

ORDINANCE NO. 040826-Z-8

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1200 WEST HOWARD LANE FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) 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-conditional overlay (CS-CO) combining district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-04-0073, on file at the Neighborhood Planning and Zoning Department, as follows:

A. 0.07 acre tract of land (2,815 square feet), more or less, out of the L.C. Cunningham Survey No. 68, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1200 West Howard Lane, 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 September 6, 2004.

PASSED AND APPROVED

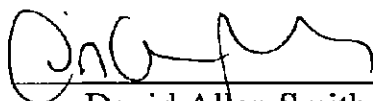
_____, August 26, 2004

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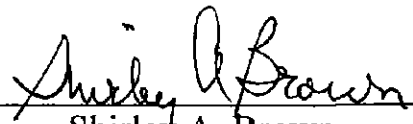
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

“ EXHIBIT A ”

BEING A 0.07 OF AN ACRE (2,815 SQUARE FEET) PARCEL OF LAND OUT OF AND A PART OF THE L.C. CUNNINGHAM SURVEY NUMBER 68, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2A OF THE REPLAT OF ROUTE SUBDIVISION AS DEPICTED BY THE INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 200000128 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2A WAS CONVEYED TO SPASCO LTD., IN DOCUMENT NUMBER 2003021460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE AFOREMENTIONED 0.07 OF AN ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at an iron rod found for the northeasterly corner of the aforementioned Lot 2A and for the westerly most northwesterly corner of Lot 3 of the aforementioned Replat of Route Subdivision;

THENCE, North 70 degrees 26 minutes 51 seconds West (Bearing Basis), along the northerly line of the aforementioned Lot 2A, a distance of 104.20 feet to a point in the northerly line of the said Lot 2A;

THENCE, South 19 degrees 33 minutes 09 seconds West, into the interior of the aforementioned Lot 2A, a distance of 10.03 feet to a building corner, for the PLACE OF BEGINNING of the herein described parcel;

THENCE, South 20 degrees 25 minute 43 seconds East, along the aforementioned building, a distance of 28.43 feet to a point in the common wall of the aforementioned building;

THENCE, South 70 degrees 18 minutes 21 seconds West, along the aforementioned common wall, a distance of 60.20 feet to a building corner;

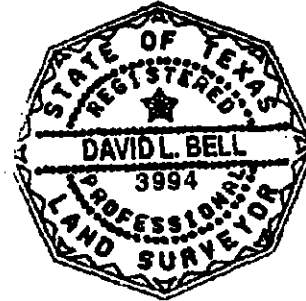
THENCE, North 70 degrees 30 minutes 36 seconds West, along the aforementioned building, a distance of 22.83 feet to a point in the common wall of the aforementioned building;

THENCE, North 27 degrees 44 minutes 21 seconds East, along the aforementioned common wall, a distance of 60.56 feet to a point on the aforementioned building;

THENCE, South 70 degrees 23 minutes 13 seconds East along the aforementioned building, a distance of 42.56 feet to THE PLACE OF BEGINNING of the herein described parcel and containing a calculated area of 0.07 of an acre (2,815 square feet) of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE
ACCOMPANYING SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

