

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 7500 BURNET ROAD FROM GENERAL**
3 **COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL**
4 **SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL**
5 **OVERLAY (CS-MU-V-CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services (CS) base district to general
11 commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-
12 V-CO) combining district on the property described in Zoning Case No. C14-2023-0048,
13 on file at the Planning Department, as follows:

14
15 A 0.354 acre tract of land, out of LOT 2, BLOCK R, ALLANDALE PARK SEC.
16 5, recorded in Volume 15, Page 41, of the Plat Records of Travis County, Texas,
17 SAVE AND EXCEPT the westerly 85 Feet recorded in Volume 3145, Page 1653,
18 of the Deed Records of Travis County, Texas, also known as the remaining portion
19 of LOT 2, said 0.354 acre tract of land being more particularly described by metes
20 and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

21
22 locally known as 7500 Burnet Road in the City of Austin, Travis County, Texas, generally
23 identified in the map attached as **Exhibit “B”**.

24
25 **PART 2.** The Property within the boundaries of the conditional overlay combining district
26 established by this ordinance is subject to the following conditions:

27
28 The following uses are prohibited uses of the Property:

29
30
31

Adult-oriented businesses	Alternative financial services
Bail bond services	Construction sales and services
Limited warehouse and distribution	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Service station	Theater
Vehicle storage	

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

PART 4. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

**FIELD NOTES
FOR A 0.354 ACRES (15,418.18 SQ. FT.)**

A 0.354 ACRE (15,418.18 SQ. FT.) TRACT OF LAND BEING OUT OF: LOT 2, BLOCK R, ALLANDALE PARK SEC. 5, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE WESTERLY 85 FEET THEREOF RECORDED IN VOLUME 3145, PAGE 1653, DEED RECORDS, TRAVIS COUNTY, TEXAS, ALSO KNOWN AS THE REMAINING PORTION OF LOT 2, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH IRON FOUND ON THE SOUTHEAST CORNER OF LOT 2, A 0.354 ACRE (15,418.18 SQ. FT.) TRACT OF LAND BEING OUT OF: LOT 2, BLOCK R, ALLANDALE PARK SEC. 5, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND ALONG THE NORTH RIGHT OF WAY LINE OF BURNETT ROAD AND THE NORTH RIGHT OF WAY LINE OF RICHCREEK ROAD;

THENCE N65°07'10"W, A DISTANCE OF 115.10 FEET TO A 1/2" IRON ROD SET ON THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N27°16'50"E, A DISTANCE OF 136.49 FEET TO A 1/2" IRON ROD SET ON THE NORTHWEST CORNER OF THIS TRACT;

THENCE S62°43'10"E, A DISTANCE OF 115.00 FEET TO A FOUND "X" ON CONCRETE ON THE NORTHEAST CORNER OF THIS TRACT;


THENCE S27°16'50"W, A DISTANCE OF 131.67 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, ALSO BEING THE **POINT OF BEGINNING** AND CONTAINING 0.354 ACRES (15,418.18 SQ. FT.) OF LAND, MORE OR LESS.

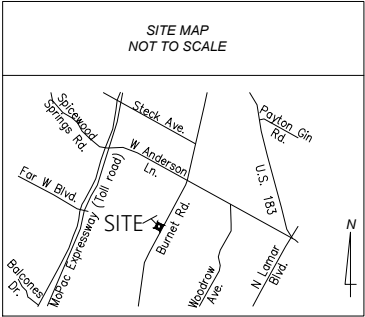
Corresponding plat prepared.

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify this legal description and plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein.



Elizondo & Associates
Land Surveying & Mapping, LLC.
11153 Westwood Loop
San Antonio, Texas 78253
(210) 375-4128
Texas Firm No. 10193864


Enrique C. Elizondo
Registered Professional Land Surveyor
No. 6386, State of Texas



