

**ORDINANCE NO. 20150611-032**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 3115 EAST STATE HIGHWAY 71 WESTBOUND AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 community commercial (GR) district on the property described in Zoning Case No. C14-2015-0034, on file at the Planning and Zoning Department, as follows:

Lot 31, Glenbrook Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 5, Page 30 of the Plat Records of Travis County, Texas (the "Property"), SAVE AND EXCEPT a 0.138 acre tract of land out of the Santiago Del Valle Grant the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 3115 East State Highway 71 Westbound in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on June 22, 2015.

**PASSED AND APPROVED**

June 11, 2015

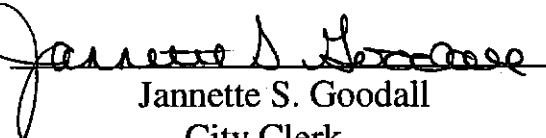
§  
§  
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§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

**EXHIBIT "A"**

County: Travis  
Parcel No.: 40  
Highway: F.M. 973  
Project Limits: From: Harold Green Dr. (CR 1594)  
To: 0.5 MI S of S.H. 71  
Right-of-Way CSJ: 1200-03-048 & 1200-03-049  
Construction CSJ: 1200-03-028 & 1200-03-033

**PROPERTY DESCRIPTION FOR PARCEL 40**

DESCRIPTION OF 0.138 OF ONE ACRE (5,990 SQ. FT.) OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO SONIC PROPERTIES OF AUSTIN, INC., OF RECORD VOLUME 9734, PAGE 468, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING LOT 31, GLENBROOK ADDITION, SECTION ONE, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 5, PAGE 30, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.138 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2" iron rod set with a Texas Department of Transportation (TxDOT) aluminum cap, in proposed northeast right-of-way (ROW) line of S.H. 71, 238.90 feet left of Engineer's Baseline station 11135+78.60, at the north corner of this tract, being in the northwest line of said Sonic Properties tract and said Lot 31, and the southeast line of that certain tract of land described in a deed to GT Land, L.P., of record in Document 2004220461, Official Public Records, Travis County, Texas, same being Lot 30 of said Glenbrook Addition, from which point a 1/2" iron rod found at the north corner of said Sonic Properties tract and said Lot 31, and at the east corner of said GT Land tract and said Lot 30 bears N29°04'34"E 166.79 feet;

- 1) THENCE, with the proposed northeast ROW line of S.H. 71, and the northeast line of this tract, crossing said Sonic Properties tract and said Lot 31 S60°56'55"E 149.76 feet to a 1/2" iron rod set with a TxDOT aluminum cap to be replaced with

a TxDOT Type II concrete monument after acquisition, 238.83 feet left of Engineer's Baseline Station 11136+98.37, at the east corner of this tract, same being in the southeast line of said Sonic Properties tract and said Lot 31, and the existing northwest ROW line of Cheviot Lane, of record in said Glenbrook Addition, from which point a 1/2" iron rod found at the east corner of said Sonic Properties tract and said Lot 31, bears N29°04'34"E 166.54 feet;

- 2) THENCE, with the southeast line of this tract, of said Sonic Properties tract and said Lot 31, and the existing northwest ROW line of Cheviot Lane, S29°04'34"W 40.00 feet to a point in the existing northeast ROW line of S.H. 71, same being at the south corner of this tract, of said Sonic Properties tract and said Lot 31, being also in the northeast line of that certain tract of land described as 7.075 acres in a deed to the State of Texas, of record in Volume 628, Page 427, Deed Records, Travis County, Texas;
- 3) THENCE, with the existing northeast ROW line of S.H. 71, the southwest line of this tract, of said Sonic Properties tract and said Lot 31, and the northeast line of said 7.075 acre State of Texas tract, N60°56'55"W 149.76 feet to a point at the west corner of this tract, of said Sonic Properties tract and said Lot 31, same being the south corner of GT Land tract and said Lot 30, from which point a 1/2" iron rod found bears S29°04'34"W 0.25 feet;

4) THENCE, with the northwest line of this tract, of said Sonic Properties tract and said Lot 31, and the southeast line of said GT Land tract and said Lot 30, N29°04'34"E 40.00 feet to POINT OF BEGINNING and containing 0.138 of one acre within these metes and bounds, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.


STATE OF TEXAS       §  
                              §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS   §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

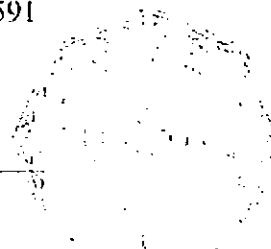
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 11th day of December, 2009 A.D.

SURVEYED BY:




**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Drive, Suite 6 Austin, Texas 78731. (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623  
Note: There is a plat to accompany this description. F.M. 973 P.40  
Issued 12/11/09





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

### ZONING

Zoning Case: C14-2015-0034

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 CTM for the sole purpose of geographic information by the City of Austin regarding specific accuracy or completeness.



Exhibit B