

**ORDINANCE NO. 20220616-104**

**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:

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 7<sup>th</sup> Street, a portion of 2727 East 7<sup>th</sup> Street 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 condition:

Adult-Oriented Businesses and Cocktail Lounge are prohibited uses 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.

**PART 5.** This ordinance takes effect on June 27, 2022.

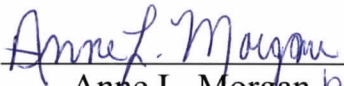

**PASSED AND APPROVED**

\_\_\_\_ June 16 \_\_\_\_\_, 2022

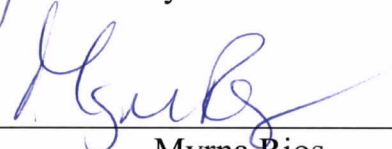
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§  
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

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

**ATTEST:**

  
\_\_\_\_\_  
Myrna Rios  
City Clerk

# 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.

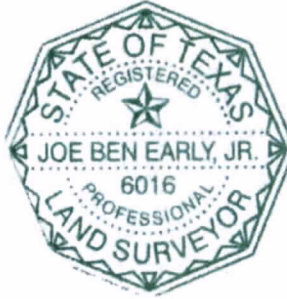
Attachments: Survey Drawing No. 1001-027-Z2



11/2/21

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

Date





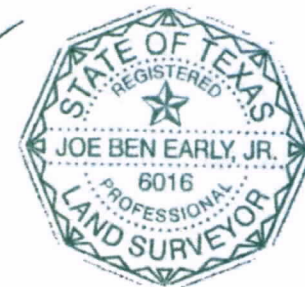
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.091 ACRES (APPROXIMATELY 3,957 SQ. FT.),  
BEING A PORTION OF LOT 2, BLOCK A, H.E.B./AUSTIN NO. 1 SUBDIVISION, A SUBDIVISION  
OF RECORD IN VOLUME 103, PAGE 41 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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

*[Handwritten Signature]*  
11/2/21



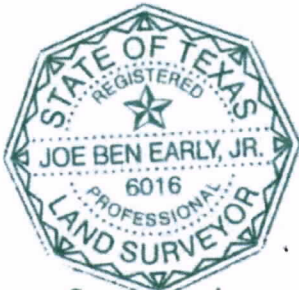
**EARLY LAND  
SURVEYING, LLC**

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

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



11/2/21

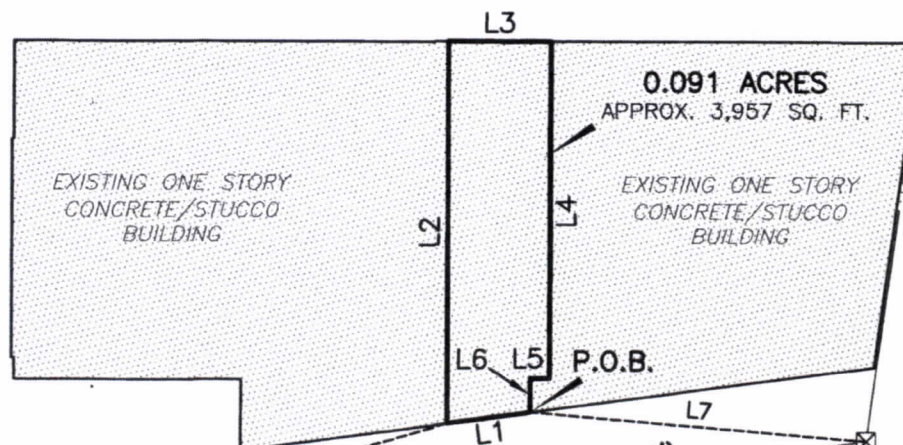
LOT 1  
BLOCK A  
H.E.B./AUSTIN NO. 1  
SUBDIVISION  
(103/41)

E 7TH STREET  
(R.O.W. WIDTH VARIES)

LOT 2  
BLOCK A  
H.E.B./AUSTIN NO. 1 SUBDIVISION  
(103/41)



1" = 60'



PLEASANT VALLEY ROAD  
(R.O.W. WIDTH VARIES)

N84°56'31"W 18.84'  
(N82°33'00"W 18.84')

BURY BURY

TRACT 1  
BLEAKLEY AND BEAVER SUBDIVISION  
(18/93)

**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



$$1'' = 400'$$