

**ORDINANCE NO. 20211014-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3131 EAST STATE HIGHWAY 71 SERVICE ROAD WESTBOUND, SUITE 200 FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2021-0120, on file at the Housing and Planning Department, as follows:

1,000 square feet of land, being a portion of Lots 3 and 4, Block 2, A.L. ROYSTER ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 240, Plat Records of Travis County, Texas, said 1,000 square feet being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 3131 East State Highway 71 Service Road Westbound, Suite 200 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:

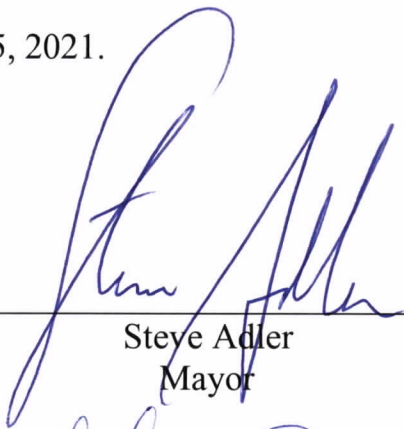
Adult-oriented businesses	Automotive repair services
Automotive washing (of any type)	Pawn shop services

**PART 3.** This ordinance takes effect on October 25, 2021.

**PASSED AND APPROVED**


\_\_\_\_\_, October 14, 2021

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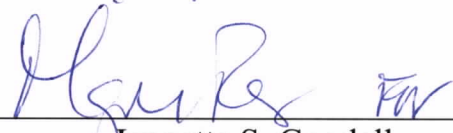


\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan *by NJ*  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

# HOLT CARSON, INCORPORATED

## PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

E-mail: [survey@hciaustin.com](mailto:survey@hciaustin.com)

May 28, 2021

**DESCRIPTION OF 1,000 SQUARE FEET OF LAND, BEING A PORTION OF LOTS 3 AND 4, BLOCK 2, A.L. ROYSTER ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 240 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS HAVING BEEN CONVEYED TO 3131 E 71, LLC BY CONTRIBUTION DEED AS RECORDED IN DOCUMENT No. 2019083268 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a 1/2" iron pipe found at the intersection of the Northwest right-of-way line of Royster Avenue and the Southwest right-of-way line of Eva Street at the East corner of Lot 3, Block 2, A.L. Royster Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4, Page 240 of the Plat Records of Travis County, Texas, from which a 1/2" iron rod found at Westerly terminus of the Southwest right-of-way line of Eva Street at the North corner of Lot 4, Block 2, A.L. Royster Addition bears, N 58 deg. 57'51" W 99.05 ft.;

**THENCE** entering the interior of Lot 3, Block 2, A.L. Royster Addition, S 64 deg. 22'03" W 118.65 ft. to a calculated point at the East corner of a concrete building and being the East corner and the **PLACE OF BEGINNING** of the herein described tract;

**THENCE** continuing through the interior of Lot 3, Block 2, A.L. Royster Addition, with the Southeast wall line of said concrete building, **S 30 deg. 47'24" W 42.50 ft.** to a calculated point as the South corner of said building and being the South corner of the herein described tract;

**THENCE** continuing through the interior of Lot 3 and crossing into the interior of Lot 4, Block 2, A.L. Royster Addition, with the Southwest wall line of said concrete building, **N 59 deg. 12'36" W 23.50 ft.** to a calculated point in the Southwest wall line of said concrete building and being the West corner of the herein described tract;

**THENCE** continuing through the interior of Lot 4, Block 2, A.L. Royster Addition and crossing through the interior of said concrete building, **N 30 deg. 47'24" E 42.50 ft.** to a calculated point in the Northeast wall line of said concrete building and being the North corner of the herein described tract;

Exhibit A

1,000 Square Feet

End of Page 1 of 2

1,000 Square Feet

Page 2 of 2

**THENCE** continuing through the interior of Lot 4 and re-crossing into the interior of Lot 3, Block 2, A.L. Royster Addition with the Northeast wall line of said concrete building, **S 59 deg. 12'36" E 23.50 ft.** to the **PLACE OF BEGINNING** and containing **1, 000 square feet** of land.

