

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8601 SOUTH CONGRESS AVENUE 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. C14-2019-0144, on file at the Planning and Zoning Department, as follows:

A 0.109 acre of land (approximately 4,737 square feet), being a portion of Lot 1, Block A, Oaks at Slaughter, a subdivision of record in Document No. 201900203 of the Official Public Records of Travis County, Texas, said 0.109 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 8601 South Congress Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. This ordinance takes effect on _____, 2019.

PASSED AND APPROVED

§

So

§

, 2019

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

EARLY LAND SURVEYING, LLC

P.O. Box 92588
Austin, TX 78709
512-202-8631
TBPLS Firm No. 10194487

0.109 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.109 ACRES (APPROXIMATELY 4,737 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, OAKS AT SLAUGHTER, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201900203 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.109 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point, from which a 1/2" rebar with "Stantec" cap found in the east right-of-way line of S Congress Avenue (120' right-of-way width) as shown on Amended Plat of Congress Avenue Commercial Tract, a subdivision of record in Document No. 201800318 of the Official Public Records of Travis County, Texas, being the southwest corner of said Lot 1, being also a northwest corner of Lot 2, of said Amended Plat of Congress Avenue Commercial Tract, bears South 58°38'34" West, a distance of 150.64 feet;

THENCE crossing said Lot 1, the following four (4) courses and distances:

1. North 13°50'55" East, a distance of 59.57 feet to a calculated point, from which a 1/2" rebar with "TXDOT" cap found for an angle point in the east right-of-way line of S Congress Avenue, being an angle point in the west line of said Lot 1, bears North 82°18'36" West, a distance of 81.29 feet;
2. South 76°11'47" East, a distance of 79.33 feet to a calculated point
3. South 13°48'13" West, a distance of 59.81 feet to a calculated point
4. North 76°01'27" West, a distance of 79.38 feet to the **POINT OF BEGINNING**, containing 0.109 acres of land, more or less.

Surveyed on the ground on October 10, 2019.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-009-BASE

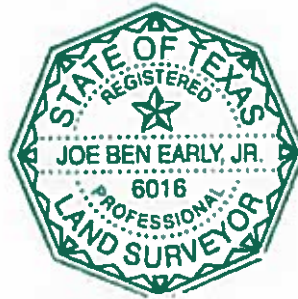
EXHIBIT "A"



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10194487

10/23/19

Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.109 ACRES
(APPROXIMATELY 4,737 SQ. FT.), BEING A PORTION OF
LOT 1, BLOCK A, OAKS AT SLAUGHTER, A SUBDIVISION
OF RECORD IN DOCUMENT NO. 201900203 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR WITH CAP FOUND AS NOTED
- △ CALCULATED POINT
- () RECORD INFORMATION

S CONGRESS AVENUE
(120' R.O.W. WIDTH)
(201800318)

BURY

S77°33'38"E
1.25'
(S78°59'52"E
1.32')

N13°59'58"E 445.06'
(N13°59'48"E 445.00')

TXDOT

TXDOT

N82°18'36"W 81.29'

S76°11'47"E 79.33'

N13°50'55"E
59.57'

0.109 ACRES
APPROX. 4,737
SQ. FT.

S13°48'13"W
59.81'

P.O.B.

LOT 1
BLOCK A
OAKS AT SLAUGHTER
(201900203)

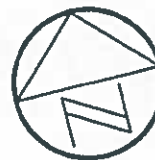
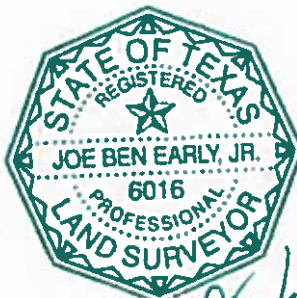
LOT 1
BLOCK A
OAKS AT SLAUGHTER
(201900203)

LOT 1
BLOCK A
OAKS AT SLAUGHTER
(201900203)

CB=N22°31'22"E
(N22°30'20"E)
C=159.54'
(159.55')
R=863.67'
L=159.77'
Δ=10°35'56"

S58°38'34"W 150.64'

STANTEC



1" = 40'

BEARING BASIS: THE TEXAS
COORDINATE SYSTEM OF 1983 (NAD83),
CENTRAL ZONE, UTILIZING THE
SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 1001-009-BASE

