

ORDINANCE NO. 20190131-071

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. C14-2018-0132, on file at the Planning and Zoning Department, as follows:

Approximately 1,182 square feet, known as Suite "M" situated in Lot 2A, Replat of Route Subdivision, a subdivision in Travis County, Texas, according to the plat or map recorded in Document No. 200000128 in the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

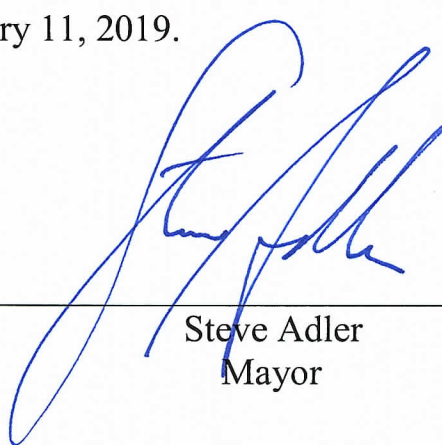
locally known as 1200 West Howard Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on February 11, 2019.

PASSED AND APPROVED

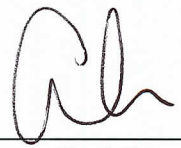
_____, January 31 _____, 2019

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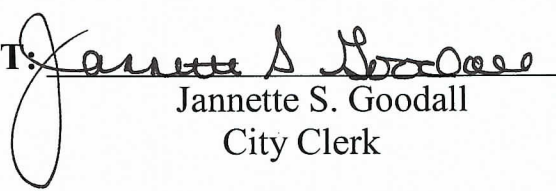
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

Steven Warner Womack, RPLS, PLS, NCEES

National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor #L-5043
E-Mail: SWRPLS@Gmail.com
(512) 638-0220

METES AND BOUNDS DESCRIPTION

APPROX. 1182 S.F. KNOWN AS SUITE "M" SITUATED IN LOT 2A, REPLAT OF ROUTE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN DOCUMENT No. 200000128 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AS SHOWN ON THE ATTACHED SKETCH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

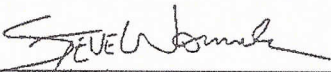
Commencing at an iron rod on the southerly line of Memorial Hill Park Cemetery at the easterly corner of the referenced Lot 2A; **Thence** N 70 deg 26 min 51 sec W 104.20 feet and S 19 deg 33 min 09 sec W 10.03 feet and S 20 deg 25 min 43 sec E 28.43 feet to the rear wall of the building and partition wall between Suite J and the referenced Suite M, for the **Point of Beginning** and northeast corner of the herein described tract;

Thence S 20 deg 25 min 43 sec E 19.50 feet to a partition wall, for the southeast corner of the herein described tract;

Thence with the said partition wall S 70 deg 18 min 21 sec W 60.20 feet to the front wall of the building, for the southwest corner of the herein described tract;

Thence N 20 deg 25 min 43 sec W 19.50 feet to a partition wall, for the northwest corner of the herein described tract;

Thence with said partition wall N 70 deg 18 min 21 sec E 60.20 feet to the **Point of Beginning**, containing 1182 square feet of land, more or less.



Steven W. Womack
Registered Professional Land Surveyor
No. 5025, State of Texas

8 Oct. 2018
Date

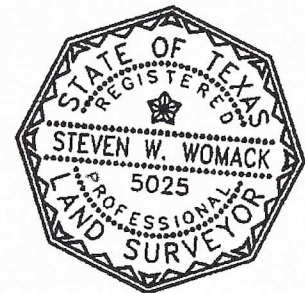


Exhibit A

SURVEY SKETCH

APPROX. 1182 S.F. KNOWN AS SUITE "M" SITUATED IN LOT 2A, REPLAT OF ROUTE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN DOCUMENT No. 200000128 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

0 30 60
APPROXIMATE
SCALE IN FEET

I.H. 35

- LEGEND
- IRON ROD FOUND
 - IRON ROD SET
 - * COTTON SPINDLE FOUND
 - △ CALCULATED POINT

Howard Lane

Replat of
Route Subd.
200000128
Lot 2A

Adjacent Building/Suites

Memorial Hill
Park Cemetery

Adjacent Building/Suites

N20°25'43"W
19.50'

N70°18'21"E
60.20'

Suite "M"

POB

S19°33'09"W
10.03'

S70°18'21"W
60.20'

S20°25'43"E
19.50'

N70°26'51"W
104.20'

POC

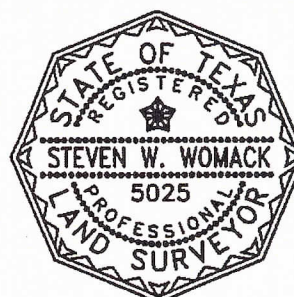
Lot 3

THIS SURVEY WAS PERFORMED FOR ZONING PURPOSES ONLY.

