ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1703 RIVER HILLS ROAD FROM COMMERCIAL LIQUOR SALES (CS-1) DISTRICT TO COMMERCIAL RECREATION (CR) 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 commercial liquor sales (CS-1) district to commercial recreation (CR) district on the property described in Zoning Case No. C14-2020-0063, on file at the Planning and Zoning Department, as follows:

0.096 of an acre situated in the Isaac Perkins Survey, Abstract No. 626, Travis County, Texas, said 0.096 acre of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”), locally known as 1703 River Hills Road 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          Jannette S. Goodall
City Attorney            City Clerk

Draft 8/21/2020
EXHIBIT A
PROPERTY DESCRIPTION

BEING 0.096 OF AN ACRE SITUATED IN THE ISAAC PERKINS SURVEY,
ABSTRACT No. 626, TRAVIS COUNTY, TEXAS, OUT OF A CALLED 4.465 ACRE TRACT
CONVEYED TO TIRES MADE EASY, INC., AND DESCRIBED IN SPECIAL WARRANTY
DEED RECORDED IN DOCUMENT No. 2008021052, OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.).

COMMENCING at a 1/2-inch iron rod with cap found for the south corner of said 4.465 acre tract, from
which a 1/4-inch iron pipe found on the southwest line of said 4.465 acre tract bears North 18°12'28" West,
a distance of 261.76 feet, being on the west line of Weston Lane, Right-of-Way varies, being the southeast
corner of that certain 22.45 acres conveyed to Tires Made Easy, Inc., recorded in
Document No. 2010144152, O.P.R.T.C.T.;

THENCE, along the southeast line of said 4.465 acre tract, same being the north line of Lot 42, Block A,
Rob Boy on the Lake, Section One, Volume 112 D – 114 B, Plat Records, Travis County, Texas, the
following nine (9) courses and distances:

1. North 27°57'06" East, a distance of 45.11 feet to a calculated corner;
2. North 27°29'05" East, a distance of 39.12 feet to a calculated corner;
3. North 28°07'05" East, a distance of 179.54 feet to a calculated corner;
4. North 28°08'19" East, a distance of 240.42 feet to a calculated corner;
5. North 28°23'06" East, a distance of 9.19 feet to a calculated corner;
6. North 41°28'41" East, a distance of 15.37 feet to a calculated corner;
7. North 73°30'41" East, a distance of 8.35 feet to a calculated corner;
8. North 78°19'41" East, a distance of 41.23 feet to a calculated corner;
9. North 81°29'11" East, a distance of 58.17 feet to a calculated corner, and the POINT OF
BEGINNING of the herein described easement;
(Grid Coordinates = N=10,092,780.41, E=3,081,436.33)

THENCE, North 10°37'04" West, a distance of 211.55 feet to a calculated corner on a north line of said
4.465 acre tract, same being on a south line of a called 12.183 acre tract, conveyed to Tires Made Easy,
Inc., and described in Document No. 2012045404, O.P.R.T.C.T.;

THENCE, North 89°15'56" East, along the common line of said 12.183 acre tract and said 4.465 acre tract,
a distance of 20.30 feet to a calculated corner of the herein described tract;

THENCE, South 10°37'04" East, departing said south line of said 12.183 acre tract and along the most
easterly line of said 4.465 acre tract a distance of 208.80 feet to a calculated corner of the herein described
tract, same being an exterior corner of said 4.465 acre tract, same being on a north line of said Lot 42, Block A, Rob Boy on the Lake, Section One;

THENCE, South 81°29'11" West, along the common line of said 4.465 acre tract, a distance of 20.01 feet to the POINT OF BEGINNING, containing 0.096 of an acre of land, more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93. All distances shown hereon are grid values represented in U.S. Survey Feet.

This property description is accompanied by a separate plat of even date.

Robert E. Hysmith
Registered Professional Land Surveyor No. 5131
Peloton Land Solutions
4214 Medical Parkway
Suite 300
Austin, Texas 78756
(512) 831-7700
TBPLS Firm No. 10194108

5/19/20
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

ZONING CASE#: C14-2020-0063

Exhibit B

Created: 6/5/2020