

**ORDINANCE NO. 20161208-023**

**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 repair services
Automotive sales	Automotive washing
Bail bonds	Building maintenance services
Laundry services	Commercial off-street parking
Cocktail lounge	Equipment sales
Equipment repair services	Exterminating services
Funeral services	Kennels
Pawn shop services	Research services
Vehicle storage	

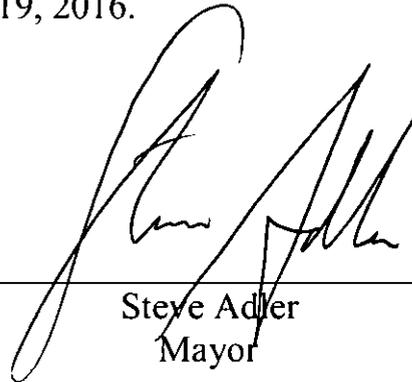
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 19, 2016.

**PASSED AND APPROVED**

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December 8, 2016

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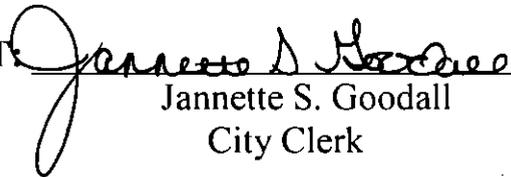
  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



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

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

3500 McCall Lane  
Austin, Texas 78744

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**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:

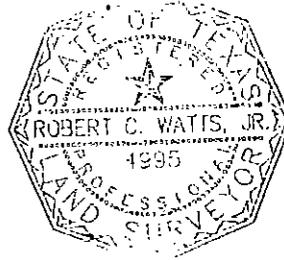
1. South 49°58'57" West, a distance of 6.00 feet to a calculated point;
2. North 40°01'03" West, a distance of 43.24 feet to a calculated point;
3. South 49°58'58" West, a distance of 32.75 feet to a calculated point;
4. North 40°30'03" West, a distance of 164.76 feet to a calculated point;
5. North 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**

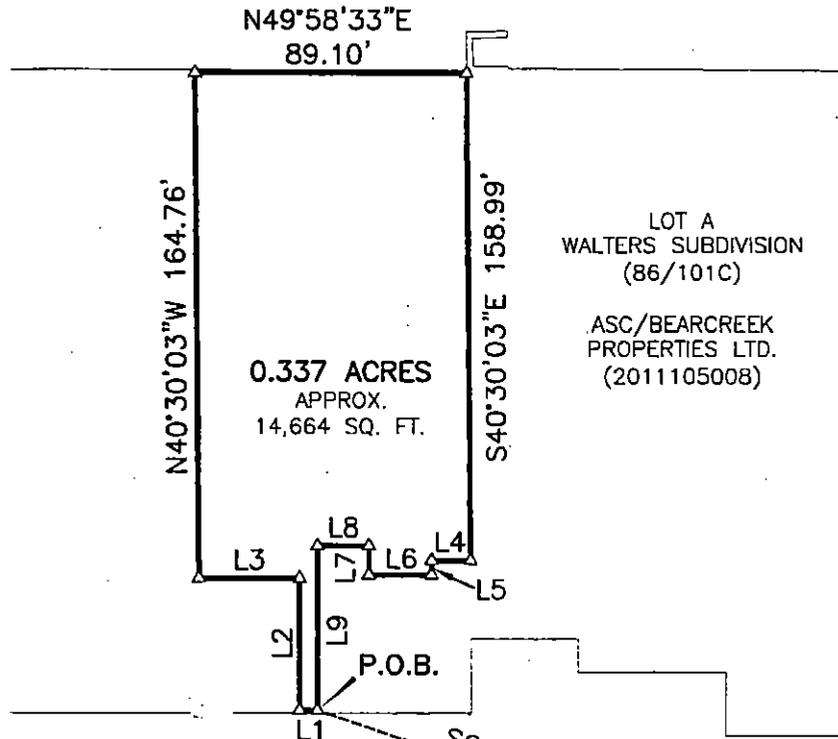
11. South 49°58'57" West, a distance of 16.78 feet to a calculated point;
12. South 40°01'03" East, a distance of 53.82 feet to the **POINT OF BEGINNING**, containing 0.337 acres of land, more or less.

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

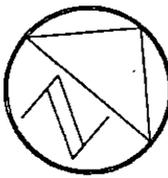
*Robert C. Watts, Jr.*      10-5-16  
Robert C. Watts, Jr.      Date  
Registered Professional Land Surveyor  
State of Texas No. 4995  
T.B.P.L.S. Firm No. 10124500



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.



