

**ORDINANCE NO. 20190606-092**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7201 ELROY ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2018-0146, on file at the Planning and Zoning Department, as follows:

A 2.465 acre tract or parcel of land out of and part of the Noel M. Bain Survey No. 1, Abstract Number 61, situated in Travis County, Texas, said 2.465 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, (the "Property"),

locally known as 7201 Elroy 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 on the Property:

Alternative financial services	Automotive sales
Automotive rentals	Drop-off recycling collection facility
Exterminating services	Funeral services
Hotel-motel	Indoor entertainment
Outdoor entertainment	Pawn shop services
Theater	

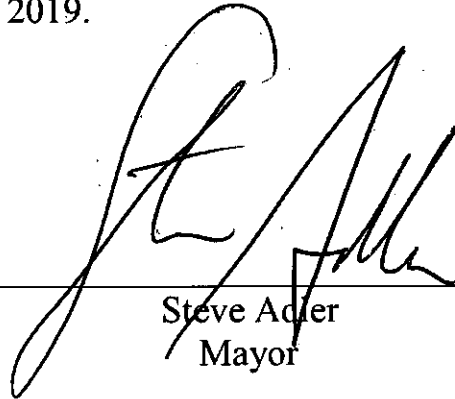
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on June 17, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, June 6, 2019

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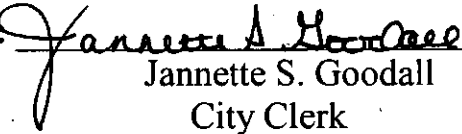
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

C14-2018-0146

2.465 ACRES

NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61  
 TRAVIS COUNTY, TEXAS  
 LOT 1 C3 COMMERCIAL

## Exhibit A

## FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NUMBER 61, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN CALLED 20.403 ACRE TRACT OF LAND, PART 2, CONVEYED TO SR DEVELOPMENT INC. IN DOCUMENT NO. 2011036233, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 2.465 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped iron rod found at a northwestern corner of said 20.403 acre tract, being also in the southern right-of-way line of Ross Road (70' R.O.W.) and also being in the eastern right-of-way line of Elroy Road (R.O.W. varies), for the northernmost northwestern corner and POINT OF BEGINNING of the herein described tract,

THENCE, with the common boundary line of said 20.403 acre tract and the right-of-way line of said Ross Road, the following two (2) courses and distances, numbered 1 and 2

1. N64°13'31"E, a distance of 55.97 feet to a capped iron rod found, at a point of curvature to the left, and
2. with said curve to the left having a radius of 505.00 feet, an arc length of 159.14, and whose chord bears N55°11'49"E, a distance of 158.48 feet to a calculated point, for the northernmost corner of the herein described tract,

THENCE, crossing said 20.403 acre tract, the following five (5) courses and distances, numbered 1 through 5,

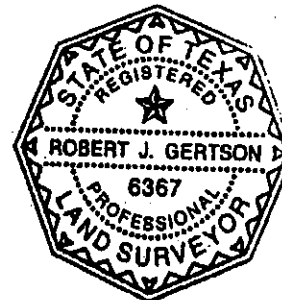
1. S24°41'07"E, a distance of 224.25 feet to a calculated point,
2. S17°00'31"E, a distance of 303.98 feet to a calculated point, for the southeastern corner of the herein described tract, and
3. S73°14'57"W, a distance of 213.41 feet to a calculated point, at a point of curvature to the right,
4. with said curve to the right having a radius of 684.83 feet, an arc length of 66.31, and whose chord bears N21°23'48"W, a distance of 66.28 feet to a calculated point, for the southernmost corner of the herein described tract, and
5. N18°36'51"W, a distance of 31.73 feet to a calculated point, in the western boundary line of said 20.403 acre tract and being also in the eastern right-of-way line of said Elroy Road,

THENCE, with the common boundary line of said 20.403 acre tract and the right-of-way line of said Elroy Road, the following four (4) courses and distances, numbered 1 through 4,

1. N16°45'24"W, a distance of 180.27 feet to a calculated point, at a point of curvature to the left,
2. with said curve to the left having a radius of 640.00 feet, an arc length of 74.44, and whose chord bears N22°35'54"W, a distance of 74.40 feet to a calculated point,
3. N25°49'17"W, a distance of 109.38 feet to a calculated point, and
4. N21°22'38"E, a distance of 10.31 feet to the POINT OF BEGINNING and containing 2.465 acres of land.

Surveyed by: Robert J. Gertson 10-14-15

Robert J. Gertson, R.P.L.S. #6367  
 Carlson, Brigrance & Doering, Inc.  
 5501 West William Cannon Drive  
 Austin, TX 78749  
 Phone: (512) 280-5160  
 rgertson@cbdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

**EXHIBIT "A"**

# SKETCH TO ACCOMPANY FIELD NOTES



## LEGEND

- △ CALCULATED POINT
- CAPPED IRON ROD FOUND

NOEL M. BAIN SURVEY NO. 1,  
ABSTRACT NO. 61

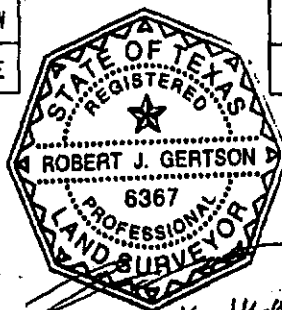
SAIA INVESTMENTS INC  
(2.000 ACRES)  
DOCUMENT NO. 2011063308

(R.O.W. ELROY ROAD)  
(R.O.W. VARIES)