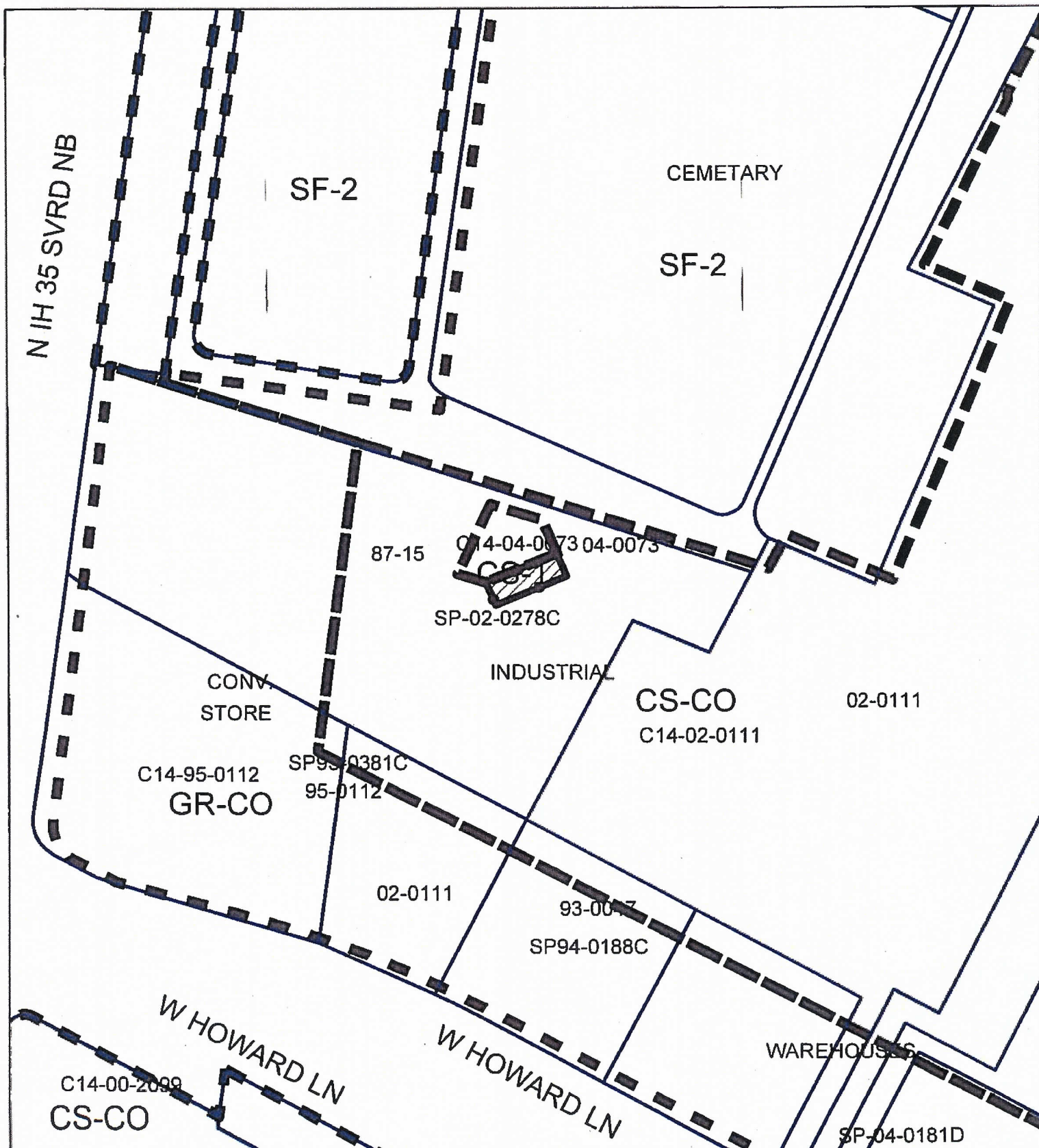
Steven W. Womack

8 October 2018

Steven Warner Womack, RPLS, PLS, NCEES Date
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor #L-5043
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DATE: 10-08-2018
DRAWN BY: Staff
FILE NAME: 18-037.dwg
PROJ. NO. : 18-037



ZONING

ZONING CASE#: C14-2018-0132

Exhibit B



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 100'

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



Created: 10/22/2018