

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3109 SOUTH LAMAR BOULEVRD FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING (CS-V) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-VERTICAL MIXED USE BUILDING (CS-1-V) 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-vertical mixed use building (CS-V) combining district to commercial liquor sales-vertical mixed use building (CS-1-V) district on the property described in Zoning Case No. C14-2013-0127, on file at the Planning and Development Review Department, as follows:

1,107 square of feet of land, more or less, out of the Henry P. Hill League the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3109 South Lamar Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED

www.wws

_____, 2013

Lee Leffingwell
Mayor

APPROVED: _____ ATTEST: _____

Karen M. Kennard
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

1,107 SQUARE FEET
SOUTH LAMAR
WORLD OF BEER

FN. NO. 13-429(AJM)
SEPTEMBER 27, 2013
BPI JOB NO. R0111684-10001

DESCRIPTION

OF 1,107 SQUARE FEET OF LAND OUT OF THE HENRY P. HILL LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.941 ACRE TRACT OF LAND CONVEYED TO RESIDENCES AT THE SPOKE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2012085080 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,107 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod found in the southeasterly right-of-way line of South Lamar Boulevard (100' Public Right-of-way), being the common northerly corner of Lot 1, Jay Lynn Johnson Subdivision No. 2, a subdivision of record in Book 82, Page 309 of the Plat Records of Travis County, Texas and said 1.941 acre tract of land, from which a 1/2 inch iron rod with "BURY" cap set for an angle point in the common line of said Lot 1 and said 1.941 acre tract of land bears, S41°00'53"E, a distance of 115.34 feet;

THENCE, S46°44'15"W, leaving the northerly corner of said Lot 1, over and across said 1.941 acre tract, a distance of 139.32 feet to the **POINT OF BEGINNING**, and the northeasterly corner hereof;

THENCE, S40°06'58"E, over and across said 1.941 acre tract, a distance of 66.46 feet to the southeasterly corner hereof, from which said 1/2 inch iron rod with cap set for an angle point in the common line of said Lot 1 and said 1.941 acre tract of land bears, N66°11'21"E, a distance of 146.83 feet;

THENCE, S49°53'16"W, continuing over and across said 1.941 acre tract, a distance of 16.66 feet to the easternmost corner of that certain 3,522 square feet of land described in City of Austin Zoning Ordinance No. 20130307-063, for the southwesterly corner hereof;

THENCE, N40°06'44"W, continuing over and across said 1.941 acre tract, along the easterly line of said 3,522 square foot tract of land, a distance of 66.46 feet to the northwesterly corner hereof;

THENCE, N49°53'02"E, continuing over and across said 1.941 acre tract, leaving the easterly line of said 3,522 square foot tract of land, a distance of 16.65 feet to the **POINT OF BEGINNING**, containing an area of 1,107 square feet (0.025 acre) of land, more or less, within these metes and bounds.

BURY, INC.
211 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701

9/27/13
JOHN T. BILNOSKI,
R.P.L.S. NO. 4998
STATE OF TEXAS



WESTOAK DRIVE
(50' PUBLIC R.O.W.)

SOUTH LAMAR BLVD.
(100' PUBLIC R.O.W.)

WESTROCK DRIVE
(50' PUBLIC R.O.W.)

LOT 1
JAY LYNN JOHNSON
SUBDIVISION NO. 2
BK. 82, PG. 309

P.O.C.

S41°00'53"E
115.34'

P.O.B.

S46°44'15"W
139.32'

N66°11'21"E
146.83'

1.941 ACRES
RESIDENCES AT
THE SPOKE, LLC
DOC. NO. 2012085080

L1

L3

1,107 SQ. FT.

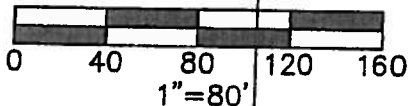
ZONED CS-1-V
ORDINANCE NO.
20130307-063

DEED LINE

LOT 3
CARPENTER &
HATFIELD
SUBDIVISION
BK. 82, PG. 84

LOT A
WOODMOOR
ADDITION
BK. 80, PG. 44

5.091 ACRES
RESIDENCES AT
THE SPOKE, LLC
DOC. NO. 2012085079



BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
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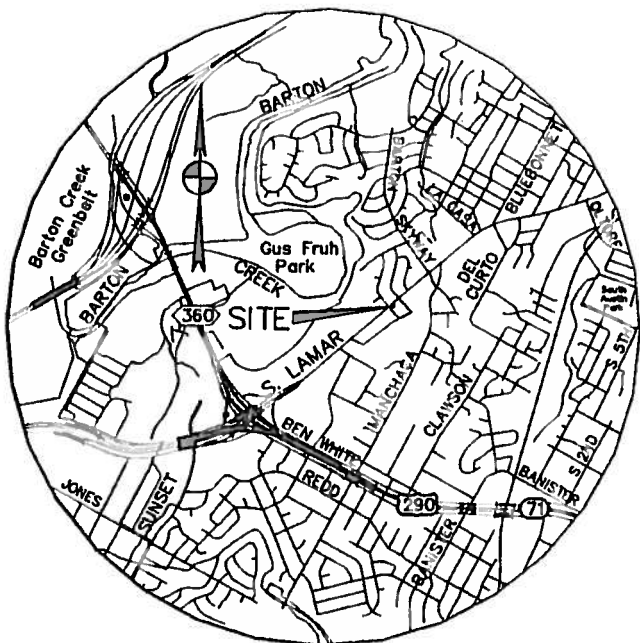
SKETCH TO ACCOMPANY DESCRIPTION
OF A 1,107 SQUARE FEET OF LAND OUT OF THE HENRY P.
HILL LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS
COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN
1.941 ACRE TRACT OF LAND AS DESCRIBED IN DEED OF
RECORD IN DOCUMENT NO. 2012085080, OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SOUTH LAMAR