PREPARED: May 28, 2021

Holt Carson

Registered Professional Land Surveyor No. 5166

Accompanying map: C 914038



References

TCAD Parcel 03-1636-04-22

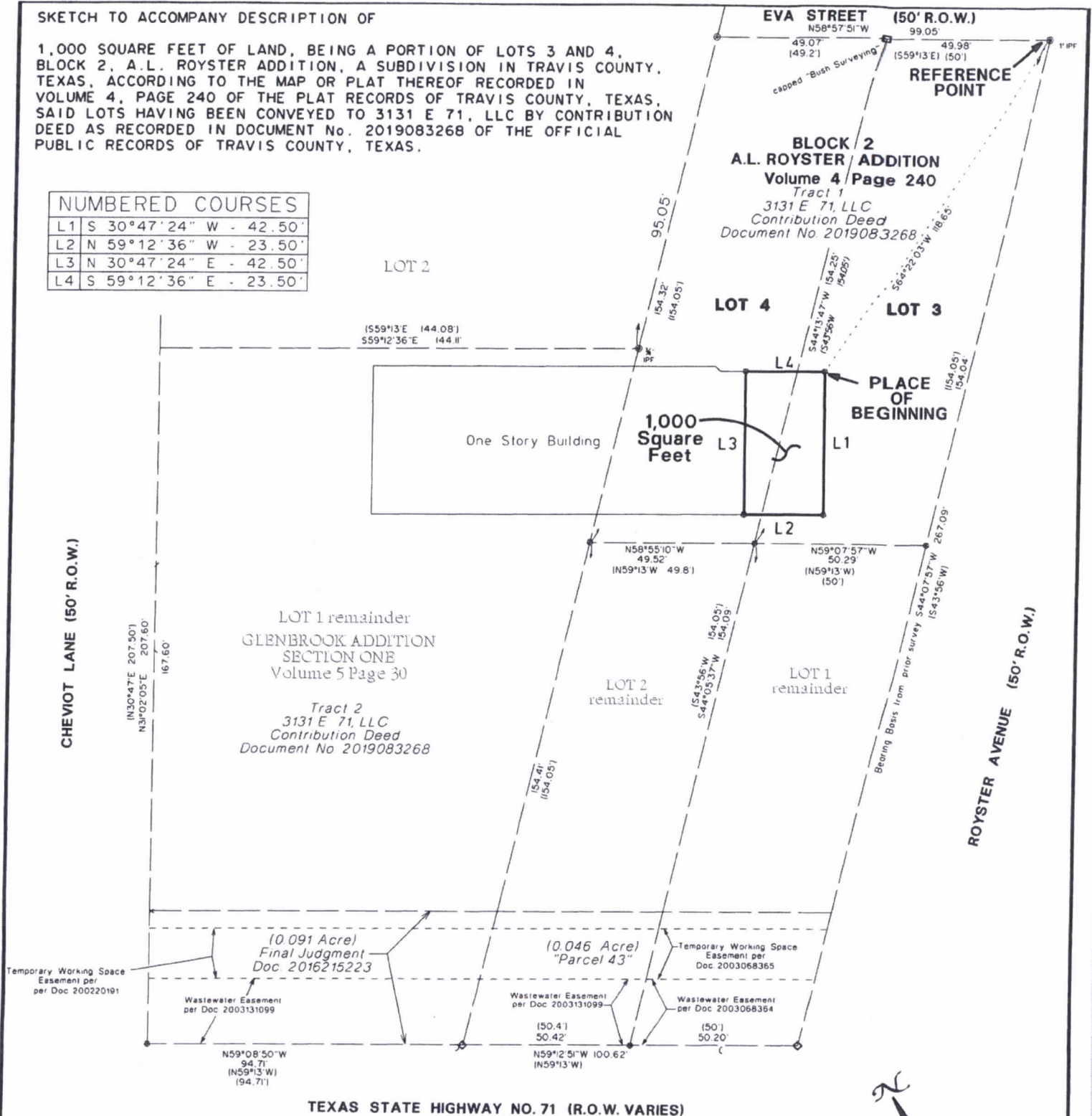
TCAD Parcel 03-1636-04-23

City Grid: P-17



1,000 SQUARE FEET OF LAND, BEING A PORTION OF LOTS 3 AND 4, BLOCK 2, A.L. ROYSTER ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 240 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS HAVING BEEN CONVEYED TO 3131 E 71, LLC BY CONTRIBUTION DEED AS RECORDED IN DOCUMENT No. 2019083268 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NUMBERED COURSES	
L1	S 30°47'24" W - 42.50'
L2	N 59°12'36" W - 23.50'
L3	N 30°47'24" E - 42.50'
L4	S 59°12'36" E - 23.50'

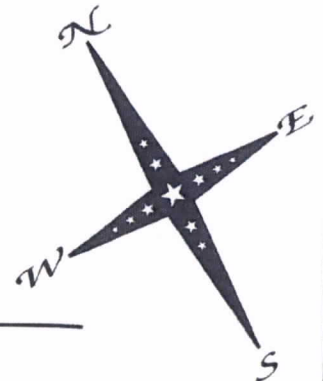


BY:

Holt Carson  
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1904 Fortview Road Austin, Texas 78704  
www.hciaustin.com  
Firm Registration 10050700




### Legend

- © ½-Iron Rod Found  
 IPF © ½-Iron Pipe Found  
 □ ½-Iron Rod Found with plastic cap  
 imprinted with "Holl Corson, Inc."  
 Calculated Point



C 914038



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2021-0120**  
**Exhibit B**



1" = 200'

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

**Created: 7/26/2021**