

**ORDINANCE NO. 20130307-063**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3109 SOUTH LAMAR BOULEVARD FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING (CS-V) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-MIXED USE (CS-1-V) 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 general commercial services-vertical mixed use building (CS-V) combining district to commercial liquor sales-mixed use (CS-1-V) combining district on the property described in Zoning Case No. C14-2012-0165, on file at the Planning and Development Review Department, as follows:

A 0.081 acre tract of land, more or less, out of the Henry P. Hill League, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

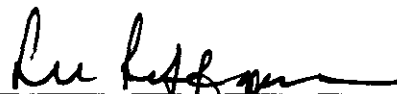
locally known as 3109 South Lamar Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on March 18, 2013.

**PASSED AND APPROVED**

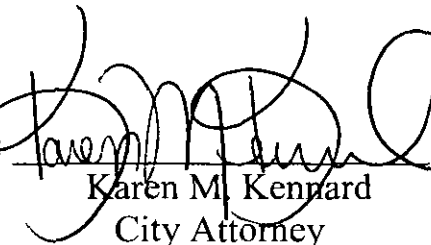
March 7, 2013 §

§



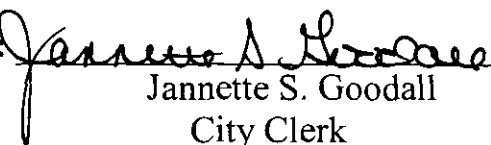
Lee Jeffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

0.081 ACRE  
SOUTH LAMAR-TRANSWESTERN  
WORLD OF BEER

FN. NO. 12-554 (MJJ)  
DECEMBER 20, 2012  
BPI JOB NO. R0100015-10005

#### DESCRIPTION

OF A 0.081 ACRE TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.941 ACRE TRACT OF LAND CONVEYED TO RESIDENCES AT THE SPOKE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2012085080 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.081 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2-inch iron rod found in the southeasterly right-of-way line of South Lamar Boulevard (100' Public Right-of-way), being the common northerly corner of Lot 1, Jay Lynn Johnson Subdivision No. 2, a subdivision of record in Book 82, Page 309 of the Plat Records of Travis County, Texas and said 1.941 acre tract of land, from which a 1/2 inch iron rod with cap set for an angle point in the common line of said Lot 1 and said 1.941 acre tract of land bears, S41°00'53"E, a distance of 115.34 feet;

**THENCE**, S47°04'23"W, leaving the northerly corner of said Lot 1, over and across said 1.941 acre tract, a distance of 155.95 feet to the **POINT OF BEGINNING**, and the northerly corner hereof;

**THENCE** continuing over and across said 1.941 acre tract, for the northeasterly, southeasterly, southwesterly and northwesterly lines hereof, the following six (6) courses and distances:

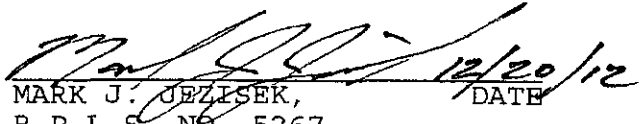
- 1) S40°06'44"E, a distance of 66.46 feet to the easterly corner hereof, from which said 1/2 inch iron rod with cap set for an angle point in the common line of said Lot 1 and said 1.941 acre tract of land bears, N64°32'40"E, a distance of 162.88 feet;
- 2) S49°53'16"W, a distance of 47.25 feet to the southerly corner hereof;
- 3) N40°06'44"W, a distance of 24.21 feet to an angle point;
- 4) S49°53'16"W, a distance of 10.00 feet to an angle point;
- 5) N40°06'44"W, a distance of 40.83 feet to the westerly corner hereof, from which a 1/2 inch iron rod with cap set for the common northerly corner of that certain 5.091 acre tract of land conveyed to Residences at the Spoke, LLC by deed of record in Document No. 2012085079 of said Official Public Records and said 1.941 acre tract of land bears, S57°30'24"W, a distance of 36.97 feet;

