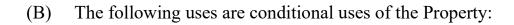
_	Austin City Counc	zil		F	ile ID: 25-0894			
	Meeting backup			V	ersion 2			
	May 8, 2025	<b>ORDINANCE</b>	NO					
1		NCE REZONING AND			-			
2		LOCATED AT 705 EAS						
3		THE NORTH LOOP NE						
4		Y COMMERCIAL-CON						
5		O-NP) COMBINING DI						
6	MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY- NEIGHBORHOOD PLAN (GR-MU-V-CO-NP) COMBINING DISTRICT.							
/	NEIGHBURI	HOOD PLAN (GR-WIU-)	-CO-NP	) COMBINING DIST	KICI.			
8	BE IT OI	BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:						
9	PART 1. The	zoning map established by	v Section	25-2-191 of the City C	ode is amended to			
10		e district from community		-				
11								
12		onditional overlay-neighbo						
13	district on the property described in Zoning Case No. C14-2024-0114, on file at the							
14	Planning Department, as follows:							
15	0.308 acres of land being all of LOTS 9, 10, AND 11, BLOCK 20, THE							
16	HIGHLANDS ADDITION, a subdivision in the City of Austin, Travis County,							
17	Texas, according to the map or plat of record in Volume 3, Page 55, being that							
18	same property conveyed by deeds recorded in Document Nos. 2012218893 and							
19	2012218894 of the Official Public Records of Travis County, Texas, said 0.308							
20	acres of land being more particularly described by metes and bounds in <b>Exhibit</b>							
21	"A" incorporated into this ordinance, (the "Property"),							
22 23	locally known as 705 East 53rd Street and 5210 Bruning Avenue in the City of Austin,							
23	Travis County	, Texas, generally identifie	ed in the n	nap attached as Exhibi	t <b>"B</b> ".			
24		Property within the bound		•	combining district			
25		this ordinance is subject to	o the follo	owing conditions:				
26 27		e following uses are prohib	vited uses	of the Droperty.				
27 28	· · ·	c tonowing uses are prome	nicu uses	of the Property.				
20		atomotive Rentals		Automotive Repair Se	rvices			
		itomotive Sales		Exterminating Service				
		ineral Services		Hospital Services (Ge				
		edical Offices (exceeding	5,000	Pawn Shop Services				
		uare feet)	,	1 -				
	1	esidential Treatment		Service Station				
29								
30								
	Draft 4/29/2025		Page 1 of 2	2	COA Law Department			
			0					



Congregate Living	Drive-In Service as an	
	accessory use to a	
	Commercial use	

**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, the mixed use combining district, and other applicable requirements of the City Code.

**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020523-31 that established zoning for the North Loop Neighborhood Plan.

PART 5. This ordin	ance takes effect on		.2	025.
PASSED AND APP		Ş Ş Ş	Kirk Watson Mayor	
APPROVED:	Deborah Thomas City Attorney	ATTEST:	Erika Bra Acting City	ndy Clerk
Draft 4/29/2025	Pa	nge 2 of 2		COA Law Department

## EXHIBIT "A"

## TRACT 1: 0.308 ACRES

DESCRIPTION OF 0.308 ACRES OF LAND (13,420 SQUARE FEET), BEING ALL OF THE FOLLOWING DESCRIBED TRACTS:

- LOTS 9 AND 10, BLOCK 20 OF THE HIGHLANDS ADDITION, LOCATED IN THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF, APPEARING OF RECORD IN VOLUME 3, PAGE 55 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS ("P.R.T.C.T." HEREAFTER), BEING THAT SAME PARCEL DESCRIBED IN A DEED TO JEV FAMILY, LTD, DATED DECEMBER 26, 2012, AND APPEARING OF RECORD IN DOCUMENT NO. 2012218893, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS ("O.P.R.T.C.T." HEREAFTER);
- LOT 11, BLOCK 20 OF SAID HIGHLANDS ADDITION, BEING THAT SAME PARCEL DESCRIBED IN A DEED TO JEV FAMILY, LTD, DATED DECEMBER 26, 2012, AND APPEARING OF RECORD IN DOCUMENT NO. 2012218894, O.P.R.T.C.T.;

SAID 0.308 ACRES BEING FURTHER DESCRIBED BY THE FOLLOWING METES AND BOUNDS:

