

**ORDINANCE NO. 20210325-109**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2604, 2608 AND 2610 WEST 7<sup>TH</sup> STREET IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMERCIAL LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT ON TRACT 1 AND FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) COMBINING DISTRICT ON TRACT 2.**

**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-neighborhood plan (CS-1-NP) combining district to general commercial services-neighborhood plan (CS-NP) combining district on Tract 1 and from general commercial services-neighborhood plan (CS-NP) combining district to commercial liquor sales-neighborhood plan (CS-1-NP) combining district on Tract 2 on the property described in Zoning Case No. C14-2020-0024, on file at the Housing and Planning Department, as follows:

Tract 1:

A 0.05 acre of land (2,285 square feet), more or less, being a portion of Lots 4 and 5, Henry Collay Home Tract, a subdivision in Travis County, Texas, said 0.05 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

A 0.122 acre of land (5,327 square feet), more or less, being a portion of Lots 2 and 3, Henry Collay Home Tract, a subdivision in Travis County, Texas, said 0.122 acre of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, (collectively referred to as the "Property"),

locally known as 2604, 2608, and 2610 West 7<sup>th</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

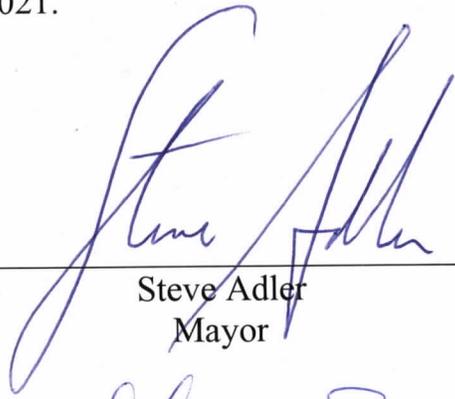
**PART 2.** The Property is subject to Ordinance No. 20100930-037 that established zoning for the West Austin Neighborhood Group.

**PART 3.** This ordinance takes effect on April 5, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_ March 25 \_\_\_\_\_, 2021

§  
§  
§



\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** Anne L. Morgan  
Anne L. Morgan *by 151*  
City Attorney

**ATTEST:** Jannette S. Goodall  
Jannette S. Goodall  
City Clerk

Tract 1

**SURVEY WORKS**  
PROFESSIONAL LAND SURVEYORS  
Firm No. 10194157

**EXHIBIT " \_ "**

**LEGAL DESCRIPTION FOR 0.05± ACRES**

**LEGAL DESCRIPTION OF A 0.05± ACRE (2,285 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING A PORTION OF LOTS 4 AND 5, HENRY COLLAY HOME TRACT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 50, PAGE 349, PROBATE MINUTES, TRAVIS COUNTY, TEXAS; SAID 0.05± ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** for the POINT OF REFERENCE at a ½" iron rod found at the intersection of the southeast R.O.W. line of Newman Drive and the southwest R.O.W. line of a City of Austin 15' alley being the most northerly corner of said Lot 5; **THENCE**, S 59°58'16" E through and across said Lot 5 a distance of 25.03' to a calculated point for the most northerly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, through and across said Lots 4 and 5 the following four courses:

1. **S 62°48'30" E** a distance of **56.99'** to a calculated point for the most easterly corner of the herein described tract;
2. **S 27°54'01" W** a distance of **40.23'** to a calculated point for the most southerly corner of the herein described tract;
3. **N 62°52'58" W** a distance of **56.49'** to a calculated point for the most westerly corner of the herein described tract;
4. **N 27°11'30" E** a distance of **40.31'** to the **POINT OF BEGINNING** and containing **0.05± acres (2,285 square feet)** of land, more or less.

**BASIS OF BEARINGS:**

Bearings are based on NAD '83 State Plane Coordinates.  
(Texas Central 4203)

I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by  
**SURVEY WORKS**  
Firm Registration No. 10194157



A handwritten signature in blue ink, appearing to read "Derek Kinsaul".