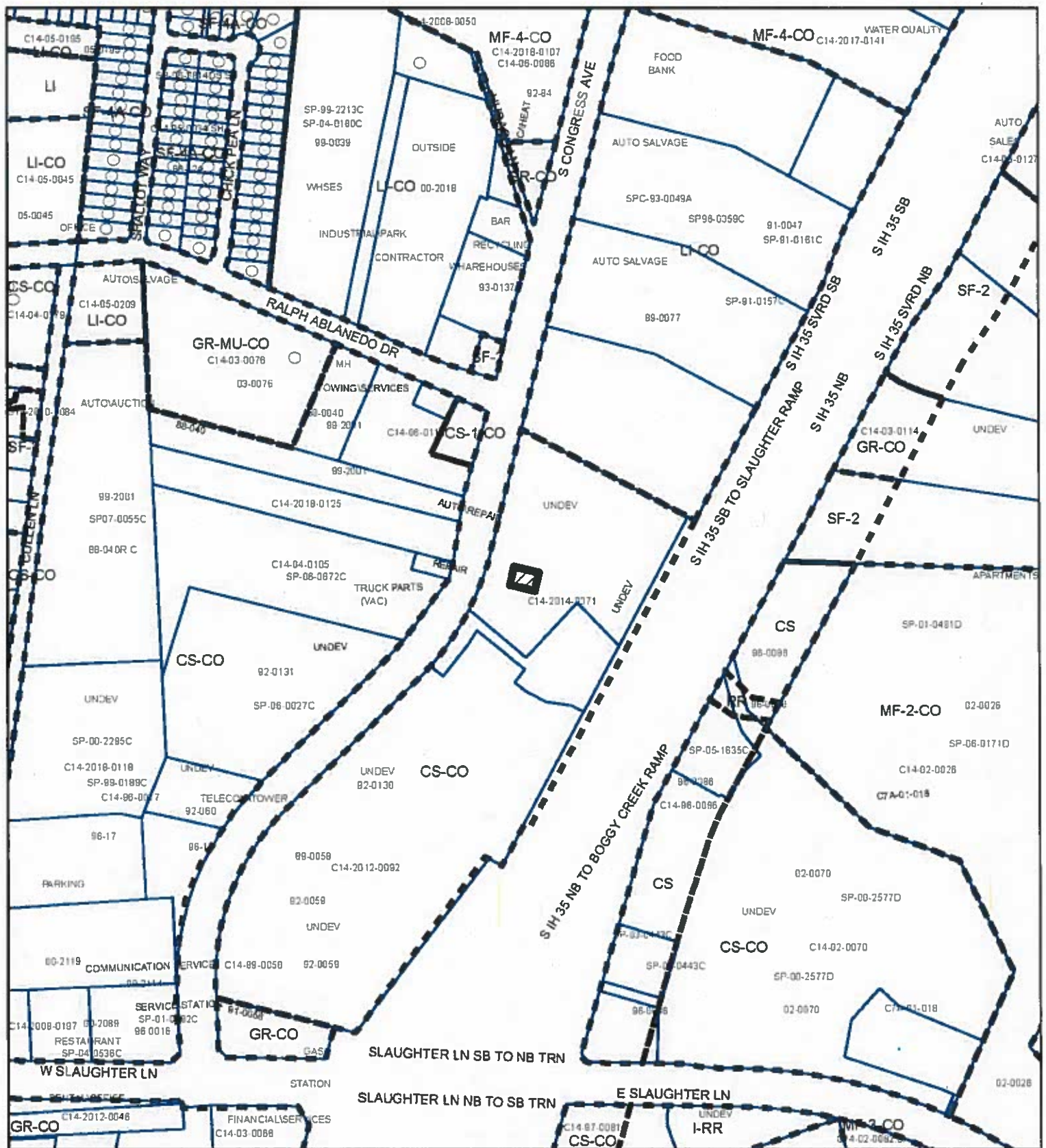
DATE OF SURVEY: 10/10/19
PLOT DATE: 10/23/19
DRAWING NO.: 1001-009-BASE
DRAWN BY: JBE
SHEET 1 OF 1




**EARLY LAND
SURVEYING, LLC**

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO.10194487

AMENDED PLAT OF CONGRESS AVENUE COMMERCIAL TRACT
LOT 2
(201800318)

LOT 1
AMENDED PLAT OF
CONGRESS AVENUE
COMMERCIAL TRACT
(201800318)



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2019-0144

EXHIBIT "B"

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: 10/16/2019