

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4001 SOUTH LAMAR BOULEVARD FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING (CS-V) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-1-V-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-vertical mixed use building (CS-V) combining district to commercial-liquor sales-vertical mixed use building-conditional overlay (CS-1-V-CO) combining district on the property described in Zoning Case No. C14-2016-0091, on file at the Planning and Zoning Department, as follows:

0.337 acres (approximately 14.664 sq. ft.) out of Lot A, Walters Subdivision, a subdivision of record in Volume 86, page 101C of the Plat Records of Travis County, Texas; said 0.337 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4001 South Lamar Boulevard 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:

Adult-oriented businesses
Automotive sales
Bail bonds
Laundry services
Cocktail lounge
Equipment repair services
Funeral services
Pawn shop services
Vehicle storage

Automotive repair services
Automotive washing
Building maintenance services
Commercial off-street parking
Equipment sales
Exterminating services
Kennels
Research services

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 _____, 2016.

PASSED AND APPROVED

_____, 2016

§
§
§

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.337 ACRES ZONING DESCRIPTION
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 0.337 ACRES (APPROXIMATELY 14,664 SQ. FT.) OUT OF LOT A, WALTERS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 101C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.337 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the curving west right-of-way lane of Victory Drive (right-of-way width varies), for a southeast corner of said Lot A, being also the north corner of Lot 2, Victory Subdivision, a subdivision of record in Volume 82, Page 120 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for the south corner of Lot A bears South 49°49'14" West, a distance of 658.53 feet;

THENCE South 68°39'07" West, over and across Lot A, a distance of 157.79 feet to a calculated point for the **POINT OF BEGINNING**;

THENCE continuing over and across Lot A, the following twelve (12) courses and distances:

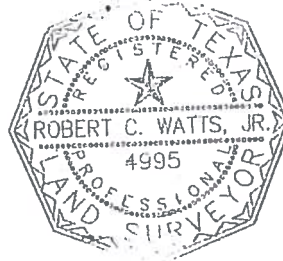
1. South 49°58'57" West, a distance of 6.00 feet to a calculated point;
2. North 40°01'03" West, a distance of 43.24 feet to a calculated point;
3. South 49°58'58" West, a distance of 32.75 feet to a calculated point;
4. North 40°30'03" West, a distance of 164.76 feet to a calculated point;
5. North 49°58'33" East, a distance of 89.10 feet to a calculated point;
6. South 40°30'03" East, a distance of 158.99 feet to a calculated point;
7. South 49°58'57" West, a distance of 12.80 feet to a calculated point;
8. South 40°01'03" East, a distance of 4.65 feet to a calculated point;
9. South 49°58'57" West, a distance of 20.72 feet to a calculated point;
10. North 40°01'03" West, a distance of 9.45 feet to a calculated point;

EXHIBIT A

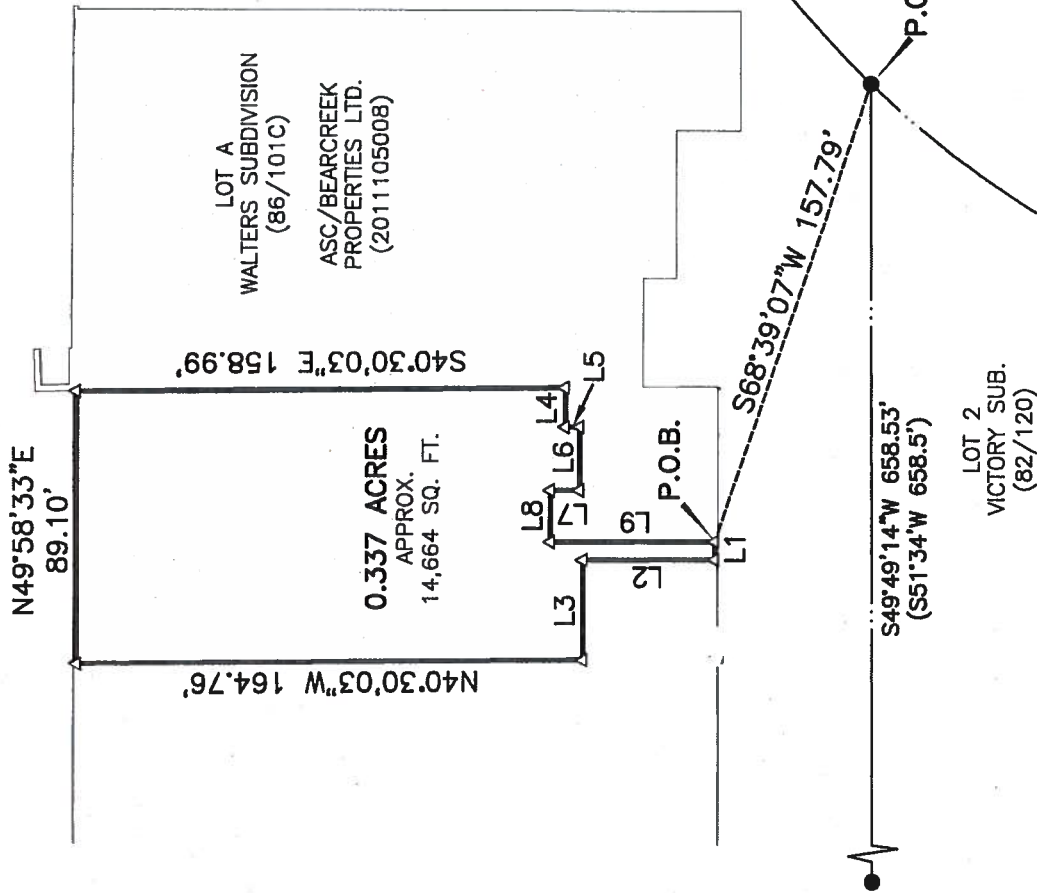
11. South $49^{\circ}58'57''$ West, a distance of 16.78 feet to a calculated point;
12. South $40^{\circ}01'03''$ East, a distance of 53.82 feet to the **POINT OF BEGINNING**, containing 0.337 acres of land, more or less.

