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**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7500 BURNET ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-MU-V-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 (CS) base district to general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO) combining district on the property described in Zoning Case No. C14-2023-0048, on file at the Planning Department, as follows:

A 0.354 acre tract of land, out of LOT 2, BLOCK R, ALLANDALE PARK SEC. 5, recorded in Volume 15, Page 41, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT the westerly 85 Feet recorded in Volume 3145, Page 1653, of the Deed Records of Travis County, Texas, also known as the remaining portion of LOT 2, said 0.354 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7500 Burnet 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 of the Property:

Adult-oriented businesses  
Bail bond services  
Limited warehouse and distribution  
Outdoor sports and recreation  
Service station  
Vehicle storage

Alternative financial services  
Construction sales and services  
Outdoor entertainment  
Pawn shop services  
Theater

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37 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
38 developed and used in accordance with the regulations established for the general  
39 commercial services (CS) base district, the mixed use combining district,  
40 and other applicable requirements of the City Code.  
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48 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2024.  
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**PASSED AND APPROVED**

\_\_\_\_\_ , 2024

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**FIELD NOTES  
FOR A 0.354 ACRES (15,418.18 SQ. FT.)**

A 0.354 ACRE (15,418.18 SQ. FT.) TRACT OF LAND BEING OUT OF: LOT 2, BLOCK R, ALLANDALE PARK SEC. 5, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCPET THE WESTERLY 85 FEET THEREOF RECORDED IN VOLUME 3145, PAGE 1653, DEED RECORDS, TRAVIS COUNTY, TEXAS, ALSO KNOWN AS THE REMAINING PORTION OF LOT 2, AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON FOUND ON THE SOUTHEAST CORNER OF LOT 2, A 0.354 ACRE (15,418.18 SQ. FT.) TRACT OF LAND BEING OUT OF: LOT 2, BLOCK R, ALLANDALE PARK SEC. 5, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND ALONG THE NORTH RIGHT OF WAY LINE OF BURNETT ROAD AND THE NORTH RIGHT OF WAY LINE OF RICHCREEK ROAD;

**THENCE** N65°07'10"W, A DISTANCE OF 115.10 FEET TO A 1/2" IRON ROD SET ON THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE** N27°16'50"E, A DISTANCE OF 136.49 FEET TO A 1/2" IRON ROD SET ON THE NORTHWEST CORNER OF THIS TRACT;

**THENCE** S62°43'10"E, A DISTANCE OF 115.00 FEET TO A FOUND "X" ON CONCRETE ON THE NORTHEAST CONER OF THIS TRACT;

**THENCE** S27°16'50"W, A DISTANCE OF 131.67 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, ALSO BEING THE **POINT OF BEGINNING** AND CONTAINING 0.354 ACRES (15,418.18 SQ. FT.) OF LAND, MORE OR LESS.

Corresponding plat prepared.

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify this legal description and plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein.



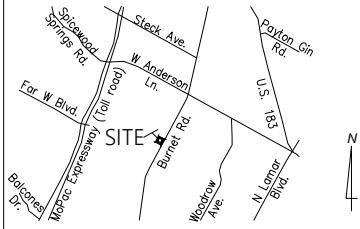
Elizondo & Associates  
Land Surveying & Mapping, LLC.  
11153 Westwood Loop  
San Antonio, Texas 78253  
(210) 375-4128  
Texas Firm No. 10193864

  
Enrique C. Elizondo  
Registered Professional Land Surveyor  
No. 6386, State of Texas