2.465 ACRES  
SR DEVELOPMENT INC.  
PART 2  
(20.403 ACRES)  
DOCUMENT NO. 2011036233

SR DEVELOPMENT INC.  
PART 2  
(20.403 ACRES)  
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Line Table		
Line #	Length	Direction
L1	31.73	N18°36'51"W
L2	10.31	N21°22'38"E



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	159.14	505.00	N55°11'49"E	158.48	80.24	18°03'21"
C2	66.31	684.83	N21°23'48"W	66.28	33.18	5°32'52"
C3	74.44	640.00	N22°35'54"W	74.40	37.26	6°39'52"

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

**Carlson, Brigrance & Doering, Inc.**

FORM ID #F3791    REG. # 10024900

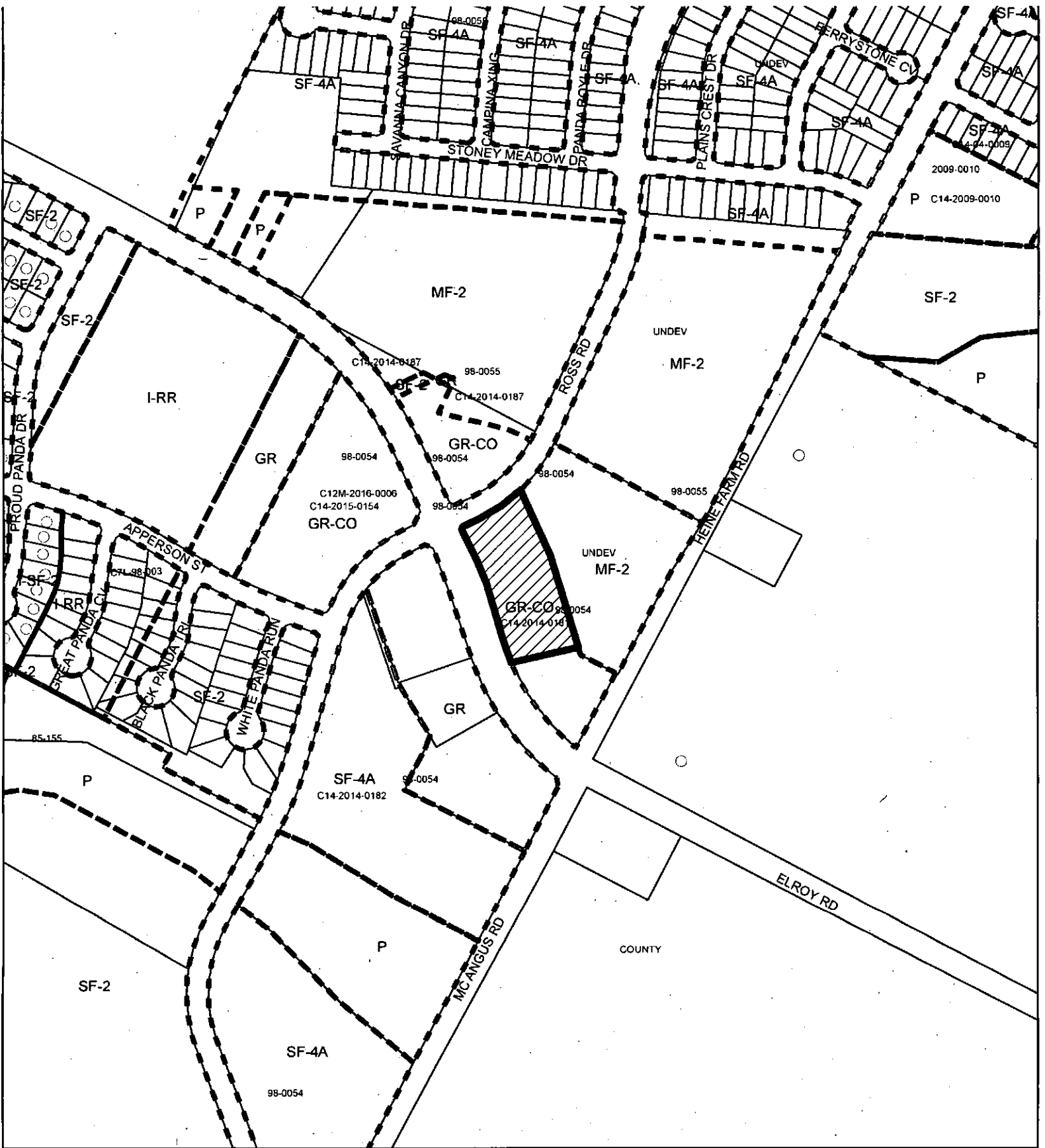
Civil Engineering    Surveying




5501 West William Cannon    Austin, Texas 78749

Phone No. (512) 280-5160    Fax No. (512) 280-5165

PATH: - J:\4736\SURVEY\LOT 1 C3 COMMERCIAL.dwg

10-14-18



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

**ZONING CASE#: C14-2018-0146**

**EXHIBIT "B"**

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 reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**Created: 11/30/2018**

1" = 400'