

**ORDINANCE NO. 20191114-091**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5500 SOUTH IH-35 SERVICE ROAD SOUTHBOUND, SUITE 210 IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) 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 community commercial-neighborhood plan (GR-NP) combining district to commercial-liquor sales-neighborhood plan (CS-1-NP) combining district on the property described in Zoning Case No. C14-2019-0126, on file at the Planning and Zoning Department, as follows:

0.079 acre of land (approximately 3,458 square feet), being a portion of Lot 9, Block B, Stassney Heights Composite Resubdivision of Lots 1A, 2A and 4A, Block B, a subdivision of record in Document No. 200000292 of the Official Public Records of Travis County, Texas, said 0.079 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 5500 South IH-35 Service Road Southbound, Suite 210, in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** The Property is subject to Ordinance No. 20050818-Z004 that established zoning for the East Congress Neighborhood Plan.

**PART 3.** This ordinance takes effect on November 25, 2019.


**PASSED AND APPROVED**

\_\_\_\_ November 14 \_\_\_\_\_, 2019

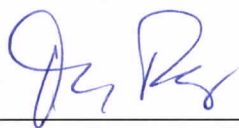

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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

   
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

# EARLY LAND SURVEYING, LLC

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

## 0.079 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.079 ACRES (APPROXIMATELY 3,458 SQ. FT.), BEING A PORTION OF LOT 9, BLOCK B, STASSNEY HEIGHTS COMPOSITE RESUBDIVISION OF LOTS 1A, 2A AND 4A, BLOCK B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000292 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.079 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 60D nail found in concrete for an angle point in the northwest line of said Lot 9, also being an angle point in the southeast line of Lot 1B, Block B, Stassney Heights Composite, a subdivision of record in Document No. 199900113 of the Official Public Records of Travis County, Texas, from which a 60D nail found for the westernmost corner of said Lot 9, being in the southeast line of said Lot 1B, being also the northernmost corner of Lot 8, Block B, of said Stassney Heights Composite Resubdivision of Lots 1A, 2A and 4A, Block B, bears South 33°54'38" West, a distance of 142.05 feet;

**THENCE** North 76°21'52" East crossing said Lot 9, a distance of 130.02 feet to a calculated point on the southwest face of an existing building for the **POINT OF BEGINNING**;

**THENCE** crossing said Lot 9, the following four (4) courses and distances:

1. North 33°52'45" East with an interior party wall, a distance of 80.13 feet to a calculated point on the northeast face of the existing building;
2. South 56°07'15" East with the northeast face of the existing building, a distance of 43.15 feet to a calculated point, from which a 60D nail found in concrete for an angle point in the southeast line of said Lot 9, being an angle point in the northwest line of Lot 6B, Block B, of said Stassney Heights Composite, bears South 74°44'59" East, a distance of 22.63 feet;
3. South 33°52'45" West with an interior party wall, a distance of 80.15 feet to a calculated point of the southwest face of the existing building, from which a 60D nail found in asphalt for an angle point in the southeast line of said Lot 9, being an angle point in the northwest line of said Lot 6B, bears South 24°40'29" West, a distance of 66.80 feet;

**EXHIBIT "A"**

4. North  $56^{\circ}05'50''$  West with the southwest face of the existing building, a distance of 43.15 feet to the **POINT OF BEGINNING**, containing 0.079 acres of land, more or less.

Surveyed on the ground on September 17, 2019.

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

Attachments: Survey Drawing No. 1001-008-BASE



9/19/19

Joe Ben Early, Jr.

Date

Registered Professional Land Surveyor

State of Texas No. 6016

TBPLS Firm No. 10194487




SKETCH TO ACCOMPANY A DESCRIPTION OF 0.079 ACRES (APPROXIMATELY 3,458 SQ. FT.),  
BEING A PORTION OF LOT 9, BLOCK B, STASSNEY HEIGHTS COMPOSITE RESUBDIVISION OF  
LOTS 1A, 2A AND 4A, BLOCK B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000292  
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD CHORD)
L1	N33°52'45"E	80.13'	
L2	S56°07'15"E	43.15'	
L3	S33°52'45"W	80.15'	
L4	N56°05'50"W	43.15'	
L5	S24°40'29"W	66.80'	
L6	S33°54'38"W	142.05'	S36°24'40"W 142.06'

LEGEND

- 1/2" REBAR WITH "M&S 1838" CAP FOUND
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION

 9/19/19

**EARLY LAND  
SURVEYING, LLC**

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

DATE OF SURVEY: 9/17/19  
PLOT DATE: 9/19/19  
DRAWING NO.: 1001-008-BASE  
DRAWN BY: MAW & JBE  
SHEET 1 OF 2

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

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1001-008-BASE

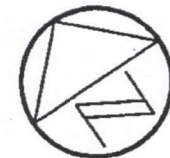
LOT 9  
BLOCK B  
STASSNEY HEIGHTS  
COMPOSITE RESUBDIVISION OF LOTS  
1A, 2A AND 4A, BLOCK B  
(200000292)

LOT 1B  
BLOCK B  
STASSNEY HEIGHTS  
COMPOSITE  
(199900113)

EXISTING ONE STORY  
CONCRETE BUILDING

0.079  
ACRES  
APPROX.  
3,458 SQ. FT.

S56°05'03"E  
38.45'  
(S53°34'25"E  
38.42')



1" = 40'

LOT 6B  
BLOCK B  
STASSNEY HEIGHTS  
COMPOSITE  
(199900113)

S33°54'57"W 153.36'  
(S36°25'35"W 153.25')

P.O.B.