SITE MAP  
NOT TO SCALE

## ZONING EXHIBIT LEGAL DESCRIPTION

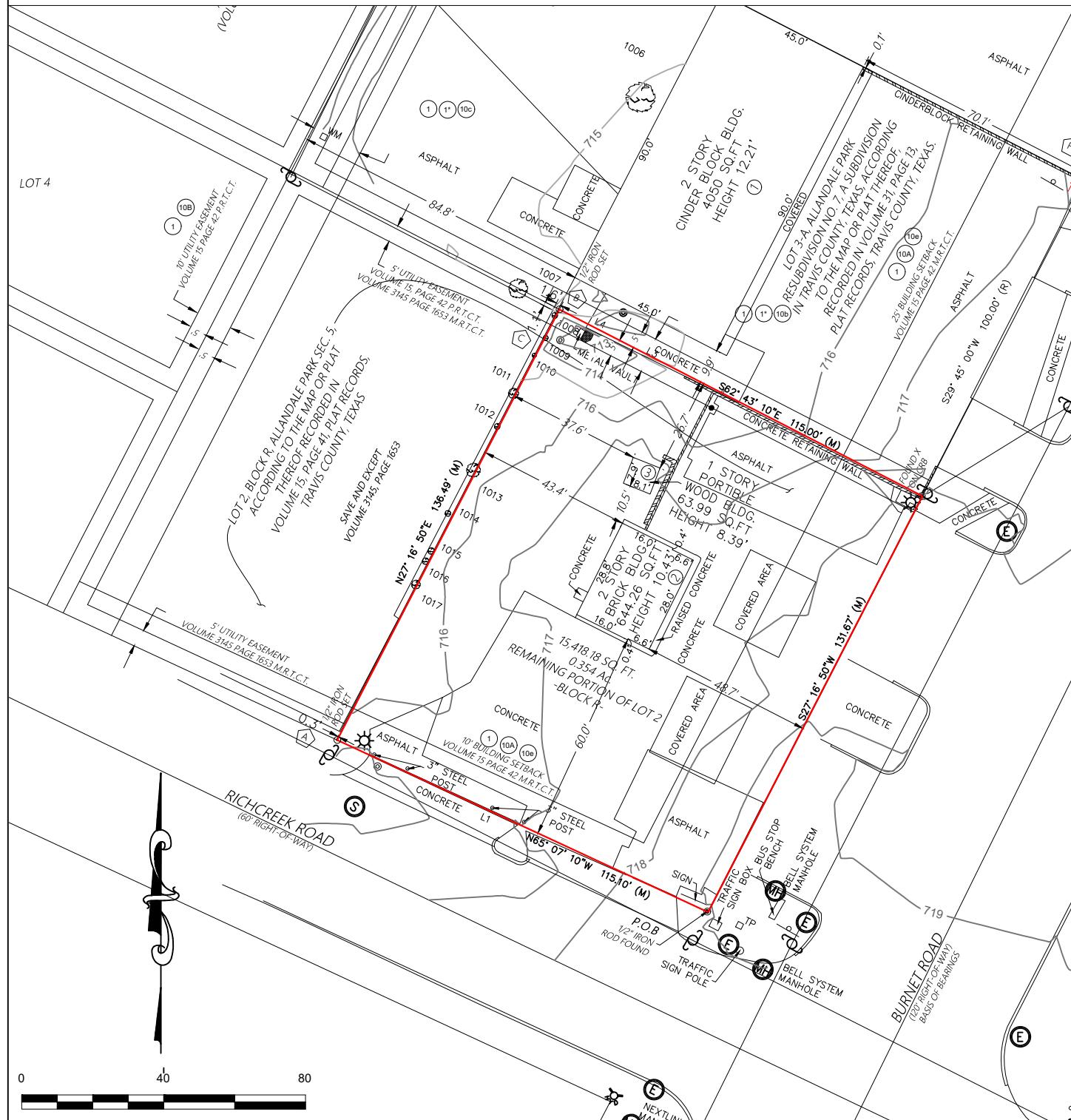
A 0.354 ACRE (15,418.18 SQ. FT.) TRACT OF LAND BEING OUT OF:  
LOT 2, BLOCK R, ALLANDALE PARK SEC. 5, ACCORDING TO THE MAP OR  
PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, PLAT RECORDS, TRAVIS  
COUNTY, TEXAS, SAVE AND EXCEPT THE WESTERLY 85 FEET THEREOF  
RECORDED IN VOLUME 3145, PAGE 1653, DEED RECORDS, TRAVIS COUNTY,  
TEXAS, ALSO KNOWN AS THE REMAINING PORTION OF LOT 2.



PROJECT NAME: 7500 BURNETT  
ROAD, AUSTIN TX- LEGAL  
DESCRIPTION

### LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- CONTROL MONUMENTS
- (R) RECORD BEARINGS
- (M) MEASURED BEARINGS



### NOTES:

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF INSTRUMENT NOT SHOWN ON THIS SURVEY.
2. BASIS OF BEARINGS ARE SURFACE MEASUREMENTS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4203), NAD83 DATUM.

### CERTIFICATE OF SURVEYOR

I, ENRIQUE C. ELIZONDO, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN HEREIN. THIS 14 TH DAY OF MARCH, 2023.

