

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1516 SOUTH LAMAR BOULEVARD FROM GENERAL COMMERCIAL SERVICES (CS) 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 (CS) district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-2020-0049, on file at the Planning and Zoning Department, as follows:

0.1255 acre (5,465 square feet) out of Lot 11, Evergreen Heights, a subdivision in Travis County, Texas, recorded in Volume Z, Page 614, of the Deed Records of Travis County Texas, said 0.1255 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1516 South Lamar Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. 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

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1255 ACRE (5,465 SQUARE FEET) OUT OF LOT 11, EVERGREEN HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME Z, PAGE 614 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), BEING A PORTION OF A CALLED 112.5 FEET X 180.19 FEET TRACT CONVEYED TO AUSPRO ENTERPRISES, L.P. IN DOCUMENT NO. 2012176923, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.1255 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

COMMENCING, at a 1/2-inch iron rod found (from which an iron rod with "Landesign" cap found bears, N47°52'42"W, a distance of 0.25 feet) in the west right-of-way line of South Lamar Boulevard (right-of-way-varies) being the southeast corner of a called 0.51 acre tract out of said Lot 11, conveyed to Anchor Equities, Ltd. in Document No. 2014153036 (O.P.R.T.C.T.), and being the northeast corner of said AusPro tract, from which a Mag nail with "4Ward-Boundary" washer set for an angle point in the west right-of-way line of said South Lamar Boulevard, being the northeast corner of said Anchor tract bears, N38°05'52"E, a distance of 112.38 feet;

THENCE, with the west right-of-way line of said South Lamar Boulevard, being the east line of said AusPro tract, S38°05'52"W, a distance of 55.48 feet to a calculated point;

THENCE, leaving the west right-of-way line of said South Lamar Boulevard, over and across said AusPro tract N51°54'08"W, a distance of 1.64 feet to a calculated point, being an angle point in the east line and **POINT OF BEGINNING** hereof;

THENCE, continuing over and across said AusPro tract the following seventeen (17) courses and distances:

- 1) **S46°03'15"W**, a distance of **24.02** feet to a calculated point for an angle point hereof,
- 2) **S89°31'07"W**, a distance of **13.40** feet to a calculated point for an angle point hereof,
- 3) **S24°07'25"W**, a distance of **3.77** feet to a calculated point for the southeast corner hereof,
- 4) **N62°05'11"W**, a distance of **28.11** feet to a calculated point for an angle point hereof,
- 5) **N27°54'49"E**, a distance of **3.76** feet to a calculated point for an angle point hereof,
- 6) **N62°05'11"W**, a distance of **26.59** feet to a calculated point for an angle point hereof,
- 7) **N62°20'17"W**, a distance of **12.52** feet to a calculated point for the southwest corner hereof,
- 8) **N22°23'35"E**, a distance of **26.63** feet to a calculated point for an angle point hereof,
- 9) **N66°26'49"W**, a distance of **22.03** feet to a calculated point for an angle point hereof,
- 10) **N22°03'36"E**, a distance of **30.48** feet to a calculated point for the northwest corner hereof,
- 11) **S67°21'19"E**, a distance of **38.04** feet to a calculated point for an angle point hereof,
- 12) **S55°51'55"E**, a distance of **41.42** feet to a calculated point for an angle point hereof,
- 13) **N34°08'05"E**, a distance of **2.00** feet to a calculated point for an angle point hereof,
- 14) **S55°47'29"E**, a distance of **31.26** feet to a calculated point for the northeast corner hereof,
- 15) **S45°48'31"W**, a distance of **2.00** feet to a calculated point for an angle point hereof,
- 16) **S34°08'05"W**, a distance of **18.10** feet to a calculated point for an angle point hereof,

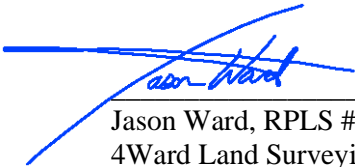
Exhibit A

- 17) **S31°49'01"E**, a distance of **7.07** feet to the **POINT OF BEGINNING**, and containing 0.1255 Acres (5,465 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000058905954. See attached sketch (reference drawing: 00981-zoning-2.dwg)

TCAD Parcel # 100315
COA Grid # H-21


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

8/4/2020



[B]

ELECTRIC EASEMENT
VOL. 12337, PG. 2377, R.P.R.T.C.T.

