

ORDINANCE NO. 20210127-071

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 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. This ordinance takes effect on February 7, 2020.

PASSED AND APPROVED


_____, January 27, 2020

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§
§

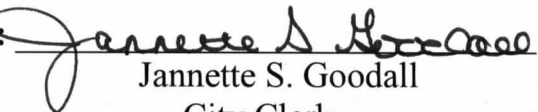


Steve Adler
Mayor

APPROVED:


Anne L. Morgan *by Thomas*
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

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

Page 1 of 2

**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

Page 2 of 2

2. South 84°20'36" West, a distance of 4.82 feet to a calculated corner;
3. North 05°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.;

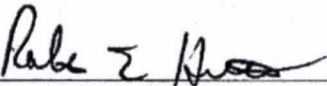
THENCE, North 89°15'56" East, along the common line of said 12.183 acre tract and said 4.465 acre tract, a distance of 5.58 feet to a calculated corner of the herein described tract;

THENCE, South 10°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 16.04 feet to the **POINT OF BEGINNING**, containing 2,230 square feet of land, more or less.

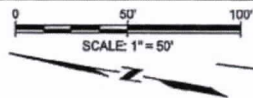
All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93. All distances shown hereon are grid values represented in U.S. Survey Feet.

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



COLORADO RIVER

COLORADO RIVER SURVEY
A-2752

S10°37'04"E 208.80'
2,230 SQ. FT.
N05°16'20"W 84.15'
L9 L8 N07°11'04"W 125.19' L10

POINT OF BEGINNING
GRID COORDINATES:
N=10,092,781.00
E=3,081,440.26

TIRES MADE EASY, INC.
A DELAWARE CORPORATION
CALLED 12.983 ACRES
DOC. NO. 2013254484
O.P.R.T.C.T.

TIRES MADE EASY, INC.
A DELAWARE CORPORATION
CALLED 4.465 ACRES
DOC. NO. 2008021052
O.P.R.T.C.T.

ISAAC PERKINS SURVEY
A-626

WILLIAM WOODFORD SURVEY
A-809

LOT 42, BLOCK A
ROBROY ON THE LAKE
SECTION 1
112.0 - 114.8
P.R.T.C.T.

LINE TABLE			
NUMBER	DIRECTION	LENGTH	
L1	N27°57'06"E	45.11'	THE
L2	N27°29'05"E	39.12'	THE
L3	N26°23'06"E	9.19'	THE
L4	N41°28'41"E	15.37'	THE
L5	N73°30'41"E	8.35'	THE
L6	N78°19'41"E	41.23'	THE
L7	N81°29'11"E	62.14'	THE
L8	S84°20'36"W	4.82'	
L9	N89°15'56"E	5.58'	
L10	S61°29'11"W	18.04'	

LEGEND

- 1/4-INCH IRON PIPE FOUND
- ▲ CALCULATED CORNER
- 5/8" IRON ROD WITH PLASTIC CAP
- ⊙ "PELTON BOUNDARY"
- ⊙ IRON ROD WITH CAP FOUND (AS NOTED)
- EASEMENT EXTENTS
- - - ADJOINING PROPERTY
- - - APPROXIMATE SURVEY LINE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, ROBERT E. HYSMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING MAY, 2020.

CERTIFIED TO THIS THE 28th DAY OF SEPTEMBER, 2020, A.D.



Robert E. Hysmith
ROBERT E. HYSMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5131 - STATE OF TEXAS
PELTON LAND SOLUTIONS, INC.
TBPLS FIRM NO. 10194108
4214 MEDICAL PARKWAY
SUITE 300
AUSTIN, TEXAS 78756
PHONE: (512)831-7700

POINT OF COMMENCING
1/2-INCH CAPPED IRON ROD

WESTON LANE
(R.O.W. VARIES)

N15°12'28"W 261.76'