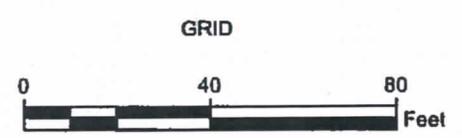
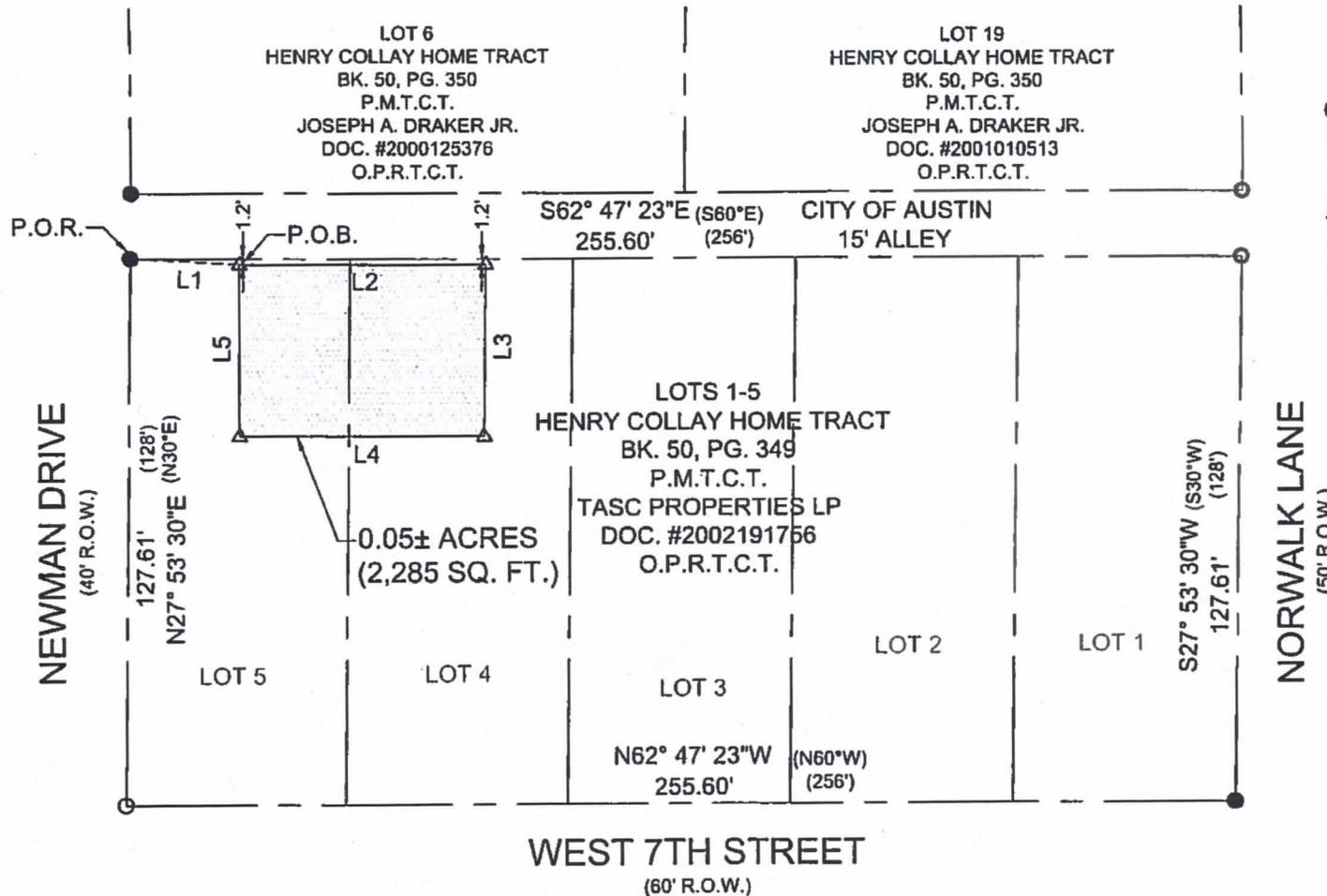
Derek Kinsaul  
RPLS No. 6356

