

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-CONDITIONAL OVERLAY (CR-CO) 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 commercial liquor sales (CS-1) district to commercial recreation-conditional overlay (CR-CO) combining district on the property described in Zoning Case No. C14-2020-0063, on file at the Housing and Planning Department, as follows:

2,230 square feet of land situated in the Isaac Perkins Survey, Abstract No. 626, Travis County, Texas, said 2,230 square feet 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. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Service station use is not a permitted use of the Property.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial recreation (CR) district and other applicable requirements of the City Code

PART 4. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

_____, 2021 § _____
 § _____
 § _____
 Steve Adler
 Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

2,230 SQ. FT.
ISAAC PERKINS SURVEY
ABSTRACT No. 626
TRAVIS COUNTY, TEXAS

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**EXHIBIT A
PROPERTY DESCRIPTION**

BEING 2,230 SQUARE FEET 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 5/8-inch iron rod with cap stamped "PELTON BOUNDARY";
2. North 27°29'05" East, a distance of 39.12 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY";
3. North 28°07'05" East, a distance of 179.54 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY";
4. North 28°08'19" East, a distance of 240.42 feet to a found 1/2-inch iron pipe;
5. North 28°23'06" East, a distance of 9.19 feet to a found 1/2-inch iron rod;
6. North 41°28'41" East, a distance of 15.37 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY";
7. North 73°30'41" East, a distance of 8.35 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY";
8. North 78°19'41" East, a distance of 41.23 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY";
9. North 81°29'11" East, a distance of 62.14 feet to a calculated corner, and the **POINT OF BEGINNING** of the herein described easement;
(Grid Coordinates = N=10,092,781.00, E=3,081,440.26)

THENCE, over and across said 4.465 acre tract the following three (3) courses and distances:

1. North 07°11'04" West, a distance of 125.19 feet to a calculated corner;

2,230 SQ. FT.
ISAAC PERKINS SURVEY
ABSTRACT No.626
TRAVIS COUNTY, TEXAS

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2. South $84^{\circ}20'36''$ West, a distance of 4.82 feet to a calculated corner;
3. North $05^{\circ}16'20''$ West, a distance of 84.15 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 $89^{\circ}15'56''$ East, along the common line of said 12.183 acre tract and said 4.465 acre tract, a distance of 5.58 feet to a calculated corner of the herein described tract;

THENCE, South $10^{\circ}37'04''$ 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 $81^{\circ}29'11''$ West, along the common line of said 4.465 acre tract, a distance of 16.04 feet to the **POINT OF BEGINNING**, containing 2,230 square feet of land, more or less.

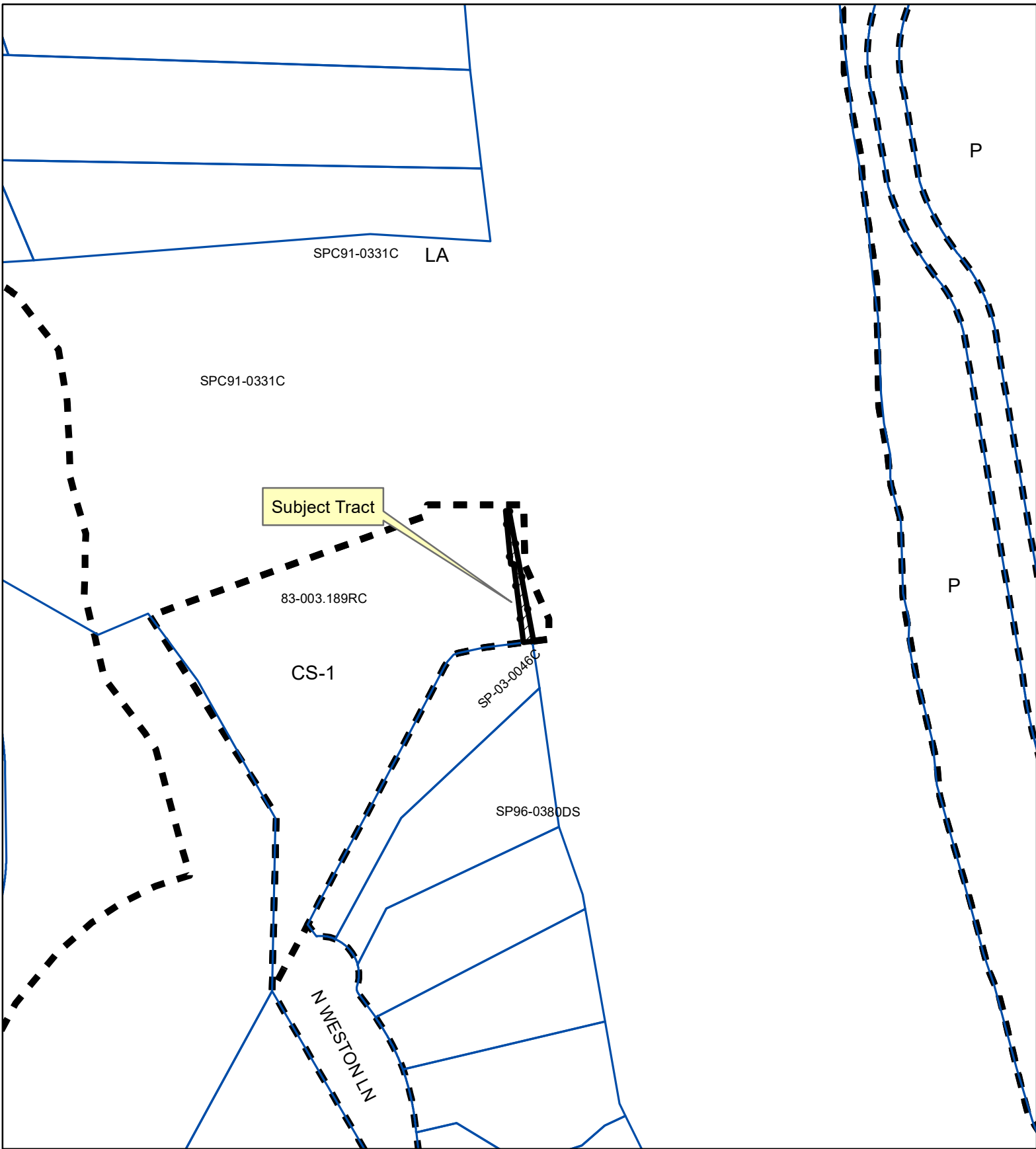
All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93. All distances shown hereon are grid values represented in U.S. Survey Feet.




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



9/28/20



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0063

Exhibit B

1" = 200'

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: 9/29/2020