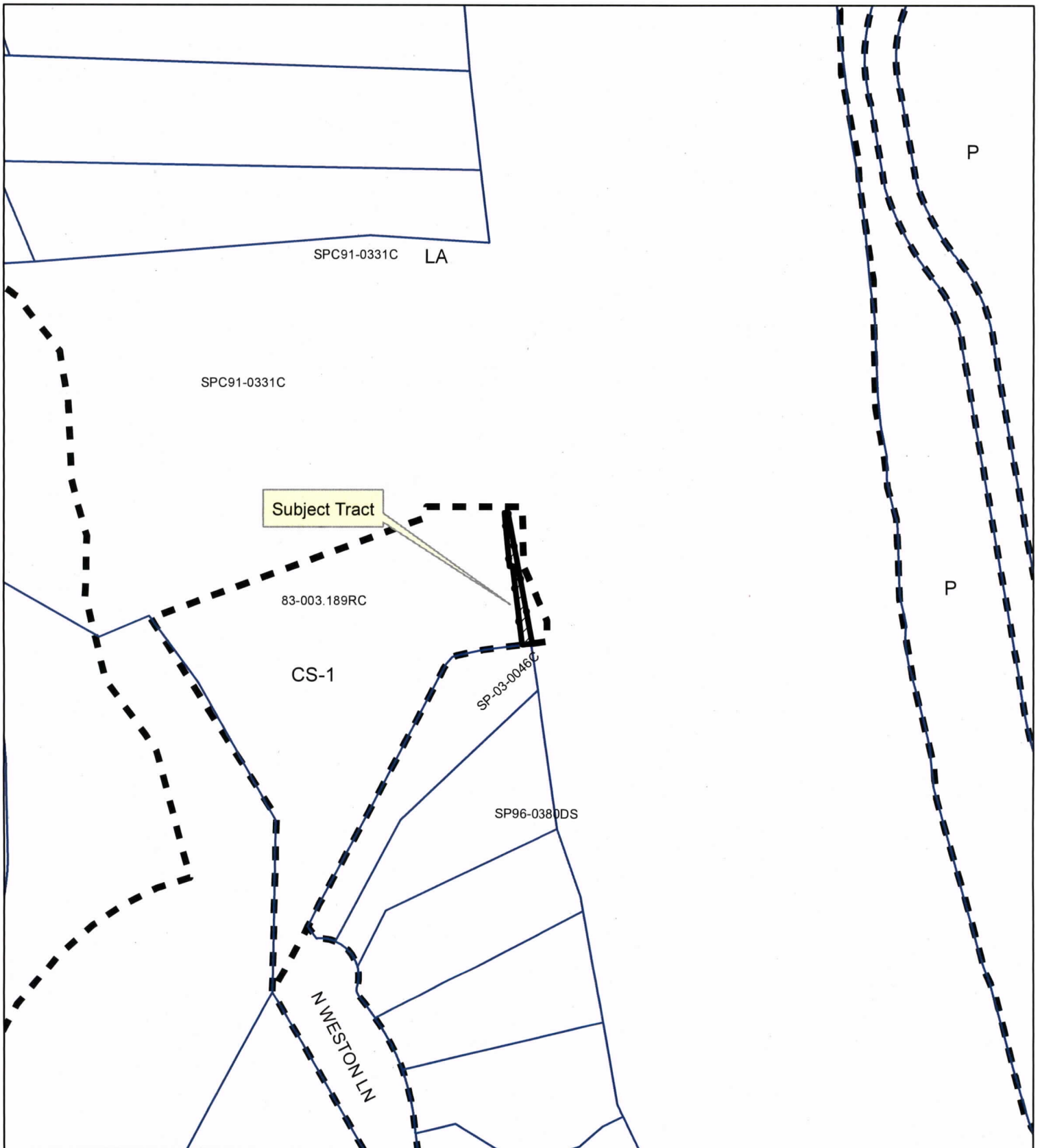
TIRES MADE EASY, INC.
A DELAWARE CORPORATION
CALLED 22.45 ACRES
DOC. NO. 2019144152
O.P.R.T.C.T.

SHEET
1 OF 1

JOB #:	HW20001
DRAWN BY:	A. ROMERO
CHECKED BY:	B. HYSMITH
DATE:	MAY 2020
REVISIONS:	SEPTEMBER 2020

2,230 SQUARE FEET SITUATED IN THE ISAAC PERKINS SURVEY, ABSTRACT NO. 626, TRAVIS COUNTY, TEXAS, OUT OF A CALLED 4.465 ACRE TRACT TO TIRES MADE EASY, INC. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008021052, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PELTON
LAND SOLUTIONS
SUITE 300
4214 MEDICAL PARKWAY
AUSTIN, TEXAS 78756
512-831-7700, TBPLS FIRM NO. 10194108



ZONING

ZONING CASE#: C14-2020-0063

Exhibit B



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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