B0501604 REVISED 06-01-04

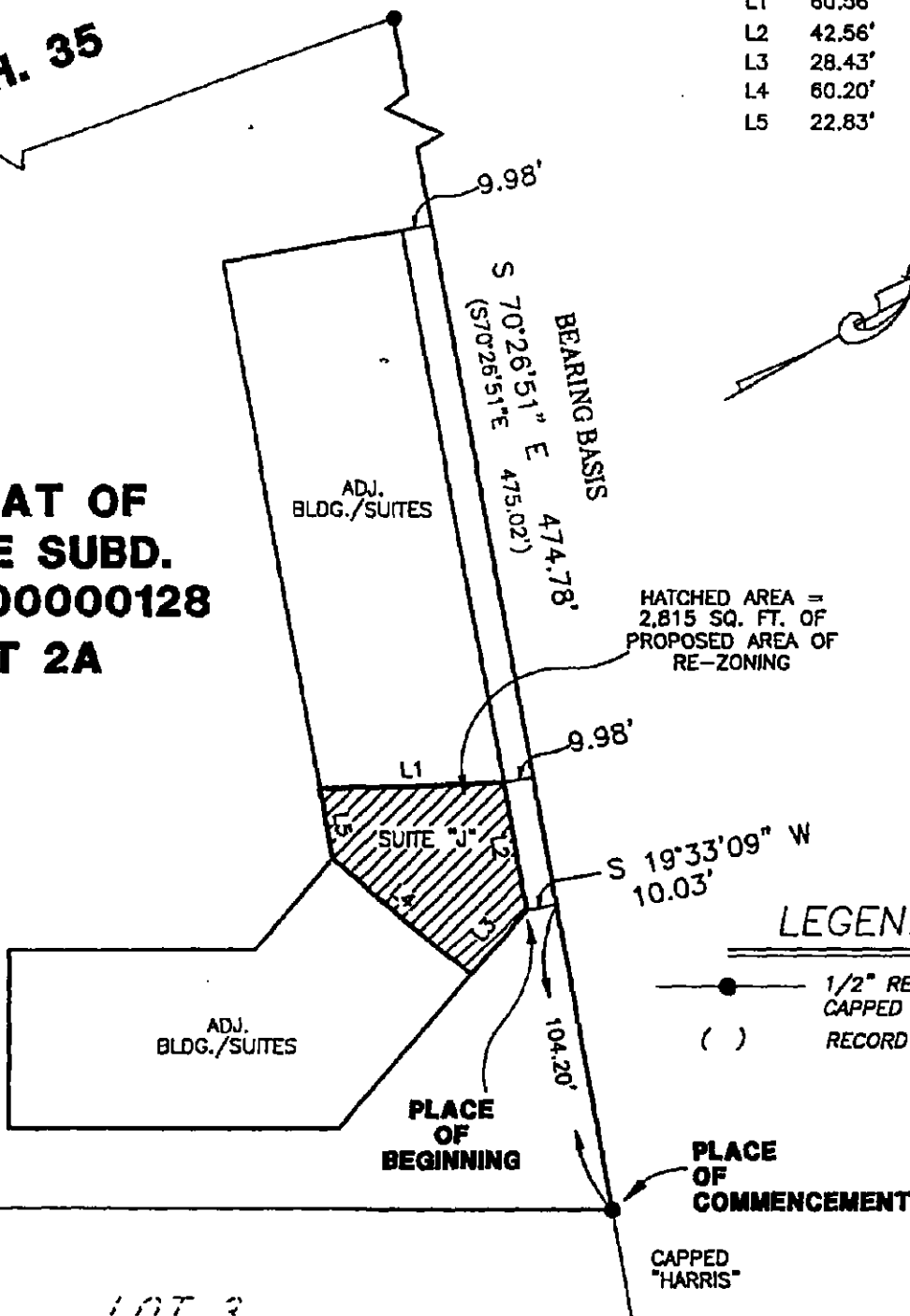
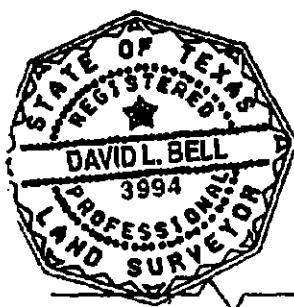


SKETCH TO ACCOMPANY A METES AND BOUNDS DESCRIPTION, FOR RE-ZONING PURPOSES.

LINE	DISTANCE	BEARING
L1	60.56'	N27°44'21"E
L2	42.56'	S70°23'13"E
L3	28.43'	S20°25'43"E
L4	60.20'	S70°18'21"W
L5	22.83'	N70°30'36"W