Date of Field Notes: 2/19/2019



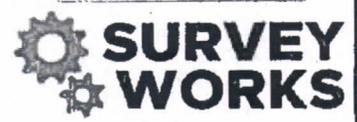
# SURVEY OF

A 0.05± ACRE (2,285 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING A  
 PORTION OF LOTS 4 AND 5, HENRY COLLAY HOME TRACT, A SUBDIVISION IN  
 TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 50, PAGE 349, PROBATE  
 MINUTES, TRAVIS COUNTY, TEXAS



**HORIZONTAL DATUM:**  
 TEXAS STATE PLANE COORDINATES  
 NAD '83 (CENTRAL ZONE 4203)

**701 NEWMAN**  
 FEBRUARY, 2019  
 PROJECT NO. 501-091



INFO@SURVEYWORKSAUSTIN.COM  
 SURVEYWORKSAUSTIN.COM  
 FIRM #10194157  
 (512) 599-8067  
 1207 UPLAND DRIVE, AUSTIN, TX 78741

SHEET  
 2 3

## SURVEY OF

A 0.05± ACRE (2,285 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING A  
 PORTION OF LOTS 4 AND 5, HENRY COLLAY HOME TRACT, A SUBDIVISION IN  
 TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 50, PAGE 349, PROBATE  
 MINUTES, TRAVIS COUNTY, TEXAS

### LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD SET STAMPED  
"SURVEY WORKS 6356"
- △ CALCULATED POINT
- PROPERTY LINE
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- P.M.T.C.T. PROBATE MINUTES, TRAVIS  
COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,  
TRAVIS COUNTY, TEXAS
- ( ) RECORD INFORMATION

### LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S59° 58' 16"E	25.03'
L2	S62° 48' 30"E	56.99'
L3	S27° 54' 01"W	40.23'
L4	N62° 52' 58"W	56.49'
L5	N27° 11' 30"E	40.31'

DATE OF MAP OR PLAT: FEBRUARY 19, 2019



*Derek Kinsaul*  
 DEREK KINSAUL  
 RPLS NO. 6356  
 FIRM NO. 10194157

**701 NEWMAN**  
 FEBRUARY, 2019  
 PROJECT NO. 501-091



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 FIRM #10194157  
 (512) 599-8067  
 1207 UPLAND DRIVE, AUSTIN, TX 78741

SHEET  
 3 3

Tract 2

# EARLY LAND SURVEYING, LLC

P.O. Box 92588  
Austin, TX 78709  
512-202-8631  
TBPLS Firm No. 10194487

## 0.122 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.122 ACRES (APPROXIMATELY 5,327 SQ. FT.), BEING A PORTION OF LOTS 2 AND 3, SUBDIVISION OF THE HENRY COLLAY HOME TRACT, A SUBDIVISION OF RECORD IN VOLUME 50, PAGE 350 OF THE PROBATE MINUTES OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 2000097174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 2 AND 3 CONVEYED TO TASC PROPERTIES, LP IN A GENERAL WARRANTY DEED DATED SEPTEMBER 11, 2002 AND RECORDED IN DOCUMENT NO. 2002191756 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.122 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the southwest right-of-way line of a 15 foot wide alley as shown on said Subdivision of the Henry Collay Home Tract, being in the northeast line of said Lot 2, from which a 1/2" iron pipe found at the intersection on the northwest right-of-way line of Norwalk Drive (50' right-of-way width) and the southwest right-of-way line of the 15 foot wide alley, being also the easternmost corner of Lot 1, of said Subdivision of the Henry Collay Home Tract, bears South 62°47'09" East, a distance of 57.18 feet;

**THENCE** crossing said Lots 2 and 3, the following three (3) courses and distances:

1. South 27°03'09" West, a distance of 108.39 feet to a calculated point, from which a 1/2" rebar found at the intersection of the northwest right-of-way line of Norwalk Drive and the northeast right-of-way line of W 7th Street (60' right-of-way width), being the southernmost corner of said Lot 1, bears South 43°40'12" East, a distance of 58.59 feet;
2. North 62°43'17" West, a distance of 49.16 feet to a calculated point;
3. North 27°03'09" East, a distance of 108.34 feet to a calculated point in the southwest right-of-way line of the 15 foot wide alley, being in the northeast line of said Lot 3;

**THENCE** South 62°47'09" East with the southwest right-of-way line of the 15 foot wide alley and the northeast line of said Lot 3, a distance of 49.16 feet to the **POINT OF BEGINNING**, containing 0.122 acres of land, more or less.

