

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2475 EAST STATE HIGHWAY 71 SERVICE ROAD WEST BOUND AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-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 interim-single family residence standard lot (I-SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2023-0075, on file at the Planning Department, as follows:

0.681 acres of land out of the Santiago Del Valle Survey, Abstract No. 24, in Travis County, Texas, being a portion of the called 1.37 acre Tract 3 in a deed dated July 1, 2003 and recorded in Document No. 2003149934, Official Public Records of Travis County, Texas, said 0.681 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2475 East State Highway 71 Service Road West Bound 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 use is a prohibited use on the Property:

Adult oriented businesses

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) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 § _____
 § _____
 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

EXHIBIT A



JONES | CARTER

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METES AND BOUNDS DESCRIPTION OF A 0.681 ACRE TRACT OF LAND

A Metes and Bounds description of a 0.681 acre (29,678 square feet) tract of land situated in the Santiago Del Valle Survey, Abstract 24, City of Austin, Travis County, Texas; being all of that certain un-platted "Tract 3" described in instrument to KAF II Development Company recorded as Document No. 2003149934 of the Travis County Official Public Records (TCOPR); and being more particularly described as follows:

Note: *The bearings, distances, areas and coordinates shown herein are Texas Coordinate System grid, Central Zone (NAD'83), as determined by Global Positioning System (GPS). All distances units cited herein are U.S. Survey Feet and are horizontal "on the grid" distances. All land area values are GRID values. For converting grid distances to surface, use the grid to surface scale factor of 1.00010 (TxDOT).*

BEGINNING at a 1/2-inch iron rod (with blue cap) found in the northwesterly right-of-way (ROW) line of Cardinal Loop (55 feet wide, formerly Popham Drive, Volume 72, Page 12, Travis County Plat Records) marking the eastern-most corner of said "Tract 3" and the southeastern-most corner of Lot "B" of McNeeley Addition, plat of which is recorded in Volume 70, Page 61 of the Travis County Plat Records (TCPR); said beginning point having Texas Grid Coordinates: North 10,051,586.24 feet, East 3,141,441.94 feet;

THENCE, South $21^{\circ}14'34''$ West, 127.24 feet along said northwesterly ROW line of Cardinal Loop to a "Mag Nail" (with washer stamped "JONES CARTER") set at the northeast end of a ROW cutback curve;

THENCE, along the arc of said ROW cutback curve to the right having a radius of 20.00 feet, a central angle of $97^{\circ}49'13''$, a long chord bearing South $70^{\circ}09'11''$ West, 30.15 feet, a total arc length of 34.15 feet, to a 1/2-inch iron rod (with cap stamped "JONES CARTER") set at a point of tangency in the northeasterly ROW line of State Highway 71 (width varies);

THENCE, North $60^{\circ}56'13''$ West, 177.05 feet along said northeasterly ROW line of State Highway 71 to a 1/2-inch iron rod (with aluminum cap) found marking the southern-most corner of that certain tract called 0.341 acre in Quitclaim Deed to Del Valle Joint Venture recorded as Document No. 2018198189, TCOPR; said corner having Texas Grid Coordinates: North 10,051,543.41 feet, East 3,141,212.73 feet;

THENCE, North 21°16'01" East, 150.64 feet along the southeasterly boundary of said called 0.341 acre tract to a 1/2-inch iron rod (with cap stamped "JONES CARTER") set at the western-most corner of aforementioned Lot "B" of McNeeley Addition;

THENCE, South 60°48'13" East, 199.98 feet along the southerly boundary of said Lot "B" to the POINT OF BEGINNING, containing 0.681 acre of land in Travis County, Texas as shown on drawing no.17052 filed under Job No. 17602-0002-00 in the office of Jones & Carter, Inc., San Antonio, Texas.

