ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2765 EAST 7TH STREET, A PORTION OF 2727 EAST 7TH STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-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-neighborhood plan (GR-NP) combining district to commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0179, on file at the Housing and Planning Department, as follows:

> Metes and bounds description of a survey of 0.091 acres of land (approximately 3,957 sq. ft.), being a portion of Lot 2, Block A, H.E.B./AUSTIN NO. 1 SUBDIVISION, a subdivision of record in Volume 103, Page 41 of the Plat Records of Travis County, Texas; said 0.091 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2765 East 7th Street, a portion of 2727 East 7th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A".**

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following condition:

> Cocktail Lounge is a prohibited use on the Property.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district, and other applicable requirements of the City Code.

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 011213-44 that established zoning for the Holly Neighborhood Plan.

DRAFT

PART 5. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

§
§
_____, 2022 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

DRAFT

Exhibit A

EARLY LAND SURVEYING, LLC
P.O. Box 92588, Austin, TX 78709
512-202-8631
earlysurveying.com
TBPELS Firm No. 10194487

0.091 ACRES
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.091 ACRES (APPROXIMATELY 3,957 SQ. FT.), BEING A PORTION OF LOT 2, BLOCK A, H.E.B./AUSTIN NO. 1 SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 103, PAGE 41 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.091 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on the south face of an existing concrete and stucco building, from which an "X" in concrete found in the west right-of-way line of Pleasant Valley Road (right-of-way width varies), being the southeast corner of said Lot 2, bears South 72°04'17" East, a distance of 109.67 feet;

THENCE North 84°27'29" West, crossing said Lot 2, and with the south face of the said building, a distance of 26.92 feet to a calculated point, from which a 1/2" rebar with "Bury Partners" cap found for the southwest corner of said Lot 2, being in the north line of Tract 1, Bleakley and Beaver Subdivision, a subdivision of record in Volume 18, Page 93 of the Plat Records of Travis County, also being a southeast corner of Lot 1, of said H.E.B./Austin No. 1 Subdivision, bears South 86°56'32" West, a distance of 174.64 feet;

THENCE North 13°04'08" East, crossing said Lot 2, and the interior of the said building, a distance of 124.19 feet to a calculated point on the north face of the said building;

THENCE South 76°54'07" East, crossing said Lot 2, and with the north face of the said building, a distance of 33.00 feet to a calculated point;

THENCE crossing said Lot 2, and with the center of an interior party wall, the following three (3) courses and distances:

1. South 13°05'53" West, a distance of 109.75 feet to a calculated point;
2. North 76°54'07" West, a distance of 6.25 feet to a calculated point;
3. South 13°05'53" West, a distance of 10.90 feet to the **POINT OF BEGINNING**, containing 0.091 acres of land, more or less.

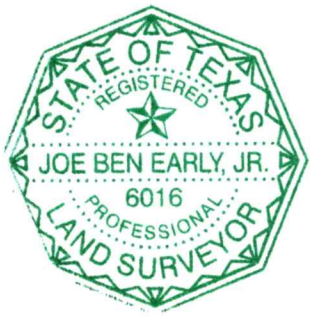
Surveyed on the ground on October 28, 2021

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

Attachments: Survey Drawing No. 1001-027-Z2

11/2/21

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



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.091 ACRES (APPROXIMATELY 3,957 SQ. FT.), BEING A PORTION OF LOT 2, BLOCK A, H.E.B./AUSTIN NO. 1 SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 103, PAGE 41 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°27'29"W	26.92'
L2	N13°04'08"E	124.19'
L3	S76°54'07"E	33.00'
L4	S13°05'53"W	109.75'
L5	N76°54'07"W	6.25'
L6	S13°05'53"W	10.90'
L7	S72°04'17"E	109.67'
L8	S86°56'32"W	174.64'