HOWARD LANE

REPLAT OF
ROUTE SUBD.
DOC.#200000128
LOT 2A



LEGEND

- 1/2" REBAR FOUND CAPPED AS NOTED
- () RECORD INFORMATION

60 0 60 120 180 Feet

David Bell 6-1-04

JOB # 80501604_TA
SCALE 1" = 60'
TECH. RACHEL

REVISED 05-17-04
REVISED 06-01-04

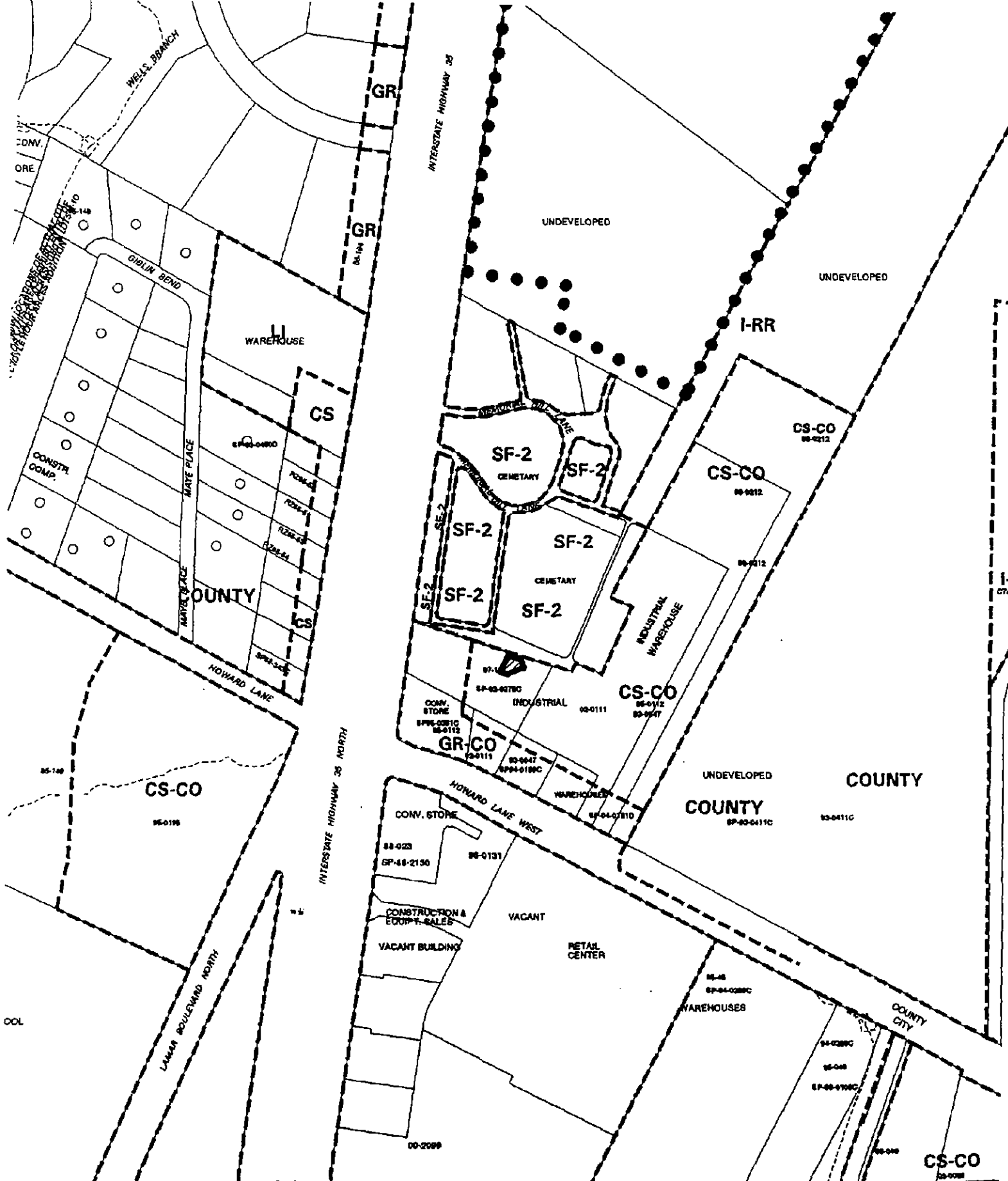
B&G Surveying, Inc.





Victor M. Garza R.P.L.S.

Office 512*458-6969
Fax 512*458-9845

1404 West North Loop Blvd.
Austin, Texas 78756





 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. GAGER	  	ZONING EXHIBIT B CASE #: C14-04-0073 ADDRESS: 1200 W HOWARD LANE SUBJECT AREA (acres): 0.060	DATE: 04-06 INTLS: SM	CITY GRID REFERENCE NUMBER M35
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