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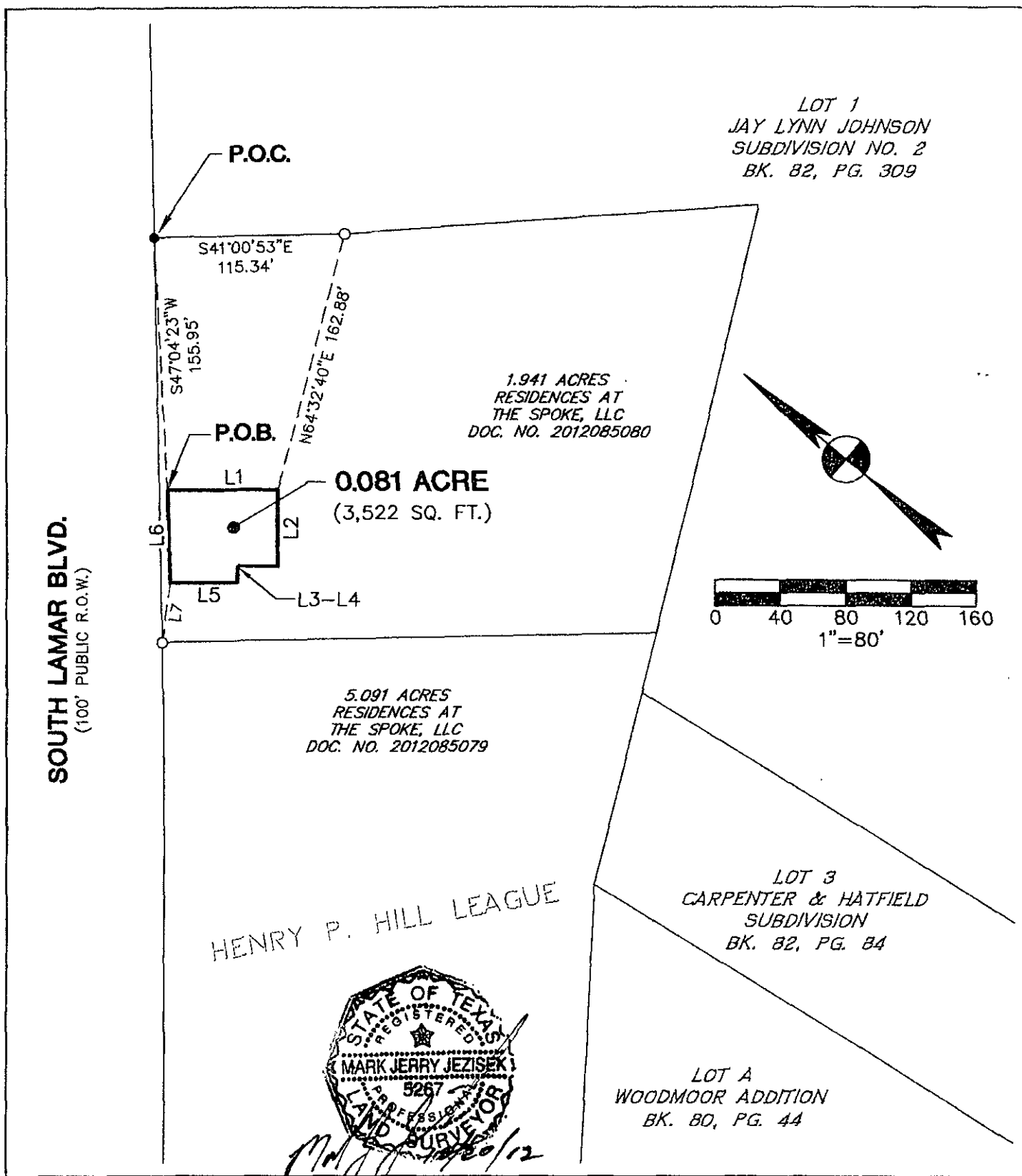
- 6) N48°28'12"E, a distance of 57.27 feet to the **POINT OF BEGINNING**, containing an area of 0.081 acre (3,522 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.  
211 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

  
MARK J. JEZISEK, DATE  
R.P.L.S. NO. 5267  
STATE OF TEXAS





**Bury+Partners**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
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**SKETCH TO ACCOMPANY DESCRIPTION**  
OF A 0.081 ACRE TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.941 ACRE TRACT OF LAND AS DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 2012085080, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**SOUTH LAMAR**

**TRANSWESTERN**

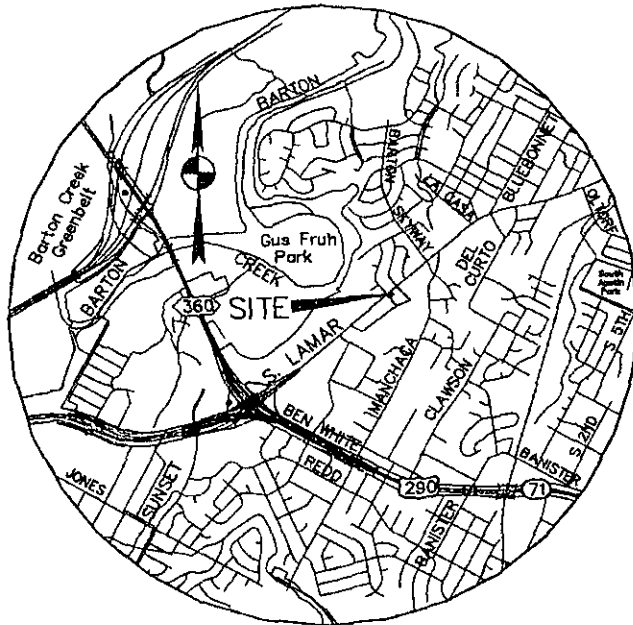
DATE: 12/20/12

FILE: H:\100015\005\100015005EX15.DWG

FN No.: 12-554(MJJ)