**BEGINNING** AT THE NORTH CORNER OF SAID LOT 9, BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF A 20'-WIDE ALLEY AND THE SOUTHWESTERLY LINE OF EAST 53RD STREET, A 50'-WIDE PUBLIC RIGHT-OF-WAY, BOTH AS DEDICATED BY SAID HIGHLANDS ADDITION, FROM SAID POINT OF BEGINNING A 1/2-INCH REBAR FOUND FOR THE EAST CORNER OF BLOCK 22 OF SAID HIGHLANDS ADDITION BEARS N61°57'58"W 339.76', ALSO FROM SAID POINT OF BEGINNING A 1/2-INCH IRON PIPE FOUND FOR THE WEST CORNER OF BLOCK 18 OF SAID HIGHLANDS ADDITION BEARS S28°04'10"W 226.06' AND S77°42'25"W 190.69';

**THENCE** S61°57'58"E 125.00', WITH THE SOUTHWESTERLY LINE OF SAID EAST 53RD STREET AND THE NORTHEASTERLY LINE OF SAID LOT 9 TO THE EAST CORNER OF SAID LOT 9, SAME BEING THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF EAST 53RD STREET AND THE NORTHWESTERLY LINE OF EILERS AVENUE, A 50'-WIDE PUBLIC RIGHT-OF-WAY, AS DEDICATED BY SAID HIGHLANDS ADDITION, FOR THE EAST CORNER HEREOF;

**THENCE** S28°04'10"W 54.28', WITH THE SOUTHEASTERLY LINES OF SAID LOTS 9, 10, AND 11, AND THE NORTHWESTERLY LINE OF SAID EILERS AVENUE, TO THE INTERSECTION OF SAID NORTHWESTERLY LINE OF EILERS AVENUE AND THE NORTHWESTERLY LINE OF BRUNING AVENUE, AN ASSUMED 50'-WIDE PUBLIC RIGHT-OF-WAY, AS DEDICATED BY SAID HIGHLANDS ADDITION, FOR THE SOUTHEAST CORNER HEREOF;

**THENCE** S77°42'25"W 164.05', WITH SAID NORTHWESTERLY LINE OF SAID BRUNING AVENUE AND THE SOUTHEASTERLY LINE OF SAID LOT 11, TO THE SOUTHWEST CORNER OF SAID LOT 11, SAME BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID BRUNING AVENUE AND THE SOUTHEASTERLY LINE OF SAID 20'-WIDE ALLEY, FOR THE SOUTHWEST CORNER HEREOF;

**THENCE** N28°04'10"E 160.44', WITH THE NORTHWESTERLY LINES OF LOTS 11, 10, AND 9, AND THE SOUTHEASTERLY LINE OF SAID 20'-WIDE ALLEY TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 0.308 ACRES (13,420 SQUARE FEET), MORE OR LESS. DISTANCES AND AREAS SHOWN ARE GRID, RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD'83), TEXAS CENTRAL ZONE.

PROJECT:	0057595
CHECKED:	JRG
DRAWN:	RPP
FIELD WORK DATE:	11/10/2024
-	

## Westwood

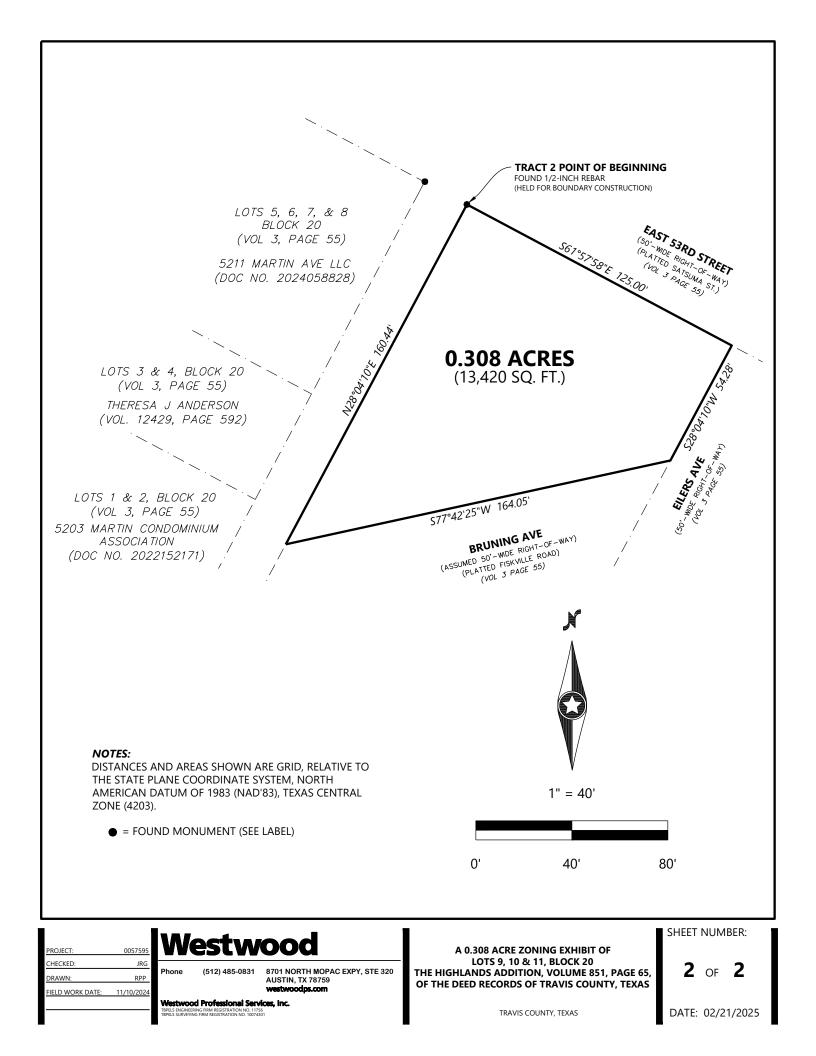
stwood Professional Services. Inc.