LEGEND

●BURY 1/2" REBAR WITH "BURY PARTNERS" CAP FOUND

☒ "X" IN CONCRETE FOUND

( ) RECORD INFORMATION

11/2/21

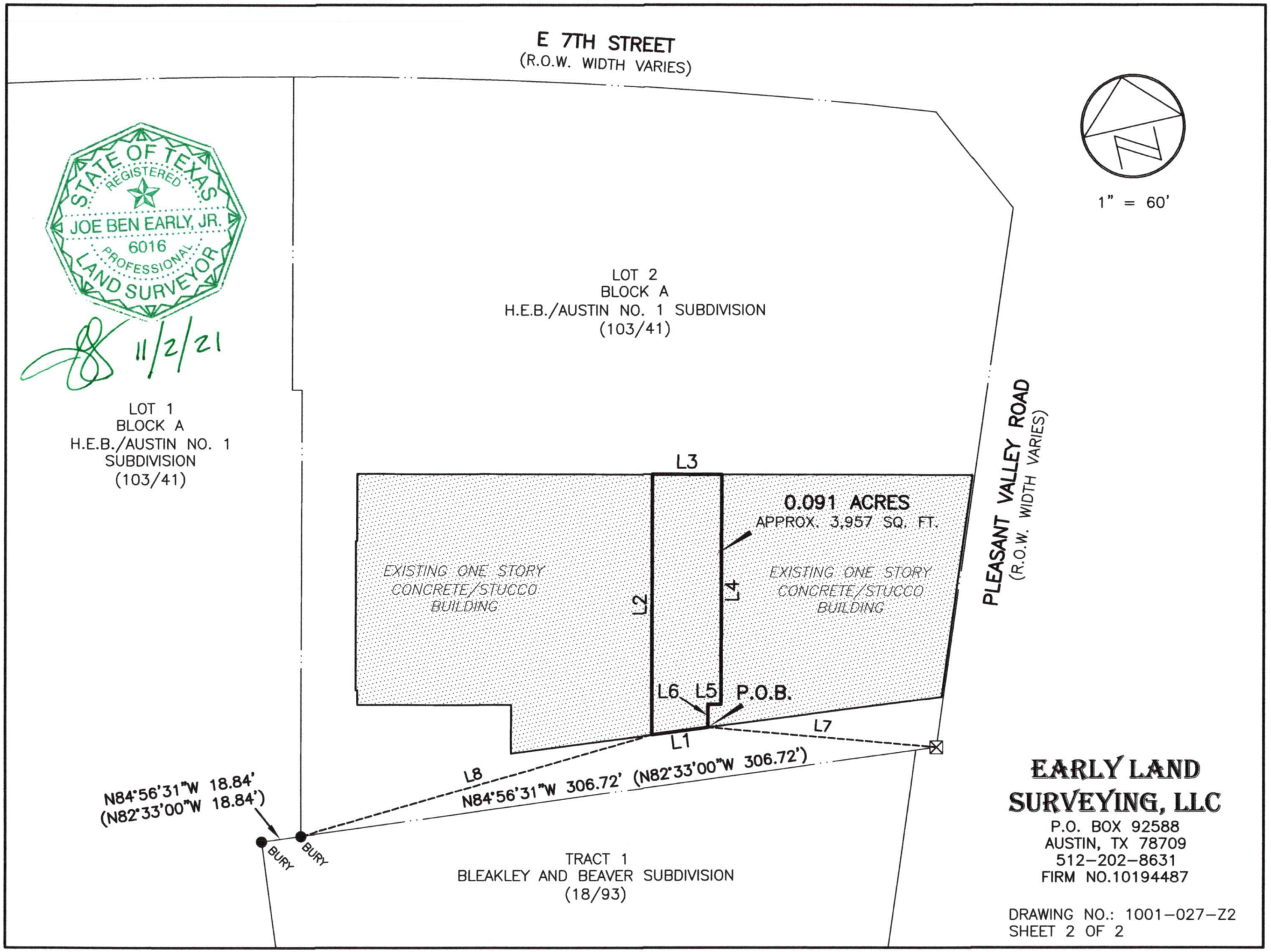
STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

