

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

Version 2

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 705 EAST 53RD STREET AND 5210 BRUNING AVENUE IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-CO-NP) 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-neighborhood plan (GR-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0114, on file at the Planning Department, as follows:

0.308 acres of land being all of LOTS 9, 10, AND 11, BLOCK 20, THE HIGHLANDS ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 55, being that same property conveyed by deeds recorded in Document Nos. 2012218893 and 2012218894 of the Official Public Records of Travis County, Texas, said 0.308 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, (the “Property”),

locally known as 705 East 53rd Street and 5210 Bruning Avenue 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:

(A) The following uses are prohibited uses of the Property:

Automotive Rentals	Automotive Repair Services
Automotive Sales	Exterminating Services
Funeral Services	Hospital Services (General)
Medical Offices (exceeding 5,000 square feet)	Pawn Shop Services
Residential Treatment	Service Station

(B) The following uses are conditional uses of the Property:

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 ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_, 2025

§  
§  
§

Kirk Watson  
Mayor

**APPROVED:**

Deborah Thomas  
City Attorney

**ATTEST:**

Erika Brady  
Acting City Clerk

## 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." HEREFTER), 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." HEREFTER);
- 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

Phone (512) 485-0831 8701 NORTH MOPAC EXPY, STE 320  
AUSTIN, TX 78759  
westwoodps.com

Westwood Professional Services, Inc.  
TBP&LS ENGINEERING FIRM REGISTRATION NO. 11756  
TBP&LS SURVEYING FIRM REGISTRATION NO. 10074301

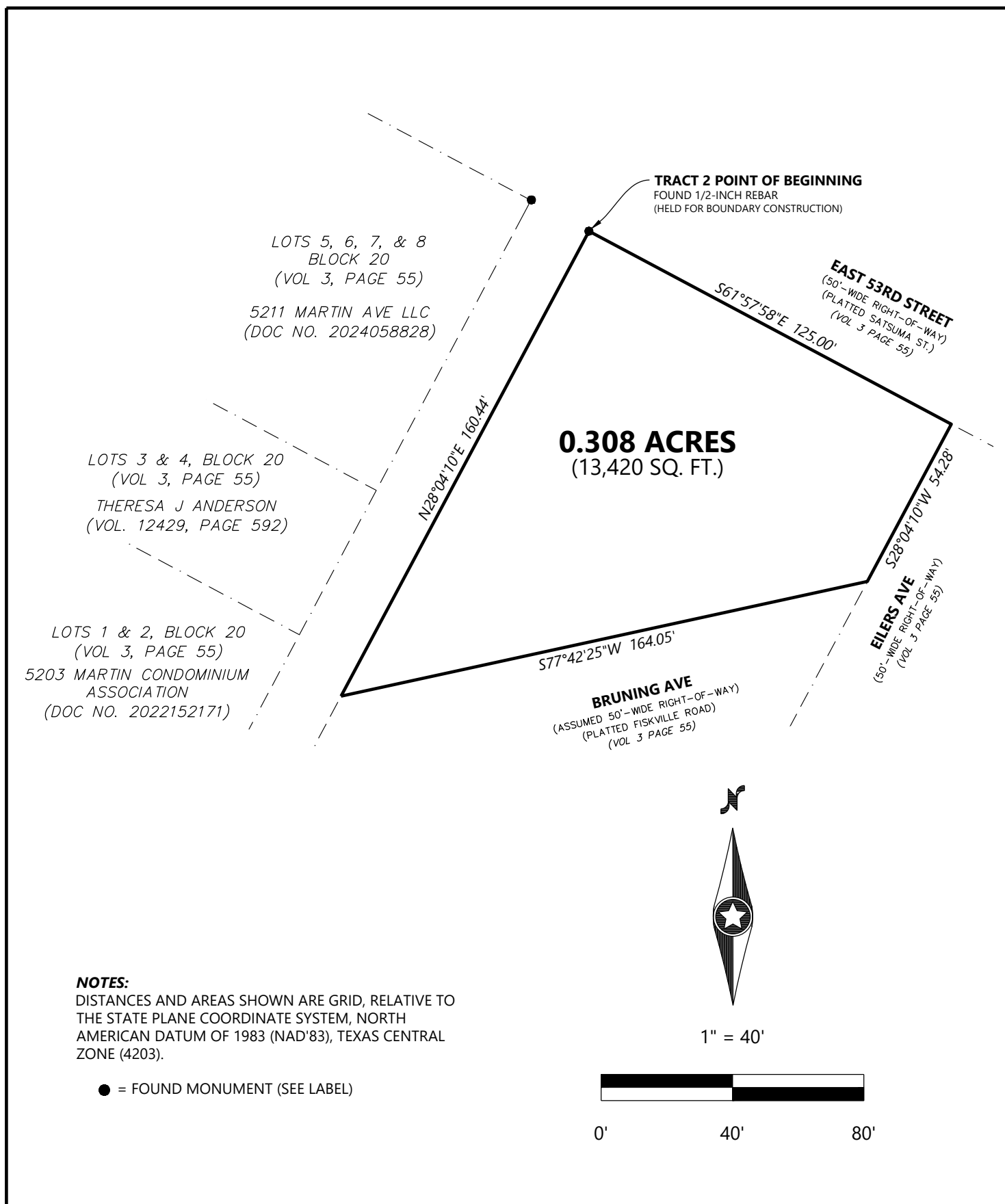
A 0.308 ACRE ZONING EXHIBIT OF  
LOTS 9, 10 & 11, BLOCK 20  
THE HIGHLANDS ADDITION, VOLUME 851, PAGE 65,  
OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

