

ORDINANCE NO. 20160616-040

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2110 SOUTH LAMAR BOULEVARD, SUITE F, FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 general commercial services (CS) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2016-0027, on file at the Planning and Zoning Department, as follows:

A 0.025 acre (1,107 square feet) tract or parcel of land, out of Lot 19, Block C, Oak Hill Addition, a subdivision in Travis County, Texas, recorded in Book 3, Page 16, Plat Records, Travis County, Texas, said 0.025 acre tract being out of a called 23,138 square foot tract conveyed to Central Avenue Partners, L.P., in Doc. #2006140559, Official Public Records, Travis County, Texas; said 0.025 acre tract or parcel being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2110 South Lamar Boulevard, Suite F, 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:

A. The following uses are not permitted uses for the Property:

Cocktail lounge

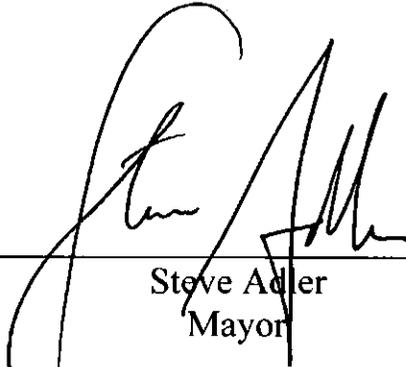
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on June 27, 2016.

PASSED AND APPROVED

June 16, 2016

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§
§

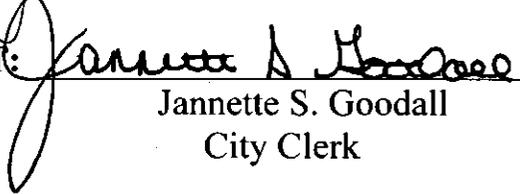


Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

FLUGEL LAND SURVEYING

PROFESSIONAL LAND SURVEYORS

Firm No. 10193837

EXHIBIT " _ "

LEGAL DESCRIPTION FOR A 0.025 ACRE TRACT

LEGAL DESCRIPTION OF A 0.025 ACRE (1,107 SQUARE FEET) TRACT OR PARCEL OF LAND, OUT OF LOT 19, BLOCK C, OAK HILL ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 3, PAGE 16, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.025 ACRE TRACT BEING OUT OF A CALLED 23,138 SQUARE FOOT TRACT CONVEYED TO CENTRAL AVENUE PARTNERS, L.P., IN DOC. #2006140559, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.025 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail found for the **POINT OF REFERENCE** on the north right-of-way (R.O.W.) line of South Lamar Boulevard (R.O.W. varies) being the southwest corner of Lot 2-A, Resubdivision of Lots 2 & 3, Jacob Bauerle Addition, Book 77, Page 157, Plat Records, Travis County, Texas, and the southeast corner of said called 23,138 square foot tract; Thence, through and across said called 23,138 square foot tract N 48°46'15" W a distance of 26.10' to a calculated point for a southeastern corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE, through and across said called 23,138 square foot acre tract the following ten courses:

1. **S 70°50'01" W** a distance of **10.65'** to a calculated point for the southwest corner of the herein described tract;
2. **N 19°18'56" W** a distance of **69.80'** to a calculated point for a northwestern interior corner of the herein described tract;
3. **S 70°41'04" W** a distance of **7.30'** to a calculated point for a northwestern corner of the herein described tract;
4. **N 19°18'56" W** a distance of **7.30'** to a calculated point for the northwest corner of the herein described tract;
5. **N 70°47'03" E** a distance of **20.92'** to a calculated point for the northeast corner of the herein described tract;
6. **S 19°35'57" E** a distance of **72.51'** to a calculated point for a southeastern interior corner of the herein described tract;
7. **N 69°19'06" E** a distance of **0.15'** to a calculated point for a southeastern corner of the herein described tract;
8. **S 20°40'54" E** a distance of **1.50'** to a calculated point for a southeastern corner of the herein described tract;
9. **S 69°19'06" W** a distance of **3.50'** to a calculated point for a southeastern interior corner of the herein described tract;
10. **S 19°09'23" E** a distance of **3.00'** to the **POINT OF BEGINNING** and containing **0.025 acres (1,107 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
Flugel Land Surveying
Firm Registration No. 10193837

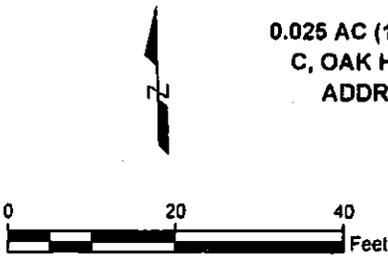


A handwritten signature in black ink that reads "Paul J. Flugel".