DRAWN BY: MJJ

PROJ. No: R0100015-005



**VICINITY MAP**  
N.T.S.

### LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

### LINE TABLE

NO.	BEARING	DISTANCE
L1	S40°06'44"E	66.46'
L2	S49°53'16"W	47.25'
L3	N40°06'44"W	24.21'
L4	S49°53'16"W	10.00'
L5	N40°06'44"W	40.83'
L6	N48°28'12"E	57.27'
L7	S57°30'24"W	36.97'



### BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

**Bury+Partners**

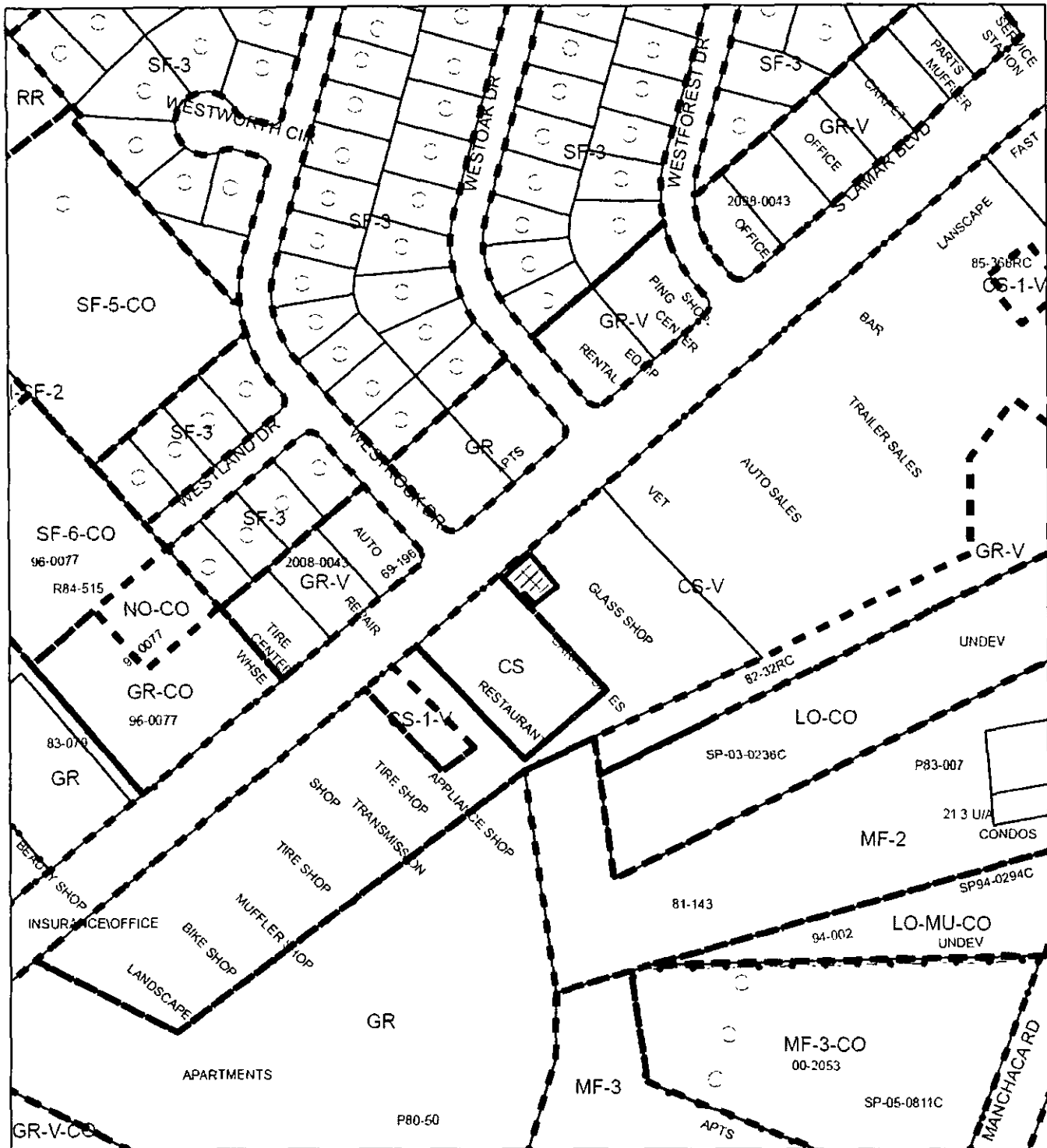
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Austin, Texas 78701  
Tel. (512)328-0811 Fax (512)328-0325  
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**SOUTH LAMAR**

**TRANSWESTERN**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

## ZONING

### ZONING CASE#: C14-2012-0165

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