TRAVIS COUNTY, TEXAS

SHEET NUMBER:

1 OF 2

DATE: 02/21/2025



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

**Westwood**

Phone (512) 485-0831 8701 NORTH MOPAC EXPY, STE 320  
AUSTIN, TX 78759  
westwoodps.com

Westwood Professional Services, Inc.  
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756  
TBPELS SURVEYING FIRM REGISTRATION NO. 10074391

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

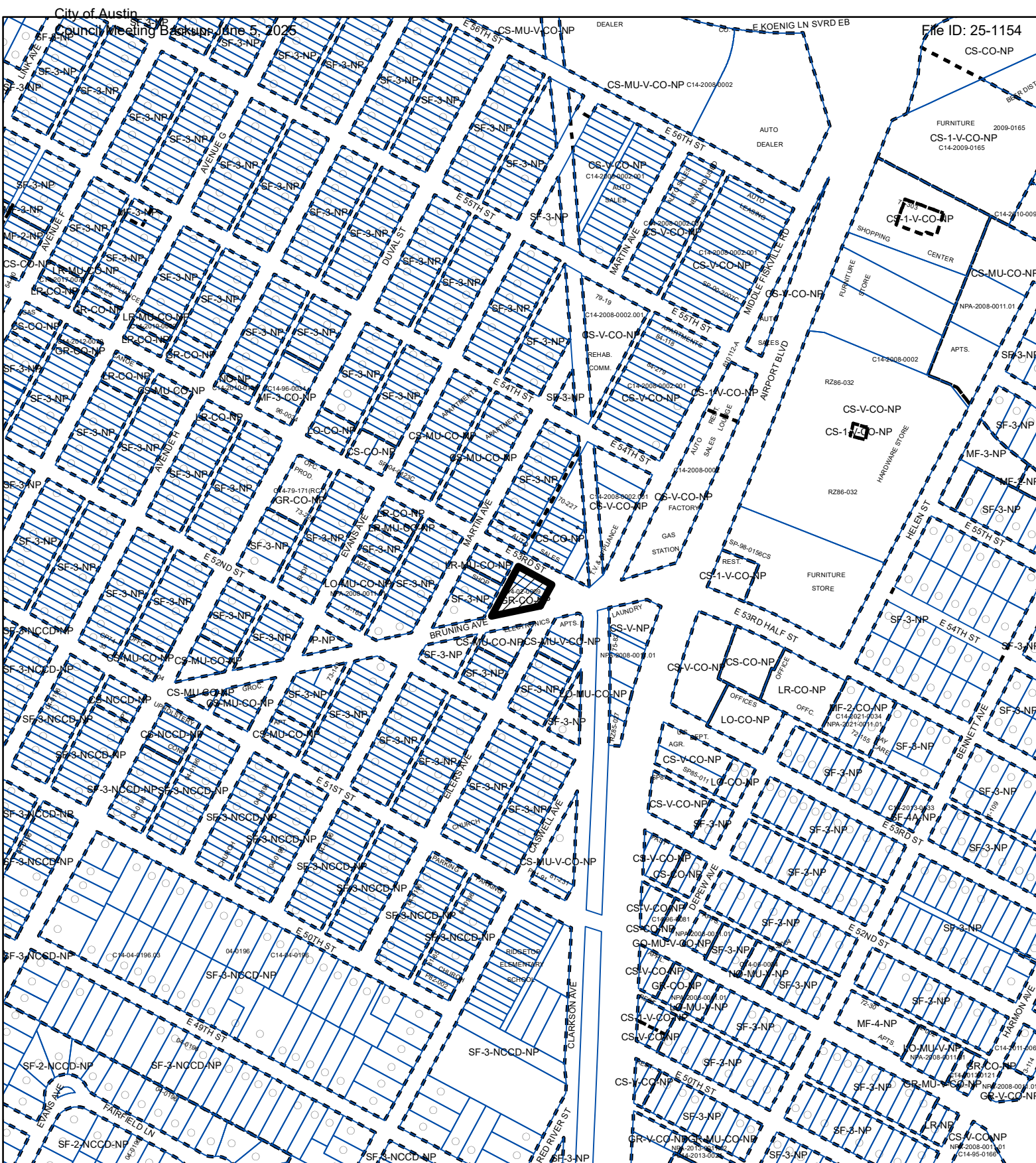
TRAVIS COUNTY, TEXAS

SHEET NUMBER:

2 OF 2

DATE: 02/21/2025








**ZONING**

**EXHIBIT "B"**

ZONING CASE#: C14-2024-0114



-  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: 7/29/2024