

ORDINANCE NO. 20211202-063

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8012, 8014, 8016, 8018, 8020, 8022, 8024, 8028, AND 8038 MESA DRIVE FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT, COMMUNITY COMMERCIAL (GR) DISTRICT, AND 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 neighborhood commercial (LR) district, community commercial (GR) district, and 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. C14-2021-0148, on file at the Housing and Planning Department, as follows:

Lot 1B, Block B, MESA PLAZA ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 65, Page 42, Plat Records of Travis County, Texas, SAVE AND EXCEPT 0.085 acres (approximately 3,690 square feet), being a portion of Lot 1B, Block B, MESA PLAZA ADDITION, said 0.085 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 8012, 8014, 8016, 8018, 8020, 8022, 8024, 8028, and 8038 Mesa Drive 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 of the Property:

Alternative financial services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Bed and breakfast (Group 1)	Bed and breakfast (Group 2)
Commercial off-street parking	Drop-off recycling collection facility

Exterminating services
Hotel-motel
Pawn shop services

Funeral services
Outdoor sports and recreation
Research services

(B) Development of the Property shall comply with the following regulations.

1. The maximum height of a building or structure is 40 feet.
2. The maximum impervious cover is 80 percent.
3. The floor to area ratio (F.A.R.) may not exceed 0.5 to 1.

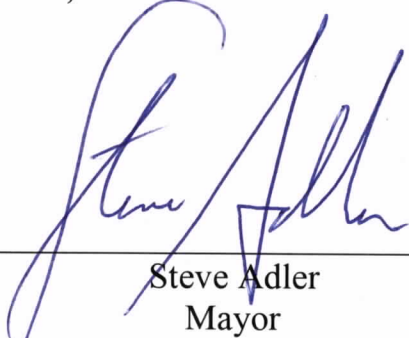
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on December 13, 2021.

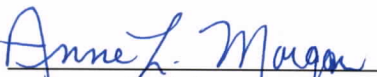
PASSED AND APPROVED

December 2, 2021

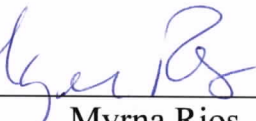
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Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:


Myrna Rios
Interim City Clerk

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

0.085 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.085 ACRES (APPROXIMATELY 3,690 SQ. FT.), BEING A PORTION OF LOT 1B, BLOCK B, MESA PLAZA ADDITION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 42 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.085 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found for the northernmost corner of said Lot 1B, being in the southeast line of Lot 2, Amended Plat of Lot 2, Brighton Gardens Subdivision, a subdivision of record in Document No. 201500067 of the Official Public Records of Travis County, Texas, also being the westernmost corner of Lot 1, Safeway Addition No. 2, a subdivision of record in Volume 58, Page 24 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for the westernmost corner said Lot 1B, being in the northeast line of Lot 28, The Trails Phase 1B, a subdivision of record in Volume 75, Page 235 of the Plat Records of Travis County, Texas, also being the southernmost corner of said Lot 2, bears South 28°10'40" West, a distance of 329.80 feet;

THENCE South 48°21'03" East crossing said Lot 1B, a distance of 66.83 feet to a point for the exterior northernmost corner of an existing building for the **POINT OF BEGINNING**;

THENCE crossing said Lot 1B, the following two (2) courses and distances:

1. South 62°30'02" East with the northeast face of said building, a distance of 100.13 feet to a calculated point;
2. South 27°10'48" West with the southeast face of said building, a distance of 36.20 feet to a calculated point;

THENCE crossing said Lot 1B and with the centerline of an interior party wall, the following five (5) courses and distances:

1. North 62°29'57" West, a distance of 63.61 feet to a calculated point;
2. South 27°30'03" West, a distance of 1.27 feet to a calculated point;

3. North 62°29'57" West, a distance of 13.20 feet to a calculated point;
4. South 27°30'03" West, a distance of 0.61 feet to a calculated point;
5. North 62°29'57" West, a distance of 23.56 feet to a calculated point on the northwest face of said building;

THENCE North 27°33'29" East crossing said Lot 1B, and with the northwest face of said building, a distance of 38.08 feet to the **POINT OF BEGINNING**, containing 0.085 acres of land, more or less.

