

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 7500 BURNET ROAD AND 2412 RICHCREEK ROAD**
3 **FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL**
4 **COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-**
5 **CONDITIONAL OVERLAY-DENSITY BONUS 90 (CS-MU-V-CO-DB90)**
6 **COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from general commercial services (CS) base district to general
12 commercial services-mixed use-vertical mixed use building-conditional overlay-density
13 bonus 90 (CS-MU-V-CO-DB90) combining district on the property described in Zoning
14 Case No. C14-2023-0048, on file at the Planning Department, as follows:

15
16 A 0.354 acre tract of land, out of LOT 2, BLOCK R, ALLANDALE PARK SEC.
17 5, a subdivision in the City of Austin, Travis County, Texas, according to the map
18 or plat of record in Volume 15, Page 41, of the Plat Records of Travis County,
19 Texas, SAVE AND EXCEPT the westerly 85 feet conveyed by deed recorded in
20 Volume 3145, Page 1653, of the Deed Records of Travis County, Texas, also
21 known as the remaining portion of Lot 2, said 0.354 acre tract of land being more
22 particularly described by metes and bounds in **Exhibit “A”** incorporated into this
23 ordinance, and

24
25 LOT 2A, THE RESUBDIVISION OF LOT 2, BLOCK R, ALLANDALE PARK
26 SECTIONS 5, a subdivision in the City of Austin, Travis County, Texas, according
27 to the map or plat of record in Volume 39, Page 26, of the Plat Records of Travis
28 County, Texas,

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30 (collectively, the “Property”),

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32 locally known as 7500 Burnet Road and 2412 Richcreek Road in the City of Austin, Travis
33 County, Texas, generally identified in the map attached as **Exhibit “B”**.
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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 | Alternative Financial Services |
| Bail Bond Services | Construction Sales and Services |
| Limited Warehousing and Distribution | Outdoor Entertainment |
| Outdoor Sports and Recreation | Pawn Shop Services |
| Service Station | Theater |
| Vehicle Storage | |

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

PART 4. The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

PART 5. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
Interim City Attorney

ATTEST: _____
Myrna Rios
City Clerk

**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 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, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ 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.

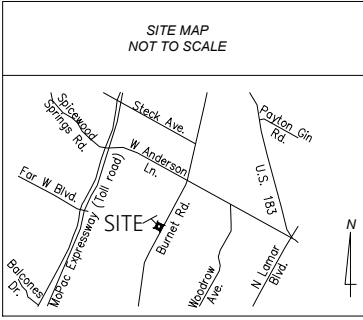
I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify this legal description and plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional 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



