

**ORDINANCE NO. 20200220-068**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7012 ELROY ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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 (GR) district and community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2019-0168, on file at the Planning and Zoning Department, as follows:

A 1.799 acre tract of land situated in the N.M. Bain Survey, Section NO. 1, Abstract No. 61 in Travis County, Texas, being out of a called 13.388 acre tract (Tract 1) recorded in Document No. 2011036233 of the Official Public Records of Travis County, Texas, said 1.799 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7012 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:

A. The following uses are not permitted uses of the Property:

Automotive rentals	Automotive sales
Drop-off recycling collection facility	Exterminating services
Funeral services	Indoor entertainment
Outdoor entertainment	Pawn shop services

**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

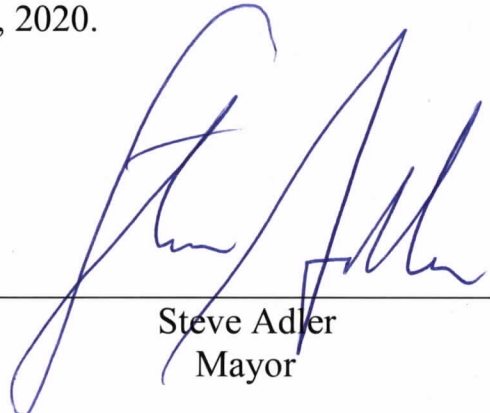
commercial (GR) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on March 2, 2020.

**PASSED AND APPROVED**

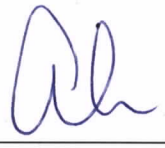
\_\_\_\_\_, February 20\_\_\_\_\_, 2020

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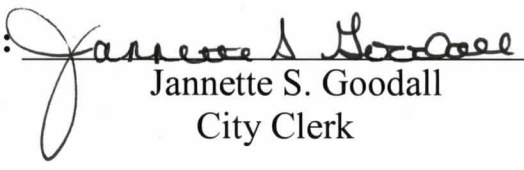
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**



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



FIELD NOTES

FOR

A 1.799 ACRE TRACT OF LAND SITUATED IN THE N.M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61 IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 13.388 ACRE TRACT (TRACT 1) RECORDED IN DOCUMENT NO. 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 1.799 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

**BEGINNING** an iron rod with cap marked "Macias & Assoc." found in the northeast right-of-way line of Elroy Road, a variable width right-of-way recorded in Volume 13346, Page 202 of the Real Property Records of said County, said point being the southwest corner of said 13.388-acre tract, same being the west corner of a 0.0024-acre tract conveyed to Travis County, Texas recorded in Document No. 2007085484 of the Official Public Records of said county for the southwest corner and **POINT OF BEGINNING** hereof;

**THENCE** N 25°50'09" W, with the northeast right-of-way line of said Elroy Road, same being the southwest boundary line of said 13.388-acre tract, a distance of **218.21 feet** to an iron rod with cap marked "Macias & Assoc." found at a calculated point of non-tangent curvature hereof,

**THENCE** along the arc of a curve to the left, continuing with the northeast right-of-way line of said Elroy Road, same being the southwest boundary line of said 13.388-acre tract, said curve having a **radius of 1097.87 feet**, a **central angle of 07°40'59"**, a **chord bearing and distance of N 28°50'55" W, 147.11 feet**, for an **arc length of 147.22 feet** to a calculated point of tangency for the northwest corner hereof;

**THENCE** departing the northeast right-of-way line of said Elroy Road, through the interior of said 13.388-acre tract the following four (4) courses and distances:

1. N 60°08'49" E, a distance of **88.18 feet** to a calculated angle point hereof,
2. S 62°52'52" E, a distance of **86.25 feet** to a calculated angle point hereof,
3. S 62°36'42" E, a distance of **213.12 feet** to a calculated angle point hereof, and

**EXHIBIT "A"**



4. S 61°49'06" E, a distance of 86.16 feet to a calculated point in the west right-of-way line of Ross Road, a 70' right-of-way for the easternmost corner and point of non-tangent curvature hereof, from which an iron rod with cap marked "Macias & Assoc." found bears along the arc of a curve to the left, said curve having a radius of 435.00 feet, a central angle of 4°18'12", a chord bearing and distance of N 27°13'38" E, 36.46 feet, for an arc length of 36.47 feet;

THENCE along the arc of a curve to the right, with the west right-of-way line of said Ross Road, same being the east boundary line of said 13.388-acre tract, said curve having a radius of 435.00 feet, a central angle of 34°35'31", a chord bearing and distance of S 46°55'30" W, 258.66 feet, for an arc length of 262.63 feet to an iron rod with cap marked "Macias & Assoc." found for a point of non-tangency hereof;