Surveyed on the ground on September 23, 2021

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

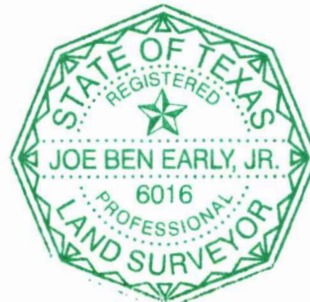
Attachments: Survey Drawing No. 1120-001-BASE



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

10/5/21

Date



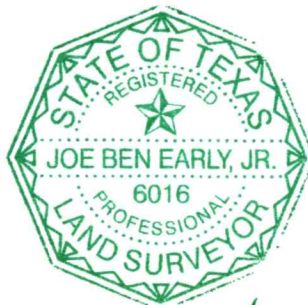
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.085 ACRES (APPROXIMATELY 3,690 SQ. FT.),
BEING A PORTION OF LOT 1B, BLOCK B, MESA PLAZA ADDITION, A SUBDIVISION OF RECORD
IN VOLUME 65, PAGE 42 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- BUILDING CORNER
- △ CALCULATED POINT
- () RECORD INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	S62°30'02"E	100.13'
L2	S27°10'48"W	36.20'
L3	N62°29'57"W	63.61'
L4	S27°30'03"W	1.27'
L5	N62°29'57"W	13.20'
L6	S27°30'03"W	0.61'
L7	N62°29'57"W	23.56'
L8	N27°33'29"E	38.08'



[Signature] 10/5/21

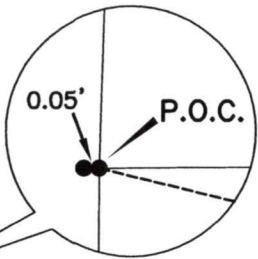
**EARLY LAND
SURVEYING, LLC**

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO.10194487

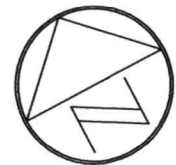
DATE OF SURVEY: 9/23/21
PLOT DATE: 10/5/21
DRAWING NO.: 1120-001-BASE
DRAWN BY: MAW & JBE
SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83),
CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1120-001-BASE



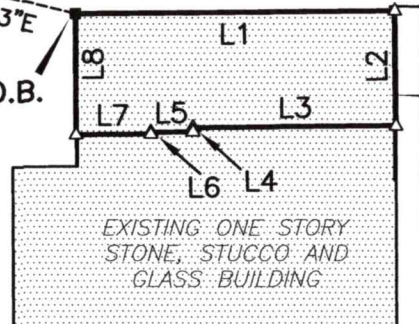
LOT 1
SAFEWAY ADDITION NO. 2
(58/24)



1" = 60'

S48°21'03"E
66.83'

P.O.B.



0.085 ACRES
APPROX. 3,690
SQ. FT.

EXISTING ONE STORY
STONE, STUCCO AND
GLASS BUILDING

LOT 2
AMENDED PLAT OF
LOT 2, BRIGHTON
GARDENS SUBDIVISION
(201500067)

S28°10'40"W 329.80' (S30°38"W 329.80')

LOT 1B
BLOCK B
MESA PLAZA ADDITION
(65/42)

MESA DRIVE
(90' R.O.W. WIDTH)
(56/49)

[Handwritten signature]
10/5/21



LOT 28
THE TRAILS PHASE 1B
(75/235)

TEALWOOD TRAIL
25' PRIVATE DRIVE
(75/235)

LOT 28
THE TRAILS PHASE 1B
(75/235)

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DRAWING NO.:
1120-001-BASE
SHEET 2 OF 2

