

ORDINANCE NO. 20131212-118

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3109 SOUTH LAMAR BOULEVARD 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".

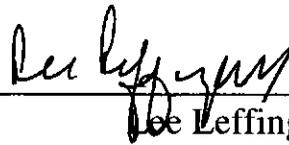
PART 2. This ordinance takes effect on December 23, 2013.

PASSED AND APPROVED

December 12

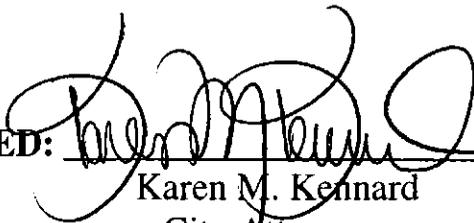
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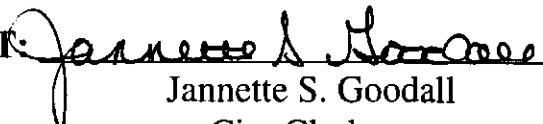
Lee Leffingwell
Mayor

APPROVED:



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



Exhibit A

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

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

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

P.O.C.

S41°00'53"E
 115.34'

S46°44'15"W
 139.32'

P.O.B.

N66°11'21"E
 146.83'

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

L1
 L2
 L3
 L4

1,107 SQ. FT.

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

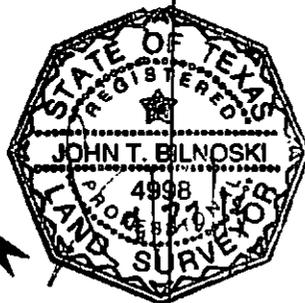
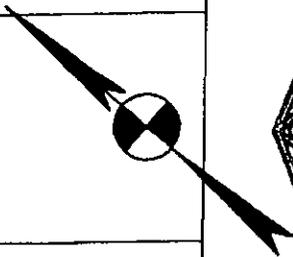
DEED LINE

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

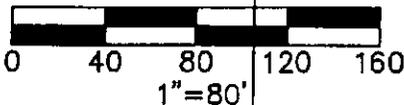
HENRY P HILL LEAGUE

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.
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 RECORD IN DOCUMENT NO. 2012085080, OF THE OFFICIAL
 PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SOUTH LAMAR

**TAPHOUSE BROKEN
 SPOKE LLC**

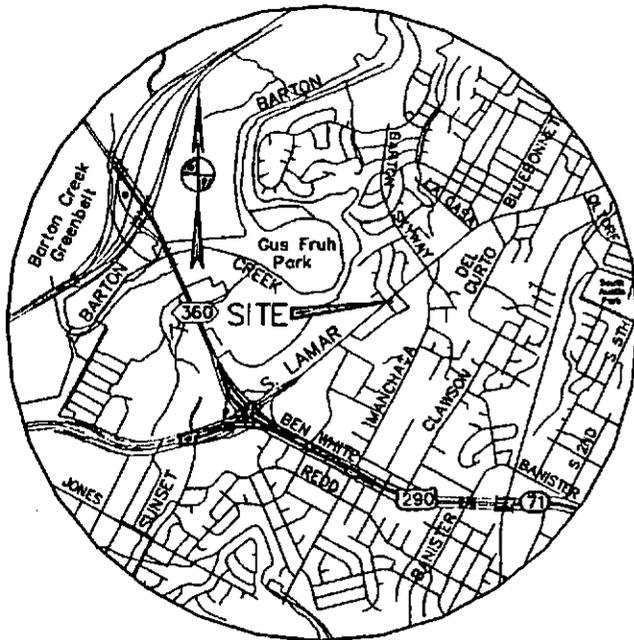
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FN No.: 13-429(AJM)

DRAWN BY: AJM

PROJ. No: R01116841001



VICINITY MAP
N.T.S.