Surveyed on the ground on February 20, 2020

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-015-BASE



2/21/2020

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
TBPLS Firm No. 10194487

Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.122 ACRES (APPROXIMATELY 5,327 SQ. FT.), BEING A PORTION OF LOTS 2 AND 3, SUBDIVISION OF THE HENRY COLLAY HOME TRACT, A SUBDIVISION OF RECORD IN VOLUME 50, PAGE 350 OF THE PROBATE MINUTES OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 2000097174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 2 AND 3 CONVEYED TO TASC PROPERTIES, LP IN A GENERAL WARRANTY DEED DATED SEPTEMBER 11, 2002 AND RECORDED IN DOCUMENT NO. 2002191756 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
- △ CALCULATED POINT
- ( ) RECORD INFORMATION



*[Handwritten Signature]*  
2/21/2020

**EARLY LAND  
SURVEYING, LLC**

DATE OF SURVEY: 2/20/20  
PLOT DATE: 2/21/20  
DRAWING NO.: 1001-015-BASE  
DRAWN BY: MAW & JBE  
SHEET 1 OF 2

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
FIRM NO.10194487

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83),  
CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1001-015-BASE



1" = 30'

LOT 6  
HENRY COLLAY  
HOME TRACT  
(50/350)

LOT 19  
HENRY COLLAY  
HOME TRACT  
(50/350)

N27°50'54"E 15.11'  
(N30°E 15')

S62°52'48"E 255.68' (S60°E 256')

15' ALLEY

N27°53'44"E 15.53'  
(N30°E 15')

S62°47'09"E 255.66' (S60°E 256')

N62°47'09"W 149.32'

S62°47'09"E  
49.16'

S82°47'09"E 57.18'  
P.O.B.

NEWMAN DRIVE (40' R.O.W. WIDTH)  
N27°50'54"E 127.59' (N30°E 128')

LOT 5

HENRY COLLAY  
HOME TRACT  
(50/350)  
(2000097174)

LOT 3

0.122  
ACRES  
APPROX.  
5,327  
SQ. FT.

LOT 1

TASC PROPERTIES  
(2002191756)

N27°03'09"E 108.34'

S27°03'09"W 108.39'

S27°53'44"W 127.59' (S30°W 128')

NORWALK DRIVE (50' R.O.W. WIDTH)

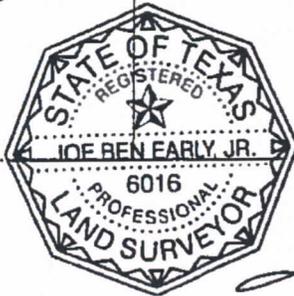
LOT 4

N62°43'17"W  
49.16'

LOT 2

S43°40'12"E 58.59'

PCAP SURVEY WORKS 6356°



N62°47'09"W 255.56' (N60°W 256')