  
ENRIQUE C. ELIZONDO R.P.L.S. NO. 6386



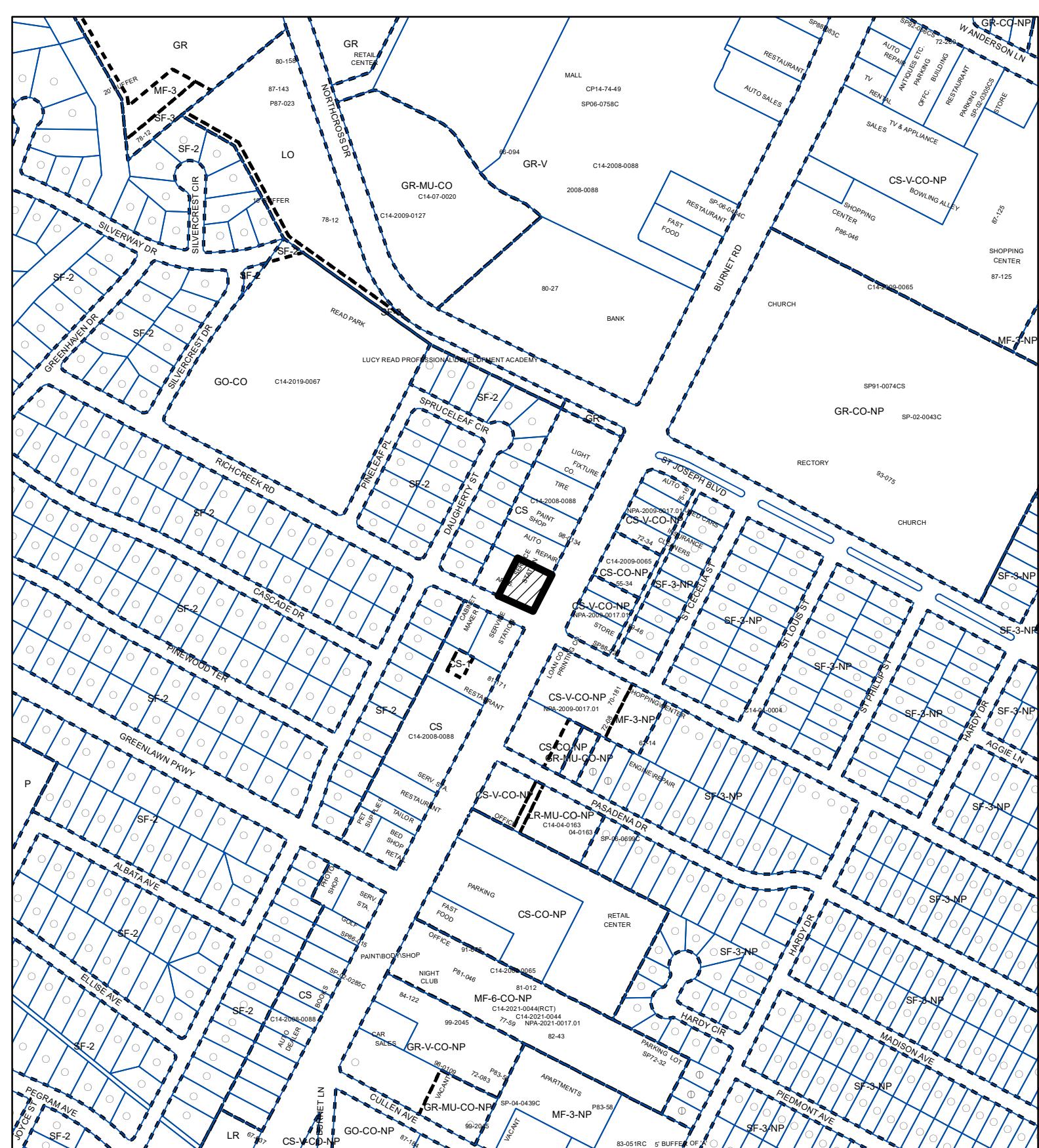
 **ELIZONDO & ASSOCIATES**  
SURVEYING + MAPPING  
11153 WESTWOOD LOOP, STE 120  
SAN ANTONIO, TEXAS 78253  
PHONE: (210) 375-4128  
FAX: (210) 375-5130  
www.elizondassociates.com

FIRM REGISTRATION NUMBER:

10193864

### ELECTRICAL EASEMENT

ISSUE DATE: 3-14-23  
DRAWN BY: CS  
CHECKED BY: HE  
PROJECT #: 8288



## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2023-0048

 SUBJECT TRACT

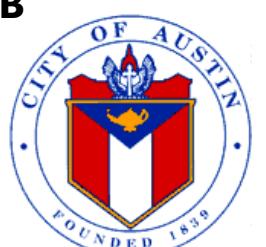
 PENDING CASE

 ZONING BOUNDARY

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.

1" = 400'

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 4/11/2023