FROM WHICH AN IRON ROD
WITH "LANDESIGN" CAP
FOUND BEARS
N47°52'42"W, 0.25'

N38°05'52"E
112.83'
(N39°34'00"E
113.69')
{N40°11'24"E
113.67'}

P.O.C.

GRID N: 10,064,677.63
GRID E: 3,107,520.23

**SOUTH LAMAR
BOULEVARD
(R.O.W. VARIES)**

P.O.B.

GRID N: 10,064,634.98
GRID E: 3,107,484.70

ZONING EXHIBIT
0.1255 ACRE(S)
5,465 SQUARE FEET

REMAINING PORTION
OF LOT 1
FRANK REEDER SUBDIVISION
UNKNOWN OWNERSHIP
(SLANT HATCH)

LOT 2
FRANK REEDER SUBDIVISION
VOL. 8, PG. 136, P.R.T.C.T.

EVERGREEN HEIGHTS ADDITION
CLARICE A. JOHNSTON
DOC. NO. 2002098796, O.P.R.T.C.T.

**0.1255 ACRE
ZONING EXHIBIT
City of Austin,
Travis County, Texas**

FROM WHICH
A 2" IRON PIPE
FOUND BEARS
N03°22'19"W, 0.63'

S42°56'31"W
4.82'



GRAPHIC SCALE: 1" = 20'

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	8/4/2020
Project:	00981
Scale:	1" = 20'
Reviewer:	PRB
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	MAR. 2013
Sheet:	1 OF 2

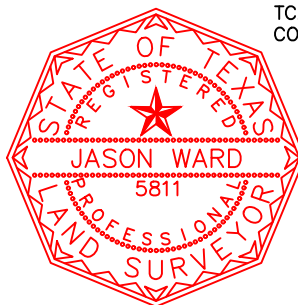
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S46°03'15"W	24.02'
L2	S89°31'07"W	13.40'
L3	S24°07'25"W	3.77'
L4	N62°05'11"W	28.11'
L5	N27°54'49"E	3.76'
L6	N62°05'11"W	26.59'
L7	N62°20'17"W	12.52'
L8	N22°23'35"E	26.63'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N66°26'49"W	22.03'
L10	N22°03'36"E	30.48'
L11	N34°08'05"E	2.00'
L12	S45°48'31"W	2.00'
L13	S34°08'05"W	18.10'
L14	S31°49'01"E	7.07'
L15	N51°54'08"W	1.64'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	MAG WITH "4WARD BOUNDARY" WASHER SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "BURY" CAP FOUND
	CALCULATED POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
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
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 13042 PG. 1309
{.....}	RECORD INFORMATION PER PLAT VOL. 96, PG. 112

[A]
 PORTION OF A
 CALLED 112.5 FEET X 180.19
 FEET
 OUT OF LOT 11,
 EVERGREEN HEIGHTS
 VOL. Z, PG. 614
 D.R.T.C.T.
 AUSPRO ENTERPRISES, L.P.
 DOC. NO. 2012176923
 O.P.R.T.C.T.

[B]
 CALLED 0.51 ACRE
 OUT OF LOT 11,
 EVERGREEN HEIGHTS
 VOL. Z, PG. 614
 D.R.T.C.T.
 ANCHOR EQUITIES, LTD.
 DOC. NO. 2014153036
 O.P.R.T.C.T.
 AS DESCRIBED BY METES AND
 BOUNDS IN VOL. 13042, PG. 1309
 R.P.R.T.C.T.