LOT 9  
BLOCK B  
STASSNEY HEIGHTS  
COMPOSITE RESUBDIVISION OF LOTS  
1A, 2A AND 4A, BLOCK B  
(200000292)

N56°02'17"W  
49.10'  
(N53°34'25"W  
49.12')

LOT 6B  
BLOCK B  
STASSNEY HEIGHTS  
COMPOSITE  
(199900113)

**EARLY LAND  
SURVEYING, LLC**

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

N12°35'06"W 123.94'  
(N10°04'20"W 123.90')

LOT 1B  
BLOCK B  
STASSNEY HEIGHTS  
COMPOSITE  
(199900113)

P.O.C.

N76°21'52"E 130.02'

L5

L4

L1

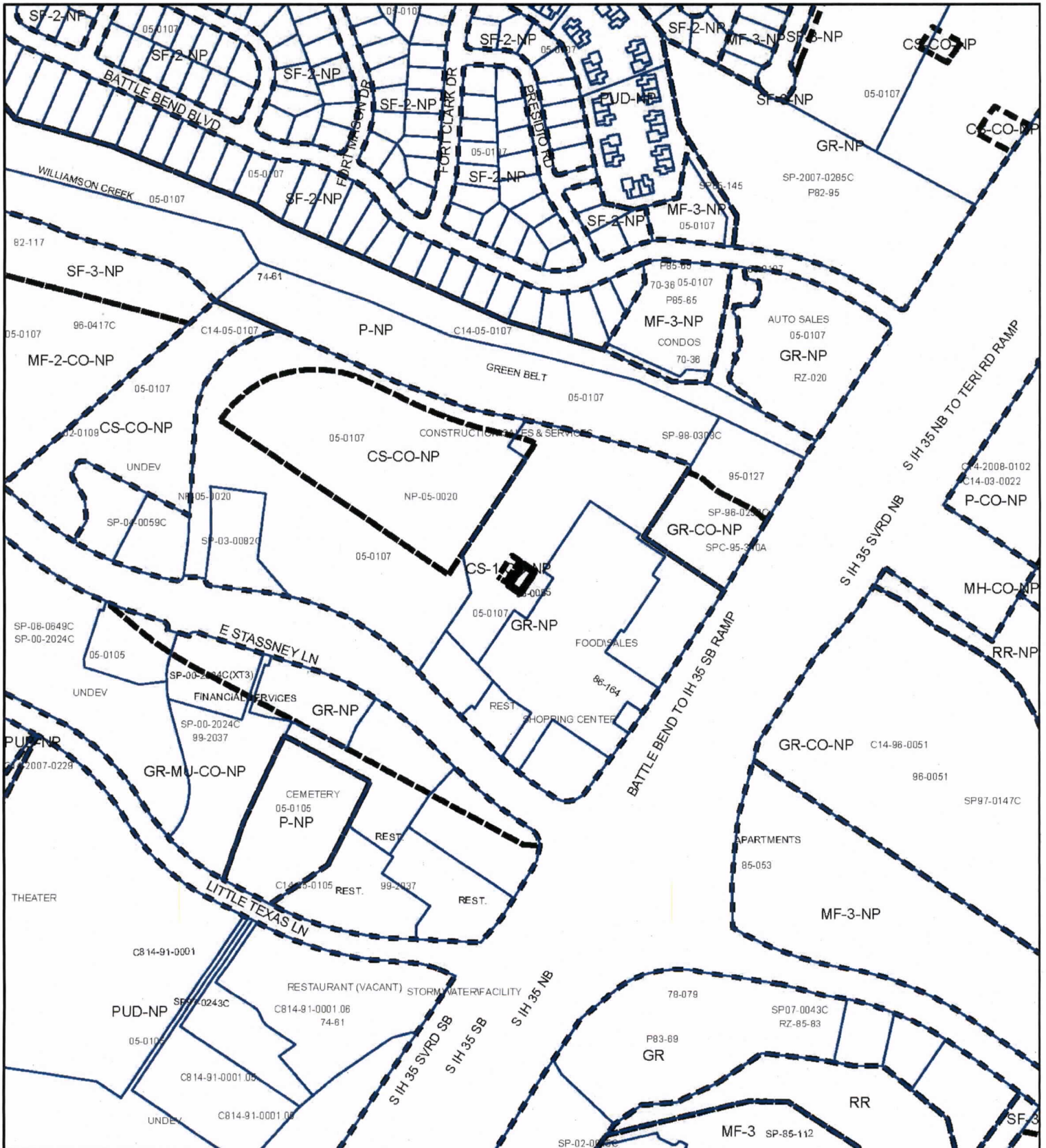
L2

S74°44'59"E  
22.63'



9/19/19

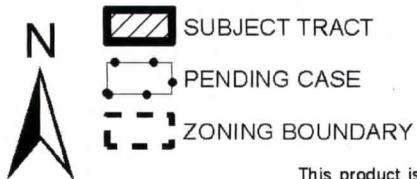
DATE OF SURVEY: 9/17/19  
PLOT DATE: 9/19/19  
DRAWING NO.: 1001-008-BASE  
DRAWN BY: MAW & JBE  
SHEET 2 OF 2



## ZONING

ZONING CASE#: C14-2019-0126

## EXHIBIT "B"



1" = 400'

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: 9/30/2019