Surveyed on the ground July 29, 2016. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS). Attachments: Survey Drawing No. 040-115-BASE

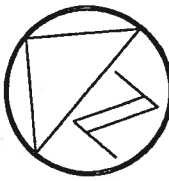
Robert C. Watts, Jr.
Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.337 ACRES (APPROXIMATELY 14,664 SQ. FT.) OUT OF LOT A, WALTERS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 101C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°58'57\"W	6.00'
L2	N40°01'03\"W	43.24'
L3	S49°58'58\"W	32.75'
L4	S49°58'57\"W	12.80'
L5	S40°01'03\"E	4.65'
L6	S49°58'57\"W	20.72'
L7	N40°01'03\"W	9.45'
L8	S49°58'57\"W	16.78'
L9	S40°01'03\"E	53.82'



1" = 60'

LEGEND	
●	1/2" REBAR FOUND
Δ	CALCULATED POINT



BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION

DATE OF SURVEY: 7/29/2016
 PLOT DATE: 10/05/2016
 DRAWING NO.: 040-115-BASE
 PROJECT NO.: 040-115
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: RCW
 SHEET 1 OF 1

Chaparral

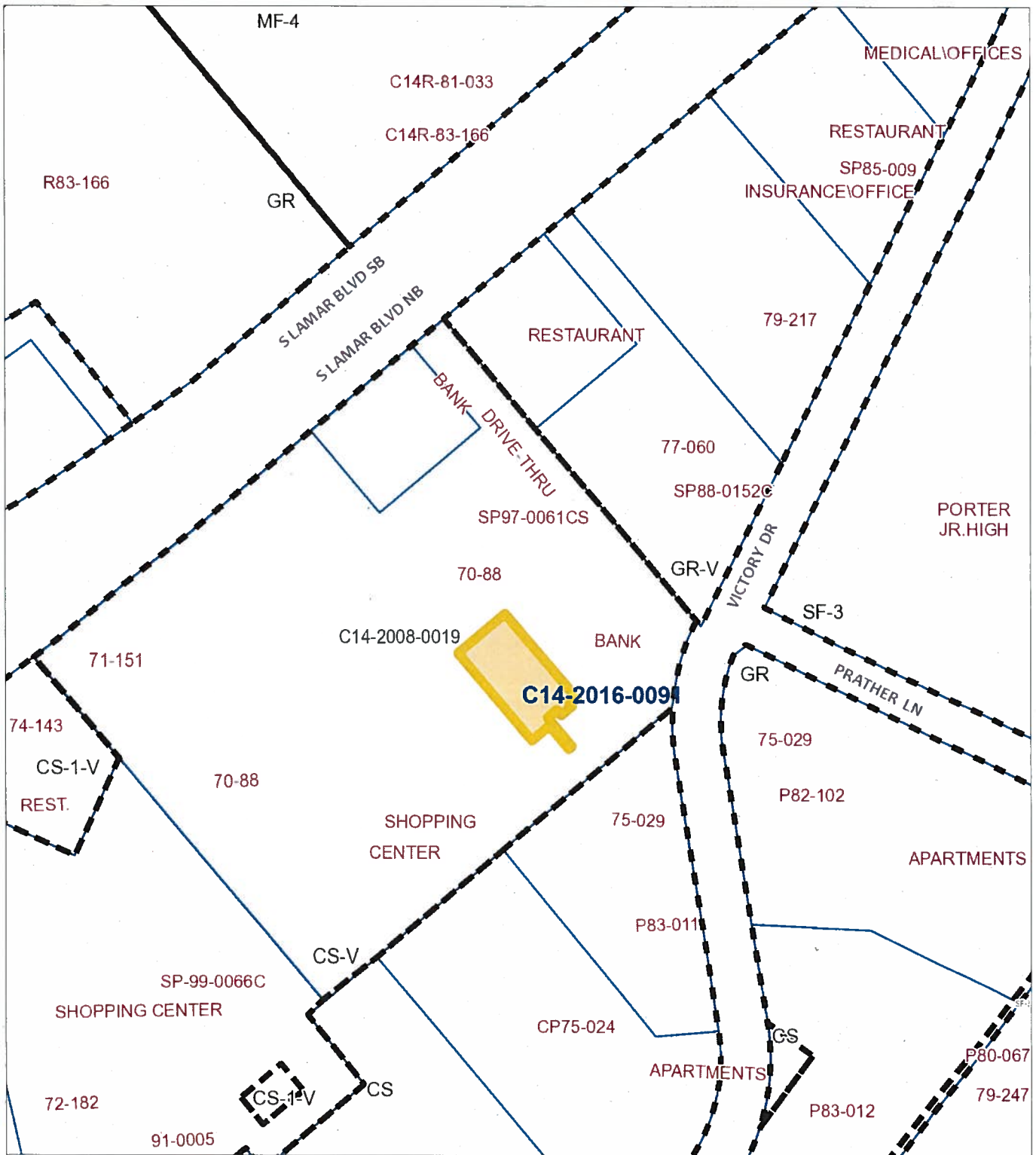
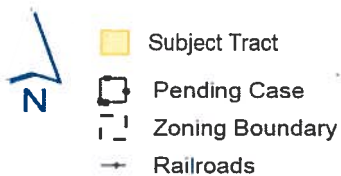


EXHIBIT B

ZONING

ZONING CASE#: C14-2016-0091



100 200 Feet

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 10/31/16