

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.

WUEST GROUP

Firm No. 10194507

EXHIBIT " _ "

FIELD NOTES DESCRIPTION

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



1-8-20

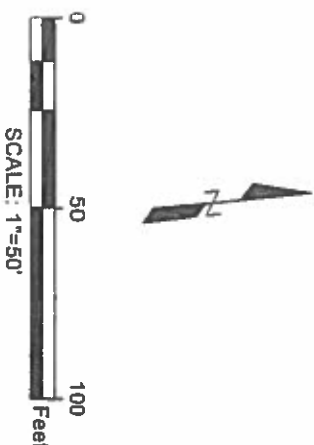
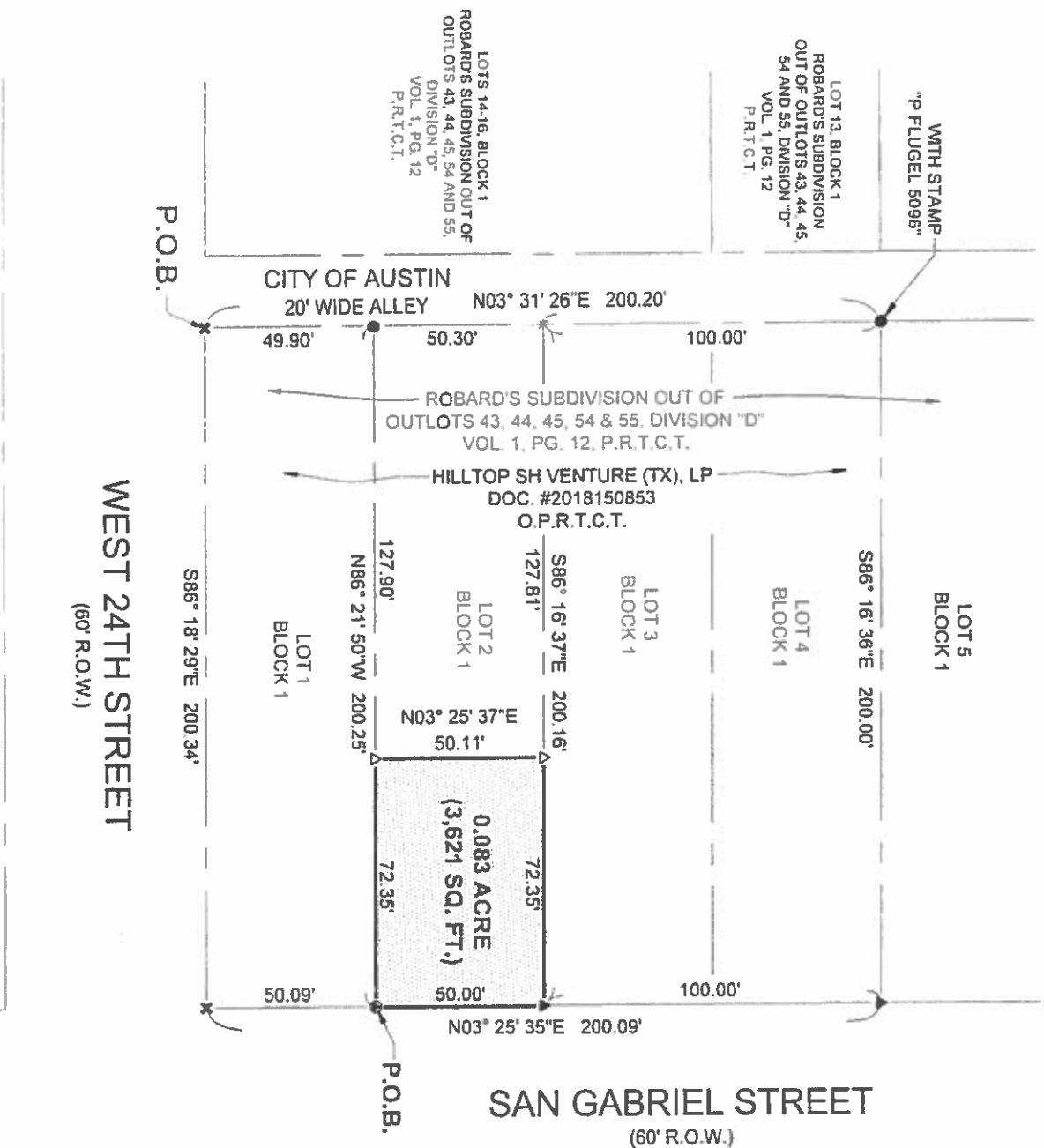
Date

Cara L. Williams
RPLS No. 6336 – State of Texas
Wuest Group
(512)394-1900



TRAVIS COUNTY, TEXAS
CITY OF AUSTIN

SKETCH TO ACCOMPANY FIELD NOTES DESCRIPTION
A 0.083 ACRE (3,621 SQ. FT.) TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 1, ROBOARD'S SUBDIVISION OUT OF OUTLOTS 43, 44, 45, 54, AND 55, DIVISION "D", RECORDED IN VOL. 1, PG. 12, P.R.T.C.T.



BEARING BASIS & HORIZONTAL DATUM:
BEARINGS SHOWN HEREON ARE GRID AS
REFERENCED TO THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD '83,
CENTRAL ZONE (4203)

HILLTOP
JANUARY, 2020
PROJECT NO. 501-076



ENGINEERING & SURVEYING
TBPLS FIRM # 10194507
TBPE FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512)94-1800

TRAVIS COUNTY, TEXAS
CITY OF AUSTIN

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LEGEND

●	1/2" IRON ROD FOUND
⊙	BRASS DISC MONUMENT FOUND STAMPED "WOODLEY"
×	"X" FOUND IN CONCRETE
*	PUNCH HOLE FOUND
▲	MAG NAIL FOUND
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

AS SURVEYED BY:



[Signature]

1-8-20

DATE

CARA L. WILLIAMS
RPLS NO. 6336 - STATE OF TEXAS
WUEST GROUP
(512)394-1900

HILLTOP

JANUARY, 2020

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ENGINEERING & SURVEYING

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2007 S 1ST STREET, SUITE 103
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(512)394-1900

4 OF 4
SHEET



ZONING

ZONING CASE#: C14-2020-0032

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: 3/10/2020

1" = 200'