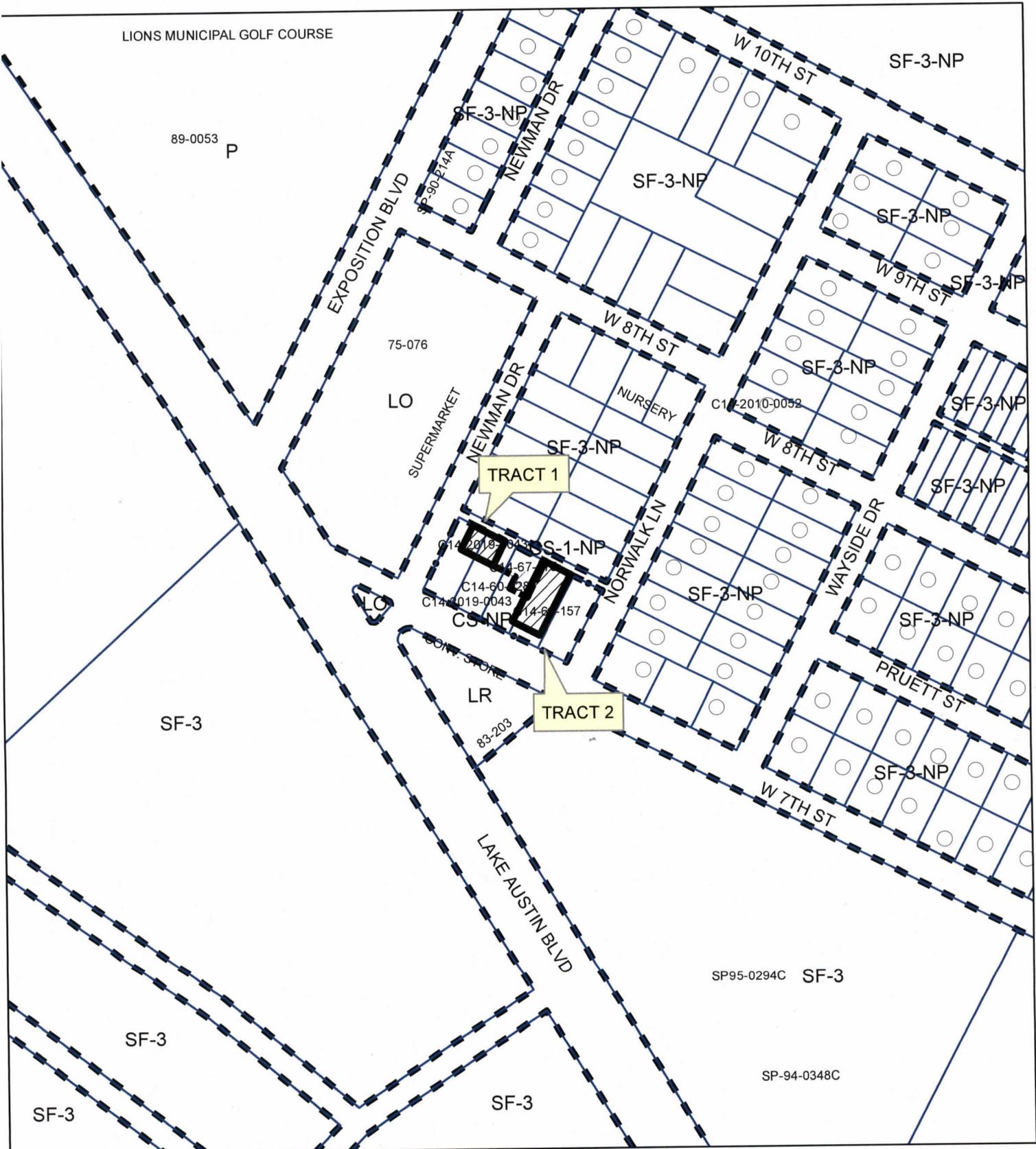
W 7TH STREET  
(60' R.O.W. WIDTH)

**EARLY LAND SURVEYING, LLC**

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
FIRM NO. 10194487

DRAWING NO.: 1001-015-BASE  
SHEET 2 OF 2

*[Signature]*  
2/21/2020



LIONS MUNICIPAL GOLF COURSE

89-0053 P

SF-3-NP

EXPOSITION BLVD

SF-3-NP

NEWMAN DR

W 10TH ST

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

75-076

LO SUPERMARKET

TRACT 1

W 8TH ST

SF-3-NP

CS-1-NP

C14-2010-0052

W 8TH ST

SF-3-NP

WAYSIDE DR

SF-3-NP

C14-2019-0033

C14-60-028

C14-019-0043

CS-NP

NORWALK LN

LR

TRACT 2

PRUETT ST

SF-3

SF-3-NP

83-203

W 7TH ST

LAKE AUSTIN BLVD

SP95-0294C SF-3

SF-3

SP-94-0348C

SF-3

SF-3

**ZONING**

ZONING CASE#: C14-2020-0024

Exhibit C



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: 3/4/2020