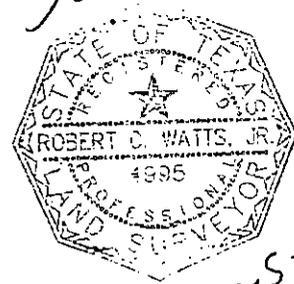
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°58'57\"W	6.00'
L2	N40°01'03\"W	43.24'
L3	S49°58'58\"W	32.75'
L4	S49°58'57\"W	12.80'
L5	S40°01'03\"E	4.65'
L6	S49°58'57\"W	20.72'
L7	N40°01'03\"W	9.45'
L8	S49°58'57\"W	16.78'
L9	S40°01'03\"E	53.82'



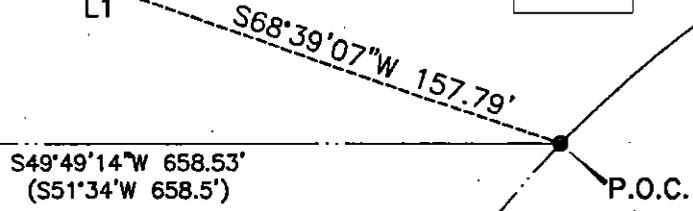
1" = 60'

LEGEND.	
●	1/2" REBAR FOUND
△	CALCULATED POINT

VICTORY DRIVE  
(R.O.W. WIDTH VARIES)



10-5-16



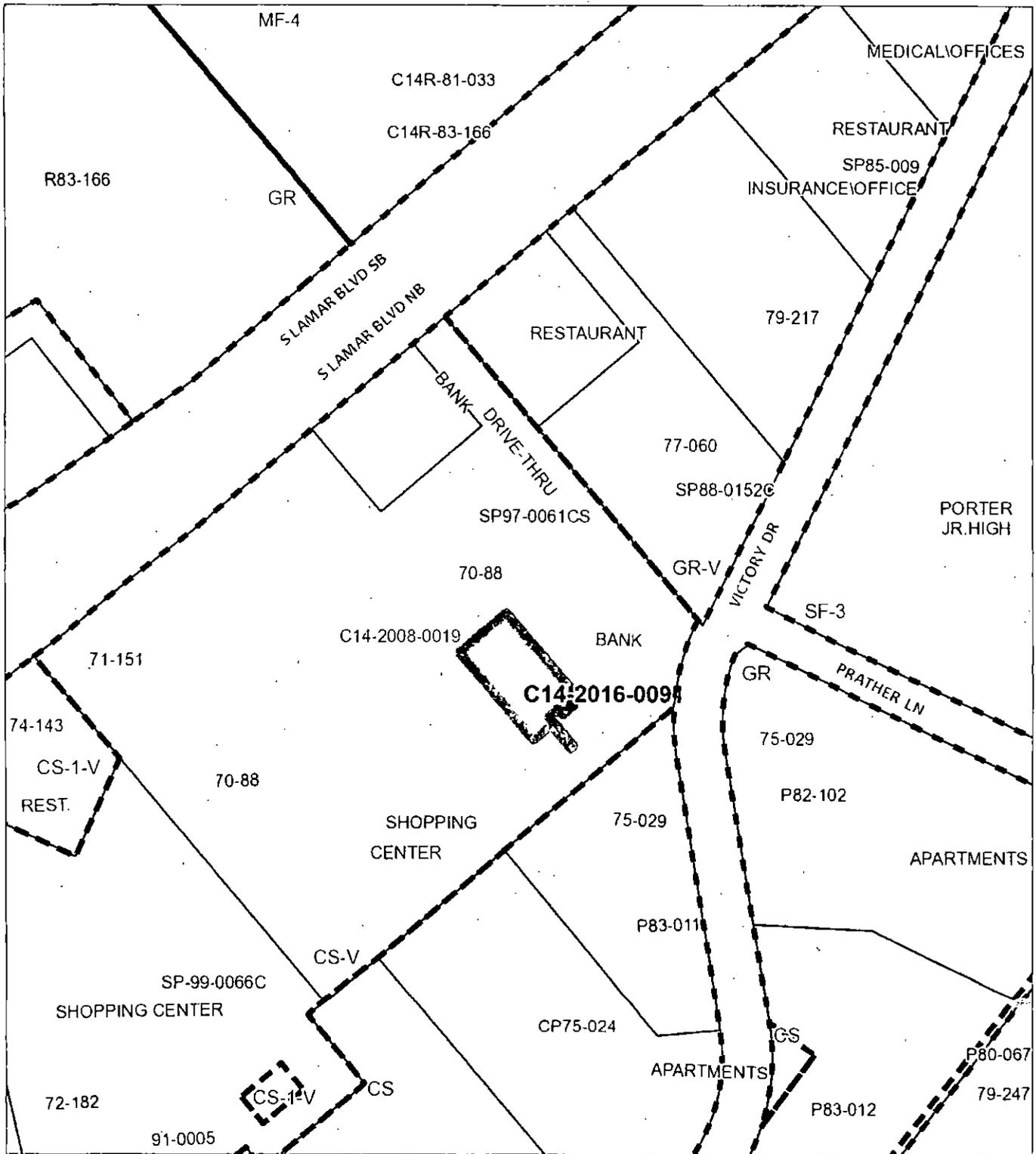
LOT 2  
VICTORY SUB.  
(82/120)

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

Chaparral

DATE OF SURVEY: 7/29/2016  
 PLAT 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

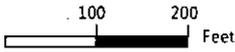


# EXHIBIT B

## ZONING

ZONING CASE#: C14-2016-0091

-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads



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