Records of Travis County, Texas;

SAVE AND EXCEPT .327 acre, more or less, described by metes and bounds in a deed to the City of Austin and recorded in Volume 3811, Page 2154, Deed Records of Travis County, Texas.

The property herein conveyed is the same property as that 4.673 acre tract of land conveyed to Grantor herein by deed of record in Volume 13291, Page 1832, Real Property Records of Travis County, Texas.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

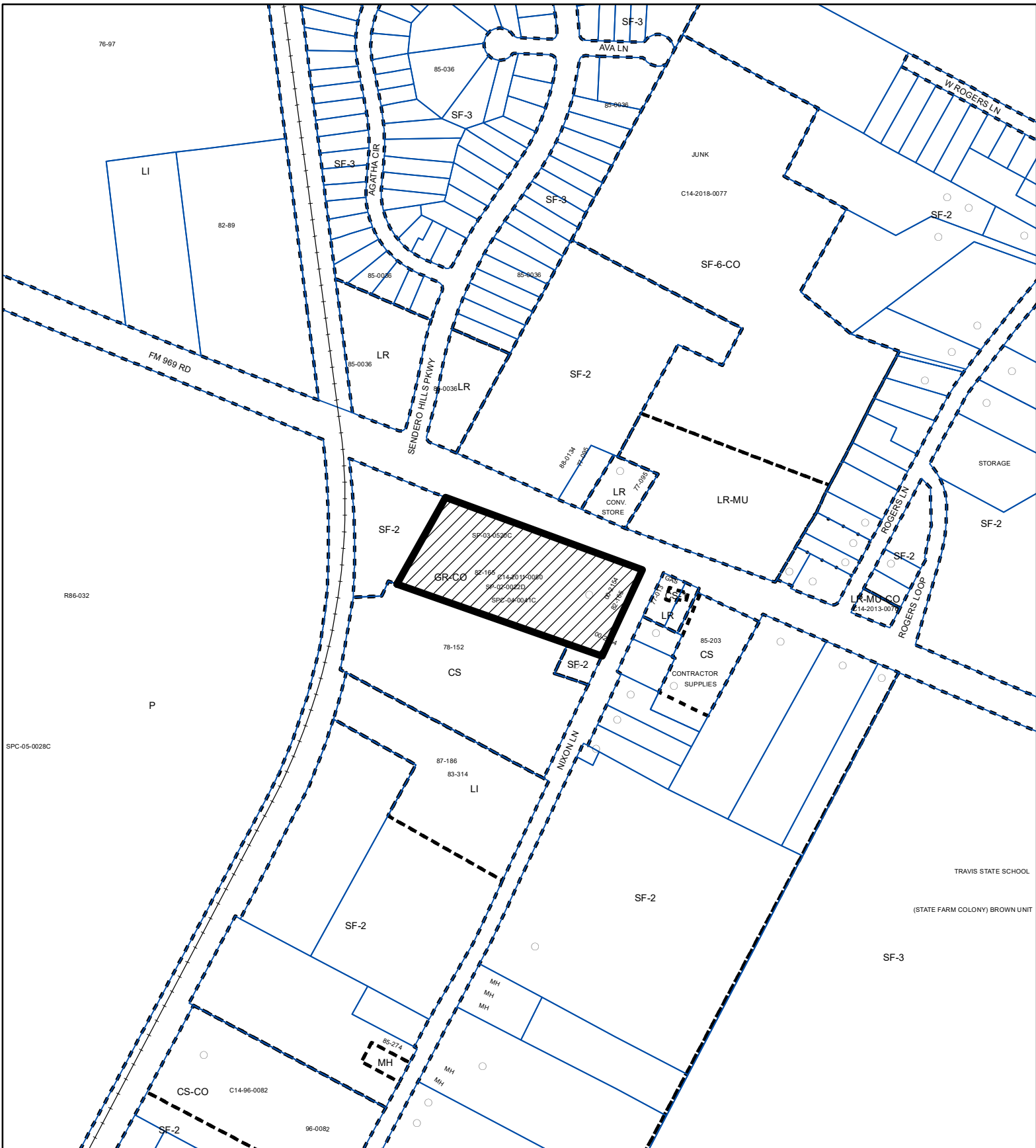
*Dana DeBeauvoir*




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DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2020-0057

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.

1" = 400'

Created: 10/26/2020