DATE OF SURVEY: 10/28/21
PLOT DATE: 11/2/21
DRAWING NO.: 1001-027-Z2
DRAWN BY: MAW & JBE
SHEET 1 OF 2

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

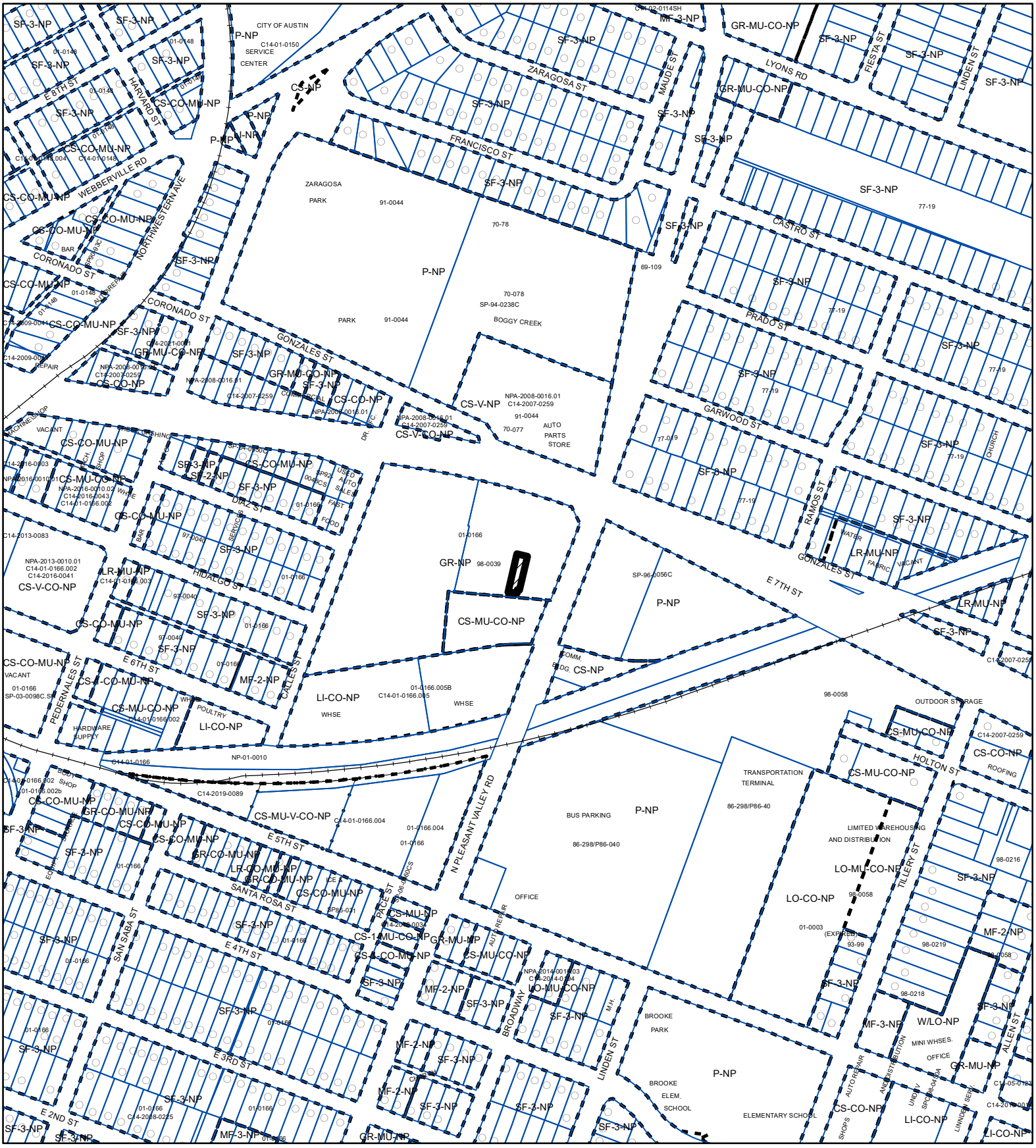
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1001-027-Z2



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

DRAWING NO.: 1001-027-Z2
SHEET 2 OF 2



ZONING

ZONING CASE#: C14-2021-0179

Exhibit B

N

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

Created: 11/15/2021