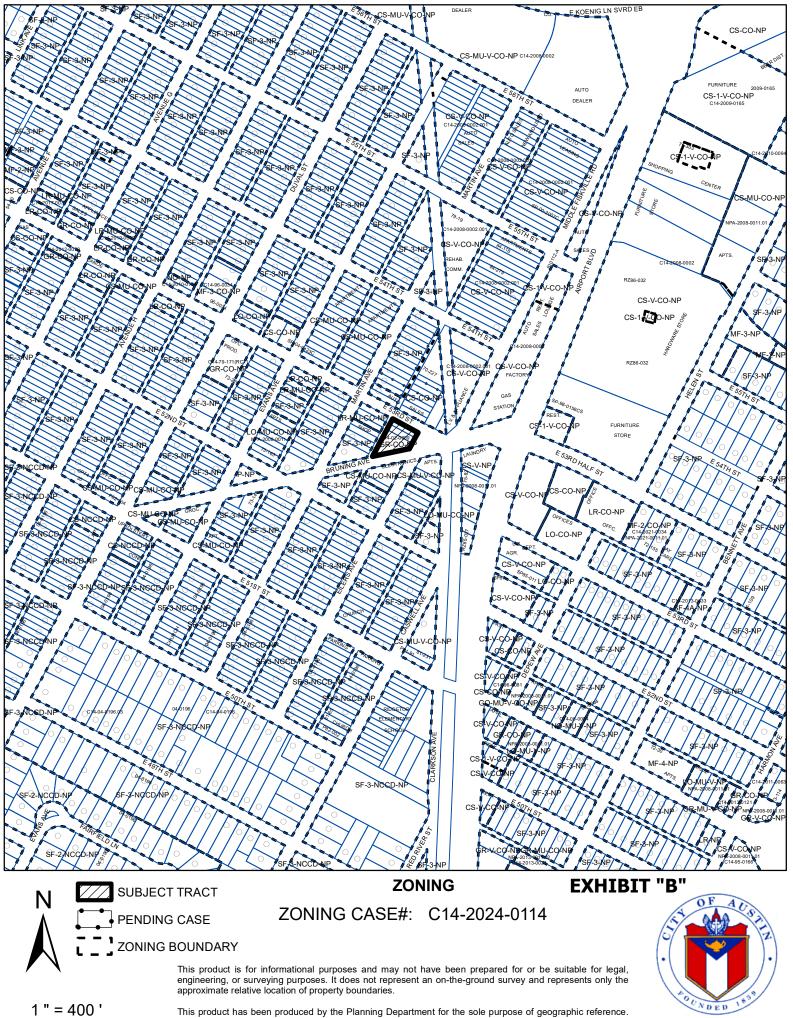
(512) 485-0831 8701 NORTH MOPAC EXPY, STE 320 AUSTIN, TX 78759 westwoodps.com A 0.308 ACRE ZONING EXHIBIT OF LOTS 9, 10 & 11, BLOCK 20 THE HIGHLANDS ADDITION, VOLUME 851, PAGE 65, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS



TRAVIS COUNTY, TEXAS

**1** OF **2** 





No warranty is made by the City of Austin regarding specific accuracy or completeness.