THENCE S 64°18'43" W, continuing with the west right-of-way line of said Ross Road, same being the east boundary line of said 13.388-acre tract, a distance of 49.55 feet to a cut "x" in concrete in the west right-of-way line of said Ross Road, said point being the southeast corner of said 13.388-acre tract, same being the east corner of said 0.0024-acre tract for the southernmost corner hereof;

THENCE N 69°27'30" W, with the south boundary line of said 13.388-acre tract, same being the north boundary line of said 0.0024-acre tract, a distance of 20.03 feet to the POINT OF BEGINNING and containing 1.799 acres in Travis County, Texas. Said tract being described in accordance with a survey made on the ground prepared under Job No. 51081-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: September 20, 2019  
JOB No.: 51081-00  
DOC.ID.: H:\Survey\CIVIL\51081-00\Exhibits\WORD\FN\_51081-00\_1.799Ac.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01



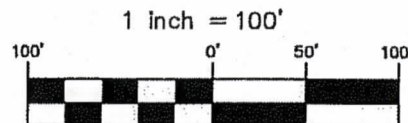
EXHIBIT "A"

# NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
3. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

## LEGEND:

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
 O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
 P.O.B. POINT OF BEGINNING  
 TXDOT TEXAS DEPARTMENT OF TRANSPORTATION  
 FD. FOUND  
 I.R. IRON ROD  
 ● IRON ROD FOUND (SURVEYOR AS NOTED)

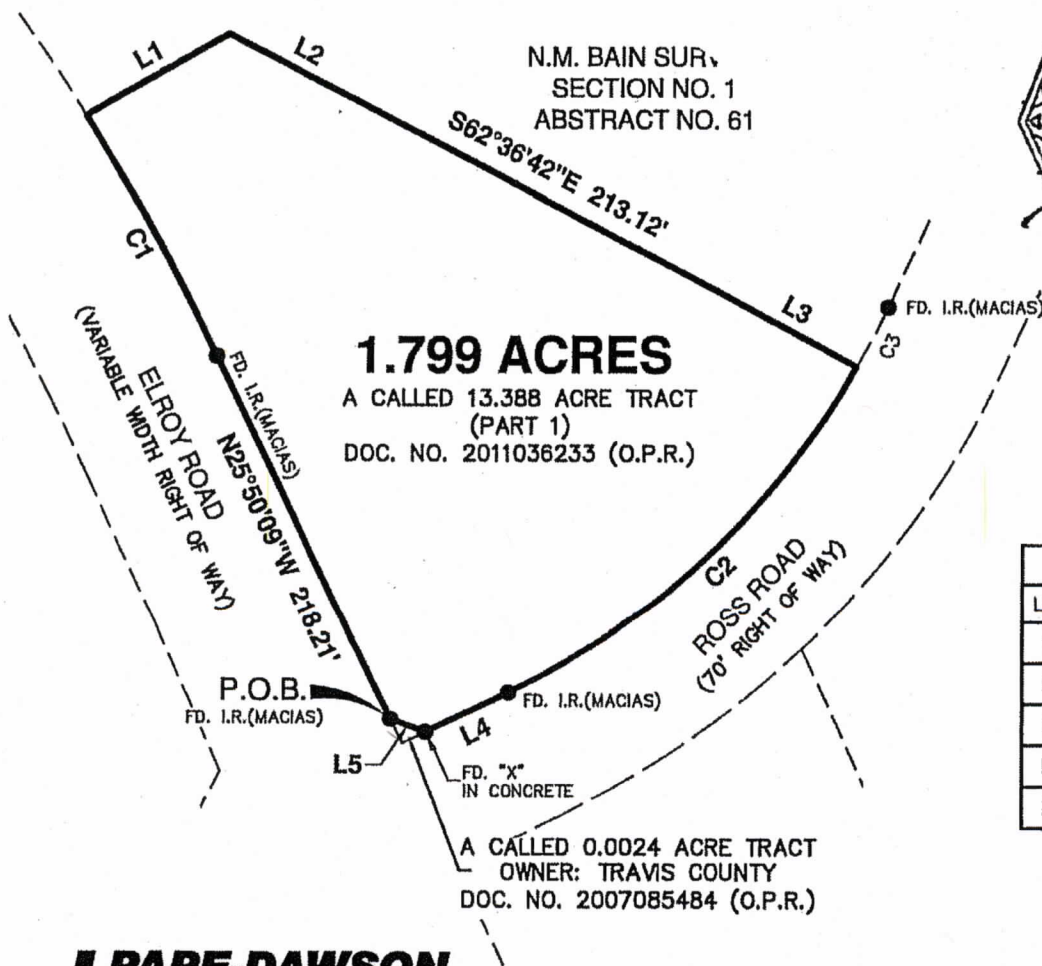


## EXHIBIT OF

A 1.799 ACRE TRACT OF LAND SITUATED IN THE N.M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61 IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 13.388 ACRE TRACT (TRACT 1) RECORDED IN DOCUMENT NO. 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

## CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1097.87'	7°40'59"	N28°50'55"W	147.11'	147.22'
C2	435.00'	34°35'31"	S46°55'30"W	258.66'	262.63'
C3	435.00'	4°48'12"	N27°13'38"E	36.46'	36.47'



## LINE TABLE

LINE	BEARING	LENGTH
L1	N60°08'49"E	88.18'
L2	S62°52'52"E	86.25'
L3	S61°49'06"E	86.16'
L4	S64°18'43"W	49.55'
L5	N69°27'30"W	20.03'

**PAPE-DAWSON ENGINEERS**

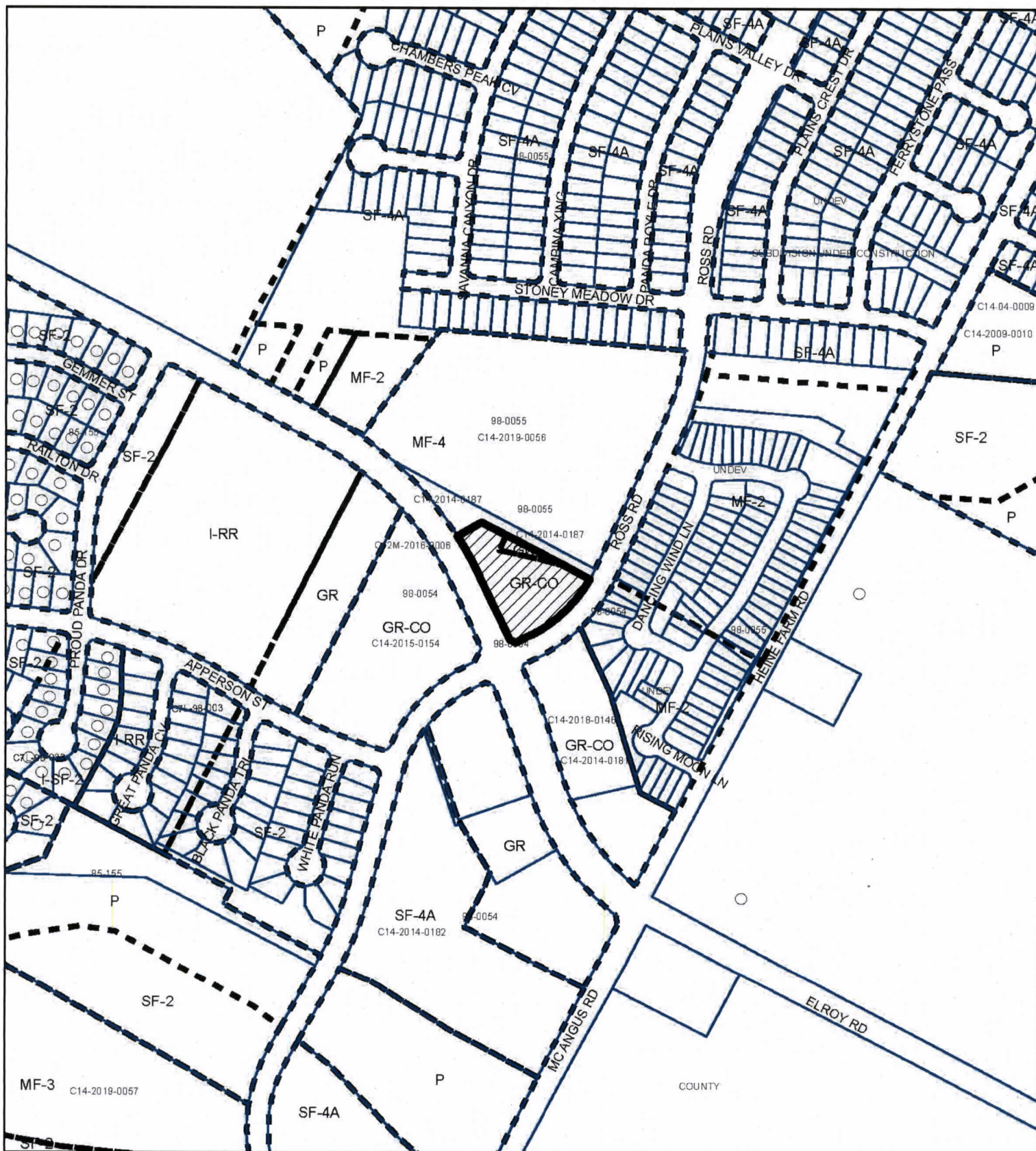
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78769 | 512.454.8711  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SEPTEMBER 20, 2019

JOB No.: 51081-00

SHEET 1 OF 1








## ZONING

ZONING CASE#: C14-2019-0168

## EXHIBIT "B"

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



Created: 12/17/2019