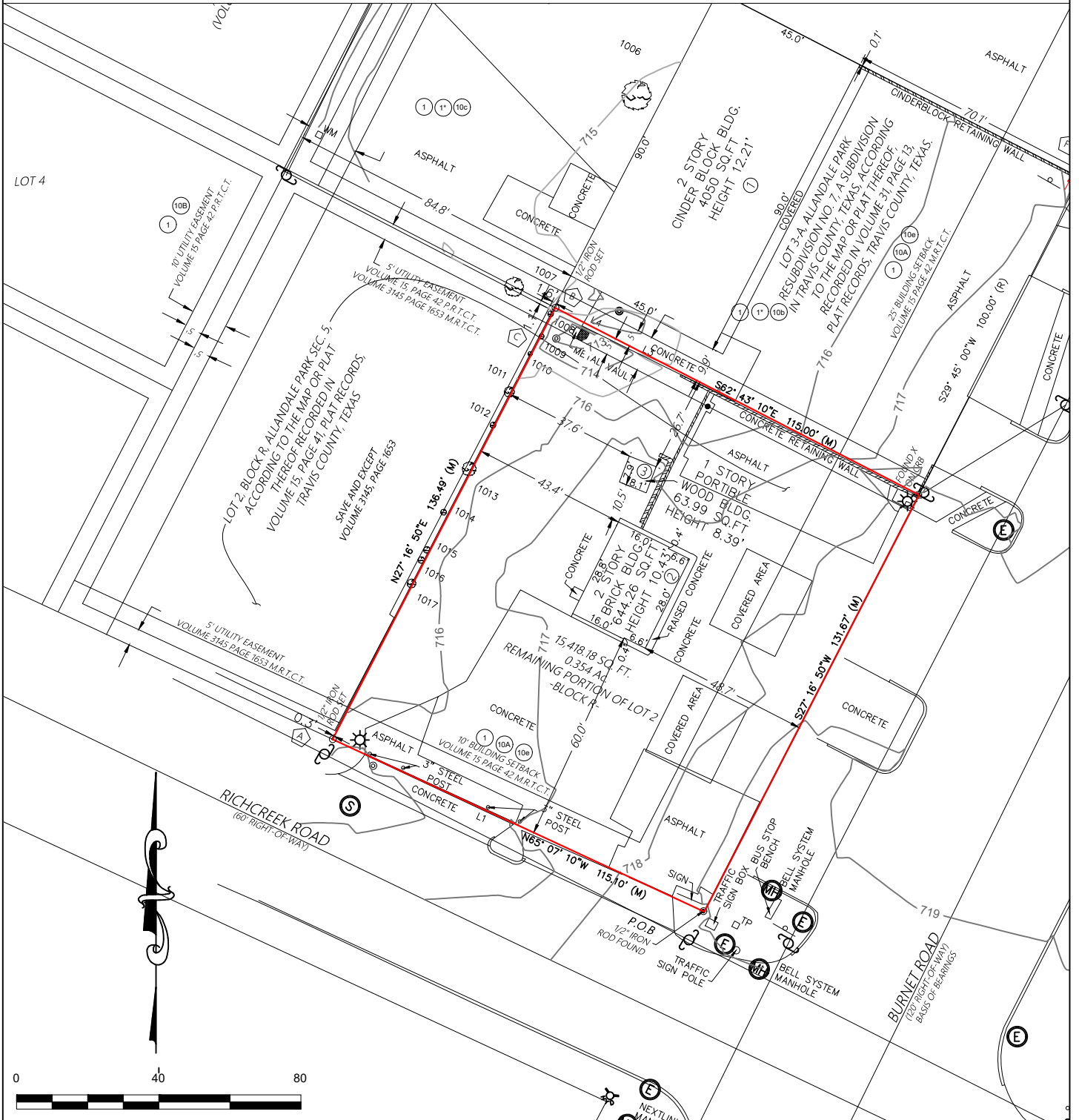
ZONING EXHIBIT LEGAL DESCRIPTION

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

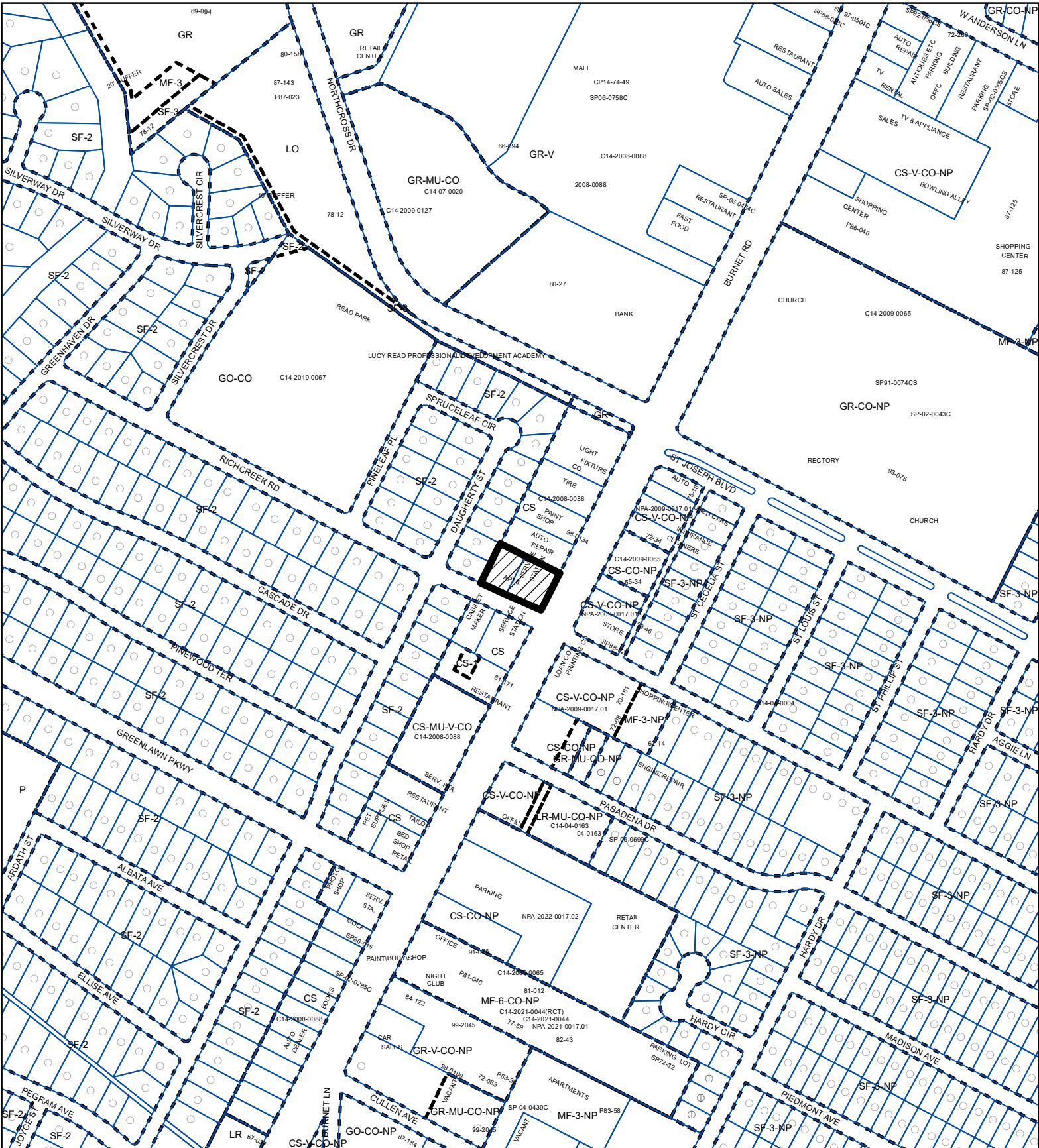


ELIZONDO & ASSOCIATES
SURVEYING + MAPPING
11153 WESTWOOD LOOP, STE 120
SAN ANTONIO, TEXAS 78253
PHONE: (210) 375-4128
FAX: (210) 375-5130
www.elizondoassociates.com

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

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



Created: 6/14/2024