ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2402 SAN GABRIEL STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (CS-MU-H-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-MIXED USE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (CS-1-MU-H-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 general commercial services-mixed use-historic landmark-neighborhood plan (CS-MU-H-NP) combining district to commercial liquor sales-mixed use-historic landmark-neighborhood plan (CS-1-MU-H-NP) combining district on the property described in Zoning Case No. C14-2020-0032, on file at the Planning and Zoning Department, as follows:

A 0.083 acre (3,621 square feet) tract of land situated in the City of Austin, Travis County, Texas being a portion of Lot 2, Block 1, Robard’s subdivision out of Outlots 43, 44, 45, 54, and 55, Division “D”, record in Volume 1, Page 12, Plat Records of Travis County, Texas, said 0.083 acre of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 2402 San Gabriel Street 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. 040826-57 that established zoning for the West University Neighborhood Plan.
PART 3. This ordinance takes effect on ________________, 2020.

PASSED AND APPROVED

$_$

$_$

$_$

______________________________, 2020

Steve Adler
Mayor

APPROVED: __________________________________________ ATTEST: ________________________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk
DESCRIPTION OF A 0.083 ACRE (3,621 SQUARE FEET) TRACT OF LAND SITUATED IN THE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 1, ROBARD'S
SUBDIVISION OUT OF OUTLOTS 43, 44, 45, 54 AND 55, DIVISION "D", RECORDED IN
VOLUME 1, PAGE 12, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO HILLTOP
SH VENTURES (TX), LP IN DOCUMENT #2018150853, OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS; SAID 0.083 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED
BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a brass disc monument stamped "WOODLEY" found on the west right-of-way line of San
Gabriel Street (60' R.O.W.), being the common east corner of said Lot 2 and Lot 1, Block 1 of said
Robard's Subdivision out of Outlots 43, 44, 45, 54, and 55, Division "D", for the southeast corner of the
tract described herein, from which an "X" found in concrete at the intersection of the west right-of-way
line of San Gabriel Street with the north right-of-way line of West 24th Street (60' R.O.W.), being the
southeast corner of said Lot 1, bears S 03°25'35" W, a distance of 50.09 feet;

THENCE N 86°21'50" W, leaving the west right-of-way line of San Gabriel Street and with the common
line of said Lots 1 and 2, being with the south line of the tract described herein, a distance of 72.35 feet
to a calculated point for the southwest corner of the tract described herein, from which a 1/2-inch iron
rod found on the east right-of-way line of a 20 foot wide alley conveyed to the City of Austin, being the
common west corner of said Lots 1 and 2, bears N 86°21'50" W, a distance of 127.90 feet;

THENCE N 03°25'37" E, leaving the north line of said Lot 1 and through the interior of said Lot 2, with the
west line of the tract described herein, a distance of 50.11 feet to a calculated point on the common line
of said Lot 2 and Lot 3, Block 1 of said Robard's Subdivision out of Outlots 43, 44, 45, 54, and 55,
Division "D", for the northwest corner of the tract described herein, from which a punch hole found on
the east right-of-way line of said 20 foot wide alley, being the common west corner of said Lots 2 and 3,
bears N 86°16'37" W, a distance of 127.81 feet;

THENCE S 86°16'37" E, with the common line of said Lots 2 and 3, being with the north line of the tract
described herein, a distance of 72.35 feet to a mag nail found on the west right-of-way line of San
Gabriel Street, being the common east corner of said Lots 2 and 3, for the northeast corner of the tract
described herein, from which a mag nail found on the west right-of-way line of San Gabriel Street, being
the common east corner of Lots 4 and 5, both of said Robard's Subdivision out of Outlots 43, 44, 45, 54,
and 55, Division "D", bears N 03°25'35" E, a distance of 100.00 feet;

THENCE S 03°25'35" W, with the west right-of-way line of San Gabriel Street and the east line of said
Lot 2, being with the east line of the tract described herein, a distance of 50.00 feet to the POINT OF
BEGINNING and containing 0.083 acres (3,621 square feet) of land, more or less.

Exhibit A
BASIS OF BEARINGS: Texas Coordinate System, Central Zone (4203), NAD83, Grid.

That I, Cara L. Williams, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying survey map are true and correct to the best of my knowledge and belief and was prepared from an actual on-the-ground survey under my direction and supervision.

As Prepared by:
WUEST GROUP
Firm Registration No. 10194507

[Signature]

Date 1-8-20

Cara L. Williams
RPLS No. 6336 – State of Texas
Wuest Group
(512)394-1900
outlots 43, 44, 45, 54, and 55, division "D", recorded in vol. 1, pg. 12, F.T.C.T.

outlots 43 and 54, being a portion of lot 2, block 1, Roadmap Subdivision Out Of

city of Austin, Texas, being a portion of lot 2, block 1, Roadmap Subdivision Out Of

a 0.083 acre (820 sq. ft.) tract of land situated in the city of Austin, Travis

sketch to accompany field notes description
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.

ZONING CASE#: C14-2020-0032

Exhibit B