BEARING BASIS NOTE:

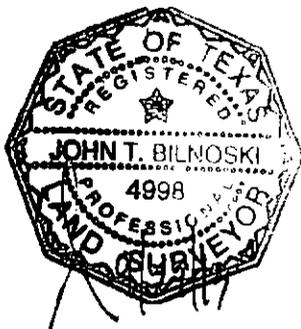
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

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'



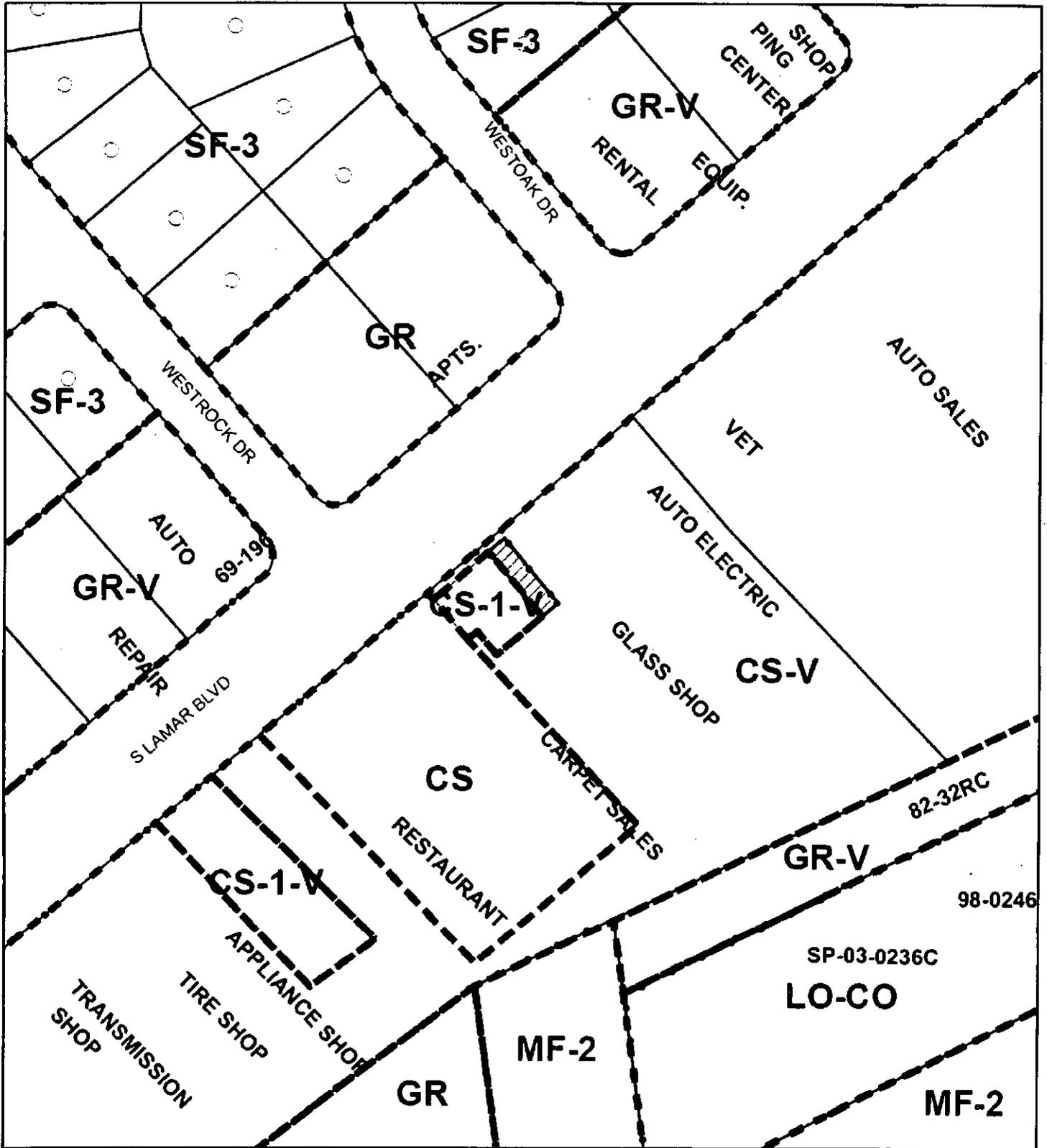
BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
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SOUTH LAMAR

TAPHOUSE BROKEN SPOKE LLC



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C14-2013-0127



1" = 100'

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.