

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1701 EAST 3RD STREET AND 207 CHALMERS AVENUE IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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-mixed use-conditional overlay neighborhood plan (GR-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0153, on file at the Housing and Planning Department, as follows:

A 29,385 square feet tract, being out of and a part of the Outlot 22, Division “O”, Government Outlots City of Austin as recorded in the General Land Office of Texas, situated in Travis County, Texas, also being all of Tract 1, Tract 2, Tract 3, and Tract 4 as described in Document No. 2008066977 of the Travis County Deed Records, said 29,385 square feet land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1701 East 3rd Street and 207 Chalmers 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 on the Property:

- | | |
|------------------------------|----------------------------------|
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Bail bond services | Commercial off-street parking |
| Drop-off collection facility | Exterminating services |
| Food preparation | Food sales |
| Funeral services | Hotel-motel |
| Off-site accessory parking | Outdoor entertainment |

DESCRIPTION

OF A 29,385 SQUARE FEET TRACT, BEING OUT OF AND A PART OF THE OUTLOT 22, DIVISION "O", GOVERNMENT OUTLOTS CITY OF AUSTIN AS RECORDED IN THE GENERAL LAND OFFICE OF TEXAS, SITUATED IN TRAVIS COUNTY, TEXAS, ALSO BEING ALL OF TRACT 1, TRACT 2, TRACT 3 AND TRACT 4 AS DESCRIBED IN DOCUMENT#2008066977 OF THE TRAVIS COUNTY DEED RECORDS, SAID 29,385 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

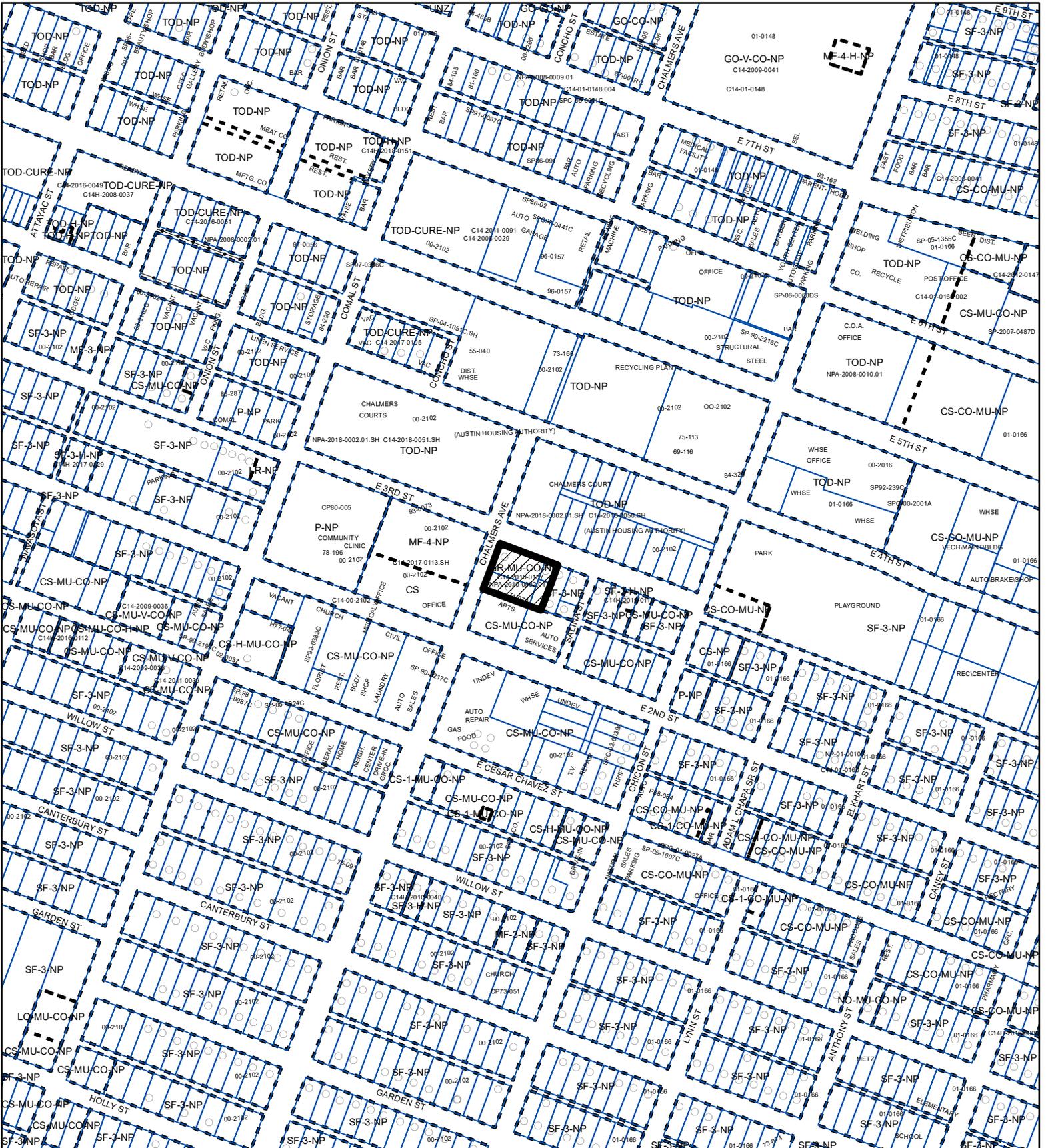
Beginning at a ½" Iron Rod Found at the Southeast corner of the intersection of Chalmers Avenue (60' Right-of-Way) and East 3rd Street (60' Right-of-Way), Being the Northwest corner of Tract 4 as described in Document #2008066977 of the Travis County Deed Records;

Thence, S67°05'03"E, with the South Right-of-Way of East 3rd Street and the North line of the said Tract 4 and Tract 3 for a distance of 193.72' feet to a Calculated Point at the Northeast corner of the said Tract 3 and the Northwest corner of a tract as conveyed to Saul Leon and San Juana Puente as recorded in Document #2002007874 of the Travis County Deed Records;

Thence, S23°02'59"W, with the common line between the said Tract 4, Tract 2 and the said Saul Leon Tract, for a distance of 151.38 feet to a Calculated Point for the Southeast corner of the said Tract 2 and the Southwest corner of the said Saul Leon tract and being in the North line of a tract as conveyed to 2nd Street LLC as recorded in Document #2006213319 of the Travis County Deed Records, From Which a ½" Iron Rod Found Bears S67°35'33"E, 99.47' feet;

Thence, N67°15'50"W with the common line between the said Tract 2, Tract 1 and the said 2nd Street LLC for a distance of 193.73' feet to a ½" Iron Rod Found at the Southwest corner of the said Tract 1 and the Northwest corner of the said 2nd Street LLC tract, being in the East Right-of-Way of Chalmers Avenue (60' Right-of-Way);

09/11/17



ZONING

ZONING CASE#: C14-2021-0153

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 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



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