TCAD PARCEL #100315,
 COA GRID H-21

8/4/2020

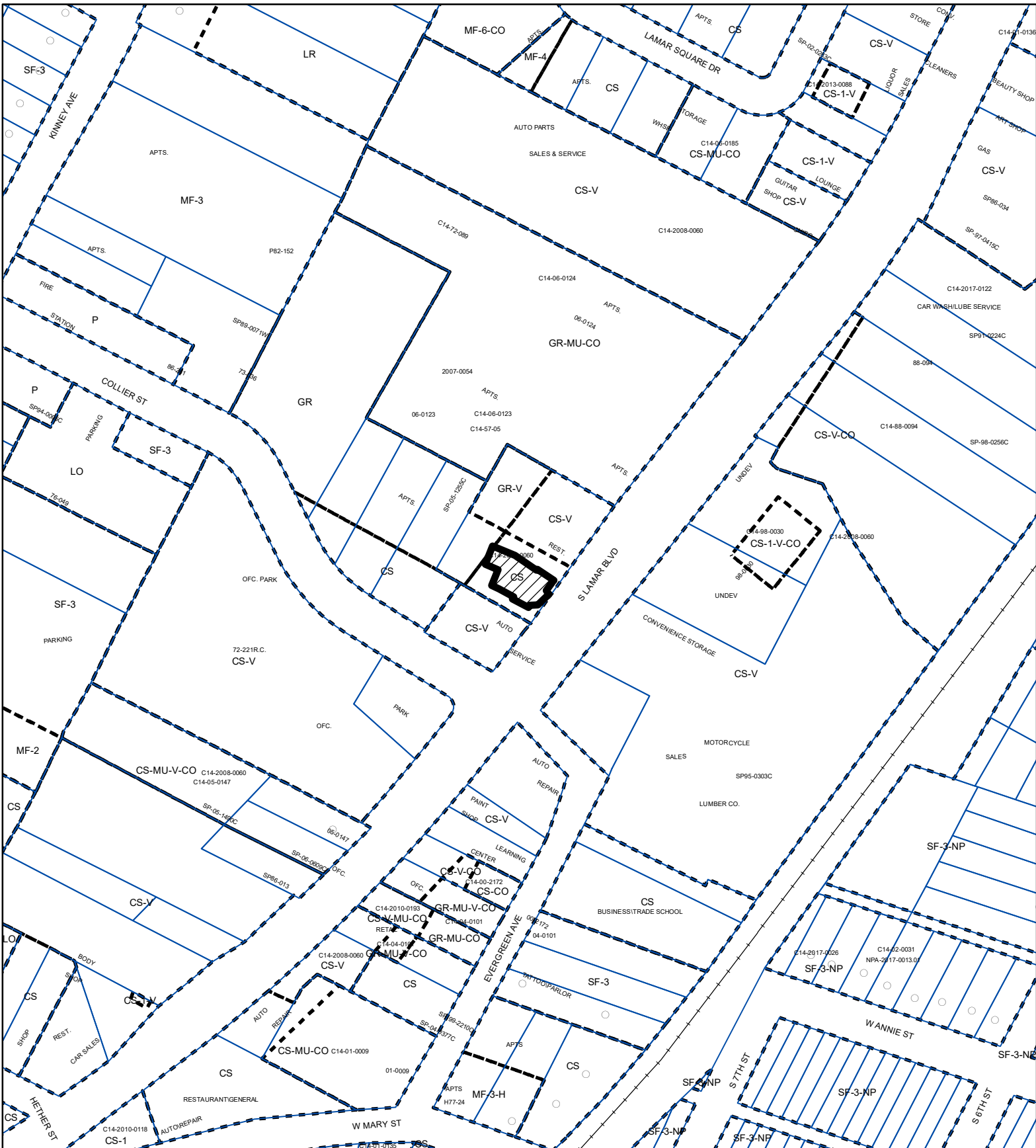
NOTES:




- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058905954.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.1255 ACRE
 ZONING EXHIBIT
 City of Austin,
 Travis County, Texas**

4WARD
 Land Surveying
 A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	8/4/2020
Project:	00981
Scale:	N/A
Reviewer:	PRB
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	MAR. 2013
Sheet:	2 OF 2


$$1'' = 200'$$

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0049

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: 8/4/2020