Paul J. Flugel
RPLS No. 5096

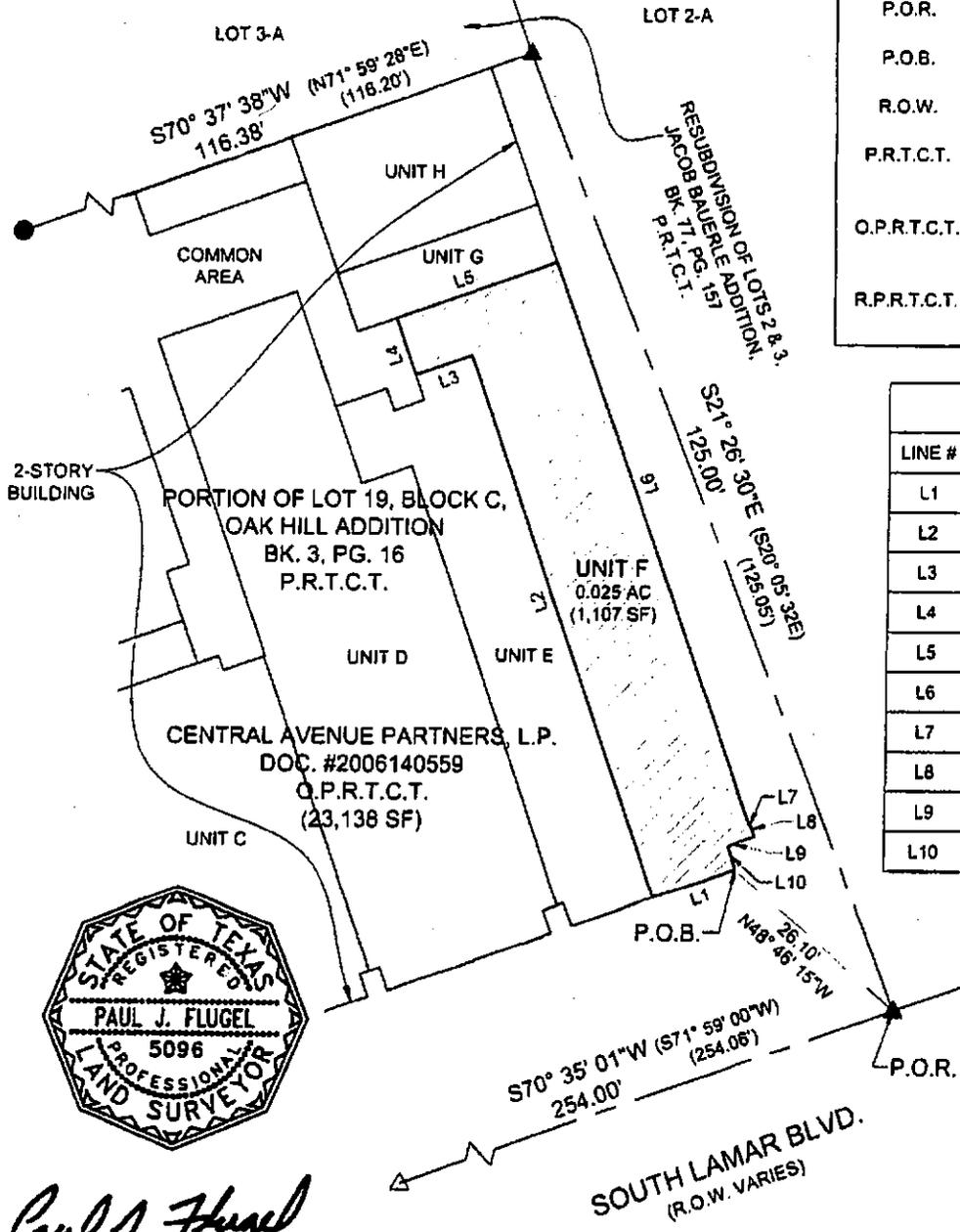
Date of Survey: 1/20/2016
Date of Field Notes: 2/2/2016

SURVEY OF
0.025 AC (1,107 SF) OUT OF LOT 19, BLOCK
C, OAK HILL ADDITION, AUSTIN, TEXAS
ADDRESS: UNIT F, 2210 S. LAMAR



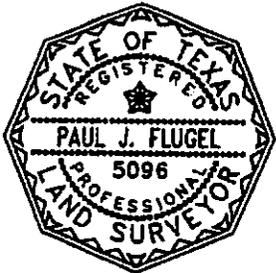
LEGEND

- 1/2" IRON ROD FOUND
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- SF SQUARE FEET
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS



LINE TABLE

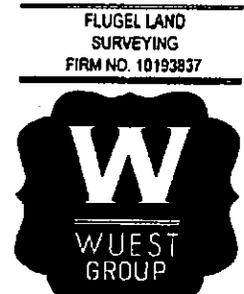
LINE #	DIRECTION	LENGTH
L1	S70° 50' 01"W	10.65'
L2	N19° 18' 56"W	69.80'
L3	S70° 41' 04"W	7.30'
L4	N19° 18' 56"W	7.30'
L5	N70° 47' 03"E	20.92'
L6	S19° 35' 57"E	72.51'
L7	N89° 19' 06"E	0.15'
L8	S20° 40' 54"E	1.50'
L9	S89° 19' 06"W	3.50'
L10	S19° 09' 23"E	3.00'



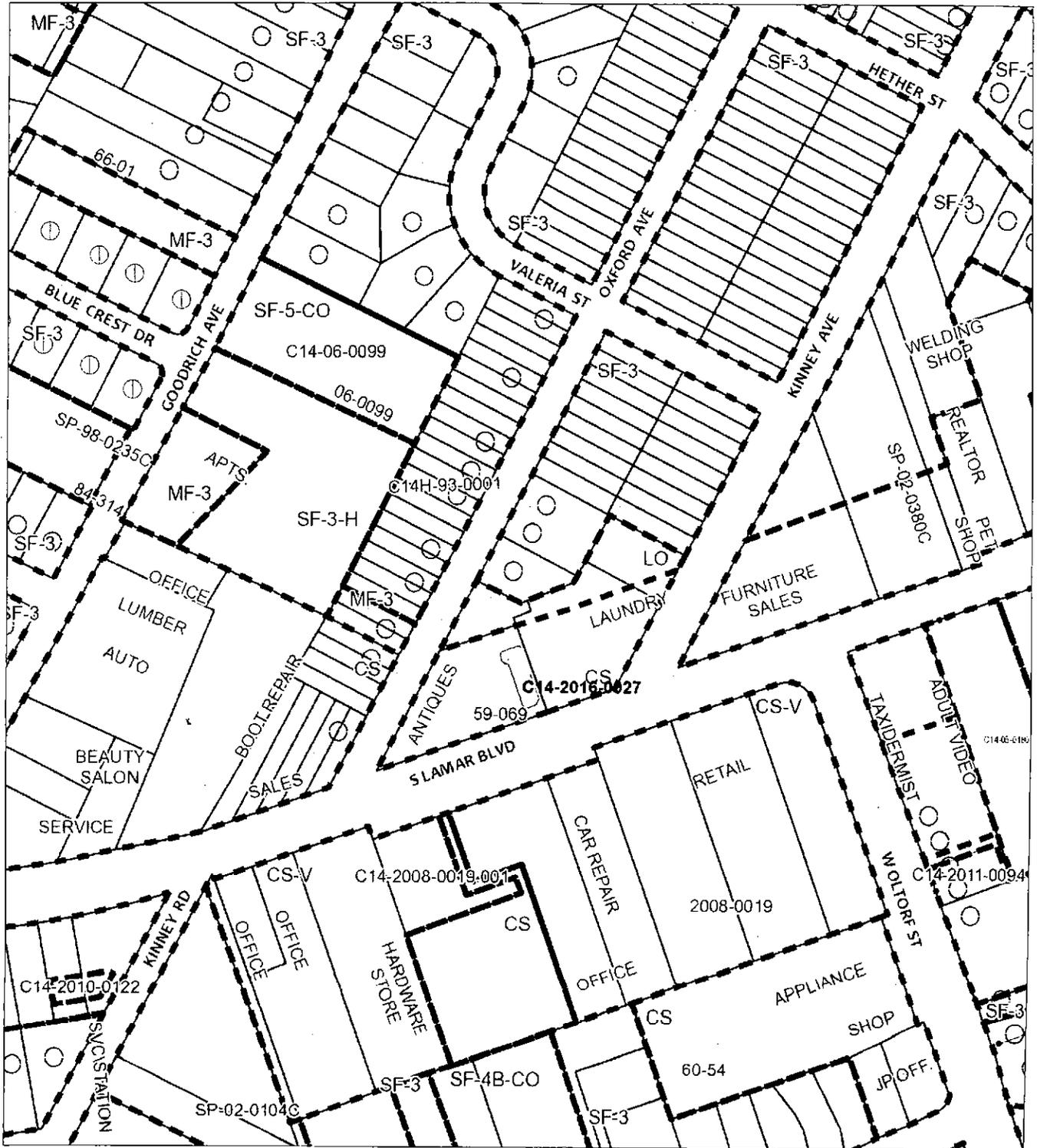
Paul J. Flugel

PAUL J. FLUGEL
RPLS NO. 5096
FIRM NO. 10193837

DATE OF FIELD SURVEY:
1-20-2018

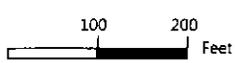


ENGINEERING & DESIGN
FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512)394-1900
SHEET
3 of 3



-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

ZONING
ZONING CASE#: C14-2016-0027



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.