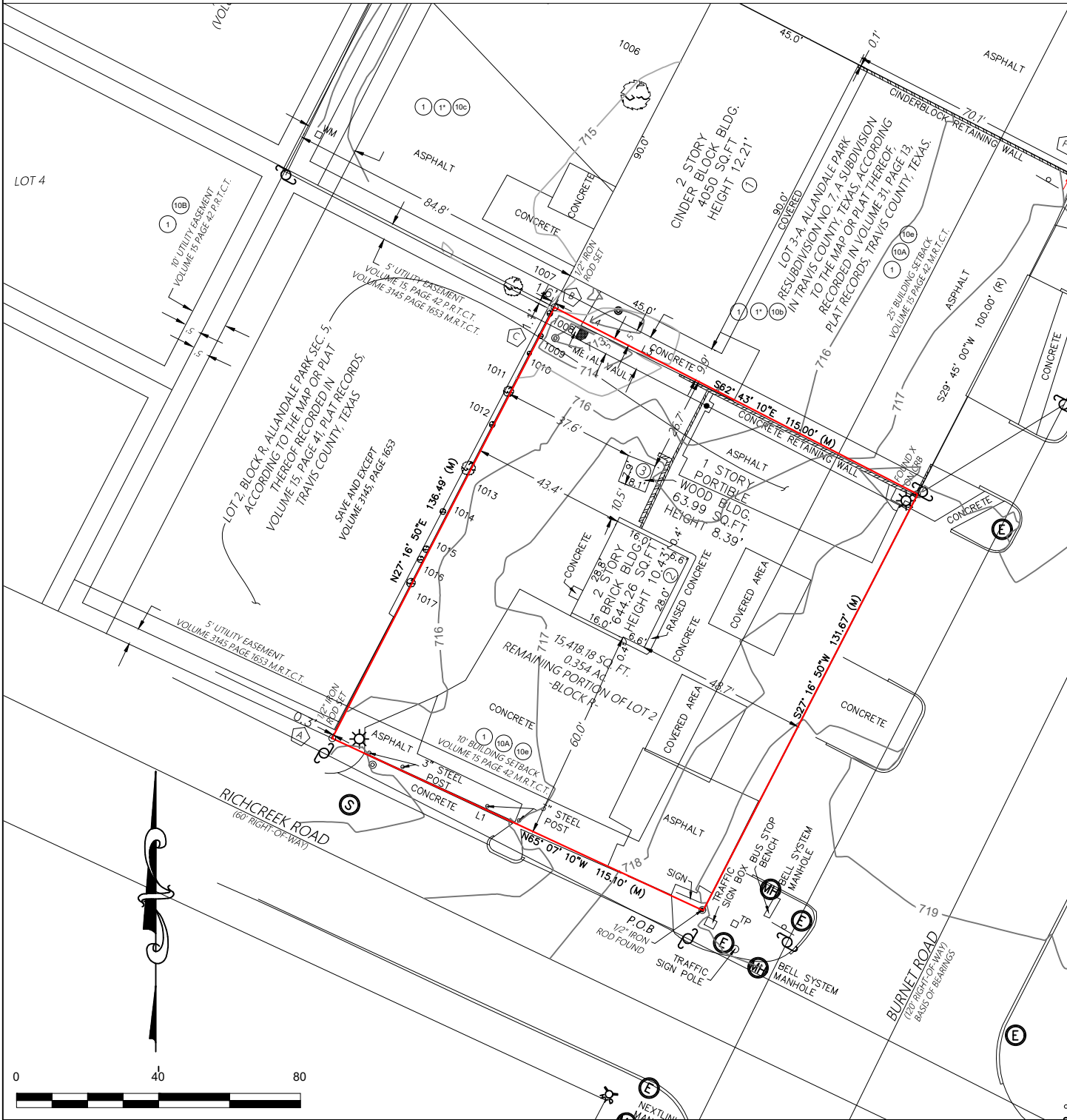
ZONING EXHIBIT LEGAL DESCRIPTION

A 0.354 ACRE (15,418.18 SQ. FT.) TRACT OF LAND BEING OUT OF:
LOT 2, BLOCK R, ALLANDALE PARK SEC. 5, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, PLAT RECORDS, TRAVIS
COUNTY, TEXAS, SAVE AND EXCEPT THE WESTERLY 85 FEET THEREOF
RECORDED IN VOLUME 3145, PAGE 1653, DEED RECORDS, TRAVIS COUNTY,
TEXAS, ALSO KNOWN AS THE REMAINING PORTION OF LOT 2.

PROJECT NAME: 7500 BURNETT ROAD, AUSTIN TX- LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊕ CONTROL MONUMENTS
- (R) RECORD BEARINGS
- (M) MEASURED BEARINGS



- NOTES:
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF INSTRUMENT NOT SHOWN ON THIS SURVEY.
 - BASIS OF BEARINGS ARE SURFACE MEASUREMENTS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4203), NAD83 DATUM.

CERTIFICATE OF SURVEYOR

I, ENRIQUE C. ELIZONDO, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN HEREIN. THIS 14 TH DAY OF MARCH, 2023.

Enrique C. Elizondo
ENRIQUE C. ELIZONDO R.P.L.S. NO. 6386



ELIZONDO & ASSOCIATES
SURVEYING + MAPPING
11153 WESTWOOD LOOP, STE 120
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FAX: (210) 375-5130
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FIRM REGISTRATION NUMBER:
10193864

ELECTRICAL EASEMENT
ISSUE DATE: 3-14-23
DRAWN BY: CS
CHECKED BY: HE
PROJECT #: 8288



Created: 4/11/2023