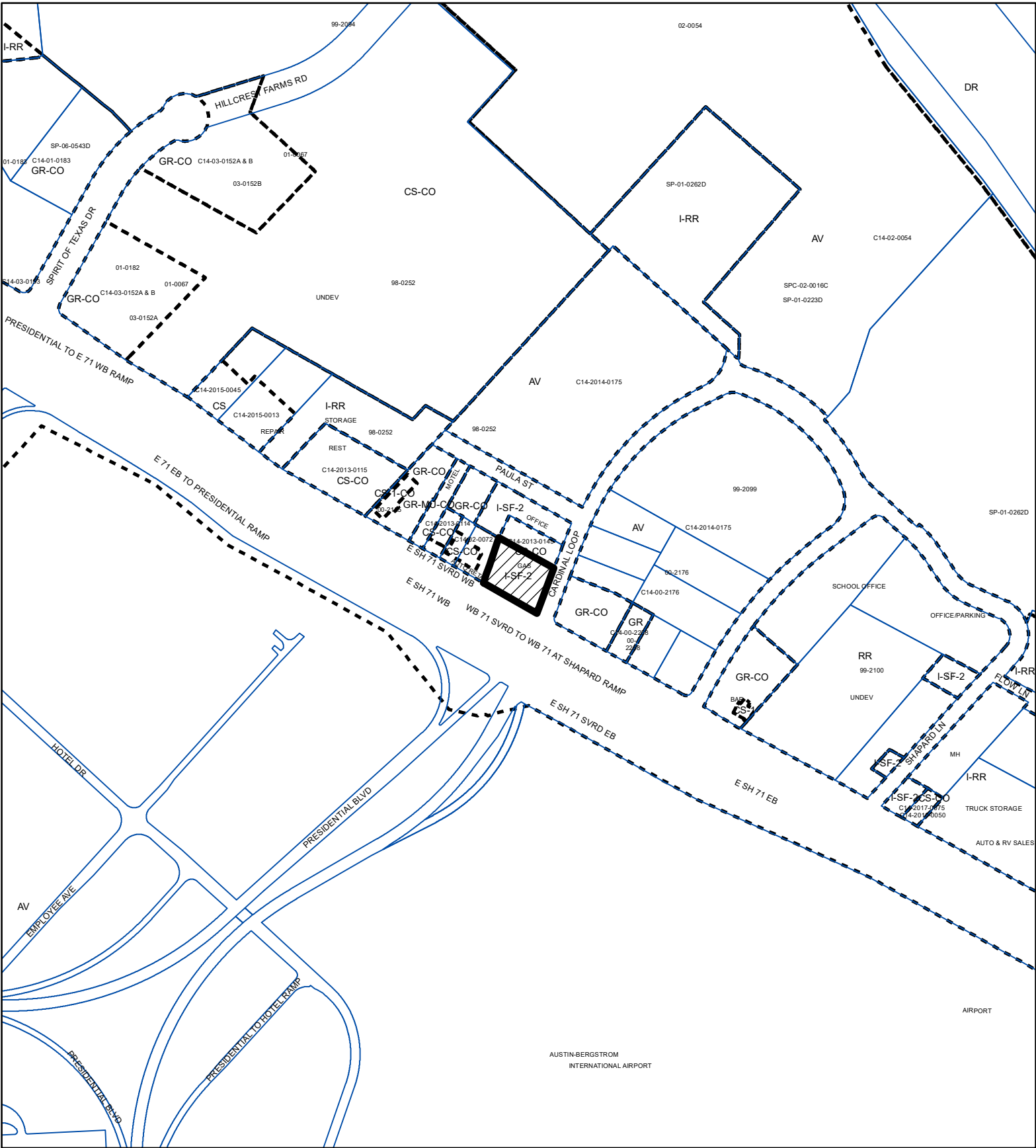


JONES & CARTER, INC.



Michael A. Romans
Registered Professional Land Surveyor #4657

Signature Date: April 8, 2022





 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2023-0075
EXHIBIT B

1" = 400'
Exhibit A

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



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