TAPHOUSE BROKEN
SPOKE LLC

DATE: 9/27/13 FILE: H:\111684\001\111684001EX1.DWG FN No..13-429(AJM) DRAWN BY: AJM

PROJ. No: R01116841001



VICINITY MAP
N T S

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "BURY" CAP SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE

NO.	BEARING	DISTANCE
L1	S40°06'58"E	66.46'
L2	S49°53'16"W	16.66'
L3	N40°06'44"W	66.46'
L4	N49°53'02"E	16.65'



BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF 1,107 SQUARE FEET OF LAND OUT OF THE HENRY P. HILL LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.941 ACRE TRACT OF LAND AS DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 2012085080, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SOUTH LAMAR

TAPHOUSE BROKEN SPOKE LLC

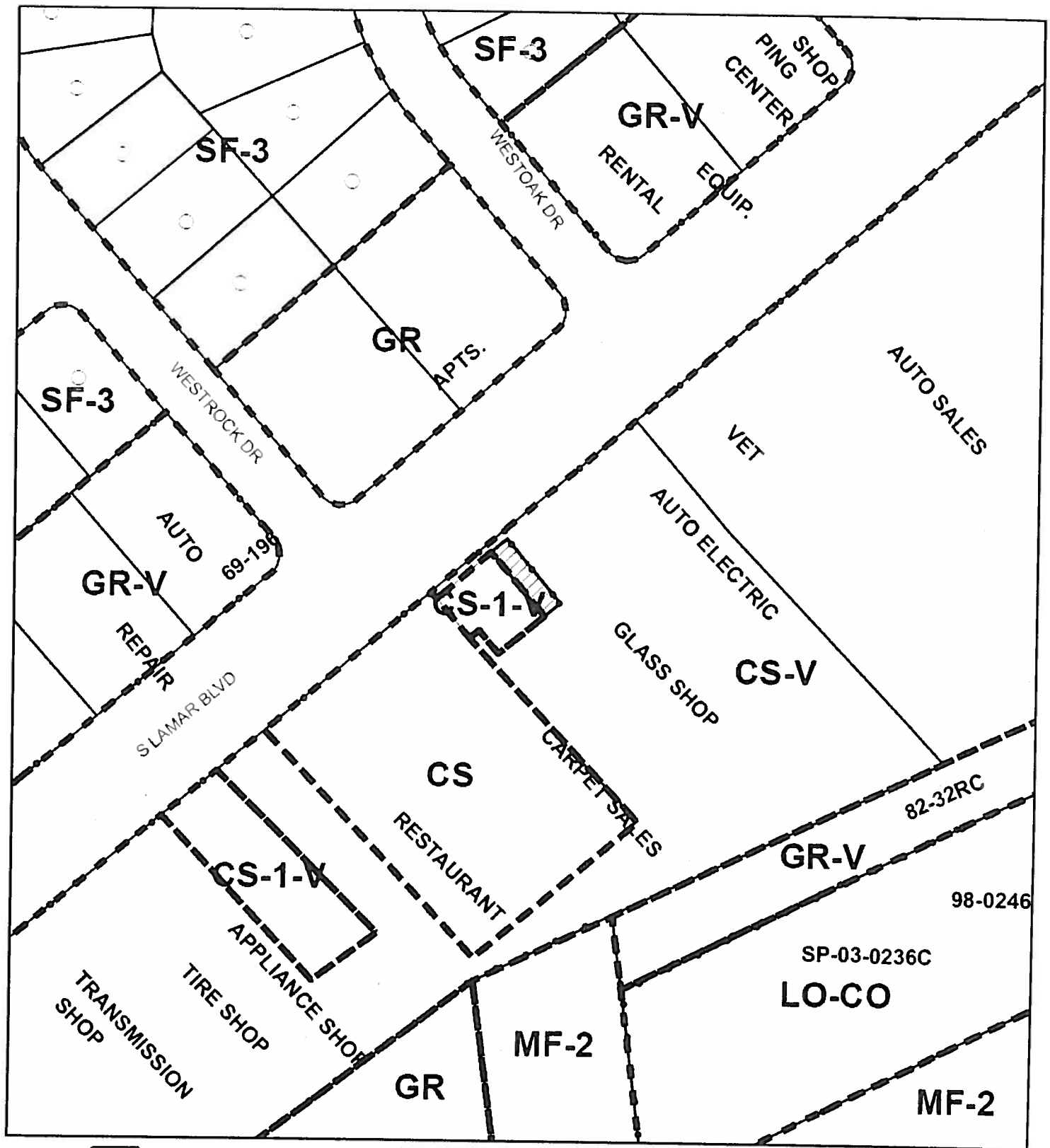
DATE: 9/27/13




FILE: H: \111684\001\111684001EX1.DWG

FN No.: 13-429(AJM)

DRAWN BY AJM

PROJ. No: R011168410001



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C14-2013-0127

1" = 100'

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