

**ORDINANCE NO. 20170817-068**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1004 WEST 24<sup>TH</sup> STREET FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) 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-neighborhood plan (CS-NP) combining district to commercial-liquor sales-neighborhood plan (CS-1-NP) combining district on the property described in Zoning Case No. C14-2017-0058, on file at the Planning and Zoning Department, as follows:

0.1123 acre of land, more or less, parcel out of Lot 1, Block 1, Robard's Subdivision of Outlots 43, 44, 54 and 55, Division D, of the Government Outlots of the City of Austin, Travis County, Texas, a subdivision according to the map or plat thereof recorded in Volume 1, Page 12, Plat Records, said Lot 1 conveyed to AMS Retail Two LLC., by special warranty deed recorded in Document No. 2012132972, Official Public Records, Travis County, Texas, said 0.1123 acre being a metal building and adjacent covered areas to be rezoned and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1004 West 24<sup>th</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.


**PART 2.** The Property is subject to Ordinance No. 20040826-057 that established zoning for the West University Neighborhood Plan.

**PART 3.** This ordinance takes effect on August 28, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_  
August 17, 2017

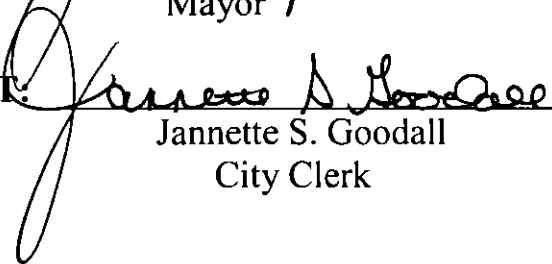
**APPROVED:**

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

§  
§  
§

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

**ATTEST:**

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

FIELD NOTES

BEING 0.1123 ACRE OF LAND, MORE OR LESS, PARCEL OUT OF LOT 1, BLOCK 1, ROBARD'S SUBDIVISION OF OUTLOTS 43, 44, 54 AND 55, DIVISION D, OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, PLAT RECORDS, SAID LOT 1 CONVEYED TO AMS RETAIL TWO LLC., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012132972, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.1123 ACRE BEING A METAL BUILDING AND ADJACENT COVERED AREAS TO BE REZONED FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

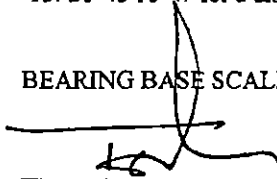
**BEGINNING FOR REFERENCE** at a brass cap found at the west line of San Gabriel Street, being the SE corner of Lot 2, Block 1, Robard's Subdivision of Outlots 43, 44, 54 and 55, Division D of the Government Outlots adjoining the City of Austin, Travis County, Texas, a subdivision according to the map or plat thereof recorded in Volume 1, Page 12, Plat Records, further being the NE corner of Lot 1, from which point a 1/2" iron rod found at the NW corner of said Lot 1 in the east line of the Block 1 alley bears N83°01'40"W at a distance of 200.21 feet;

**THENCE** S41°35'30"W, crossing through said Lot 1 for a distance of 46.96 feet to the SE corner and **POINT OF BEGINNING** of this rezoning parcel;

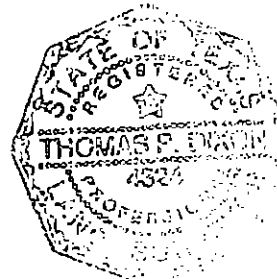
**THENCE** the following fifteen(15) courses and distances around the perimeter of said rezoning parcel:

1. N83°05'18"W for a distance of 35.55 feet to a point a corner hereof;
2. S7°02'12"W for a distance of 11.34 feet to a point a corner hereof;
3. N82°52'40"W for a distance of 38.40 feet to a point for a corner hereof;
4. N7°02'12"W for a distance of 5.11 feet to a point, for a corner hereof;
5. N82°57'48"W for a distance of 37.40 feet to a point; for the SW corner hereof;
6. N7°08'24"E for a distance of 13.98 feet to a point, for a corner hereof;
7. N6°32'14"E for a distance of 16.85 feet to a point, for a corner hereof;
8. N83°27'46"W for a distance of 7.43 feet to a point, for a corner hereof;
9. N6°32'14"E for a distance of 11.30 feet to a point, for a corner hercof;
10. S83°27'46"E for a distance of 7.54 feet to a point, for a corner hereof;
11. N6°32'14"E for a distance of 1.52 feet to a point, for the NW corner hereof;
12. S83°02'38"E for a distance of 100.37 feet to a point, for the NE corner hereof;
13. S6°43'16"W for a distance of 3.20 feet to a point, for a corner hereof;
14. S83°16'44"E for a distance of 10.90 feet to a point, for a corner hereof;
15. S6°43'16"W for a distance of 34.40 feet to the **POINT OF BEGINNING**, containing 0.1123 acre of land, more or less.

BEARING BASE SCALED FROM PLAT VOLUME 1, PAGE 12, PRTCT

  
Thomas P. Dixon R.P.L.S. 4324  
Waterloo Surveyors, Inc.  
P.O. Box 160176  
Austin, Tx 78716  
(512) 481-9602  
FIRM# 10124400

4/6/17  
Date



**REFERENCES**  
TCAD Parcel No.206217  
AUSTIN GRID 585 MJ-24

**EXHIBIT A**

*Sketch to Accompany Field Notes*  
**EXHIBIT "B"**  
**REZONING**

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**LEGAL DESCRIPTION:**

BEING 0.1123 ACRE OF LAND, MORE OR LESS, PARCEL OUT OF LOT 1, BLOCK 1, ROBARD'S SUBDIVISION OF OUTLOTS 43, 44, 54 AND 55, DIVISION D OF THE GOVERNMENT OUTLOTS ADJOINING THE CITY OF AUSTIN TRAVIS COUNTY, TEXAS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, PLAT RECORDS, SAID LOT 1 CONVEYED TO AMS RETAIL TWO, LLC., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012132972, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.1123 ACRE BEING A METAL BUILDING AND ADJACENT COVERED AREAS TO BE REZONED.



SCALE  
1"=30'

**LEGEND**

FOUND 1/2" IRON ROD      FIR  
 SET X IN CONCRETE      SETX

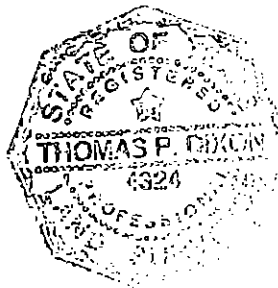
BEGINNING FOR REFERENCE    BFR  
 POINT OF BEGINNING      POB

BEARING BASE: PLAT VOLUME 1, PAGE 12,  
 PLAT RECORDS TRAVIS COUNTY TX

**LINE TABLE**

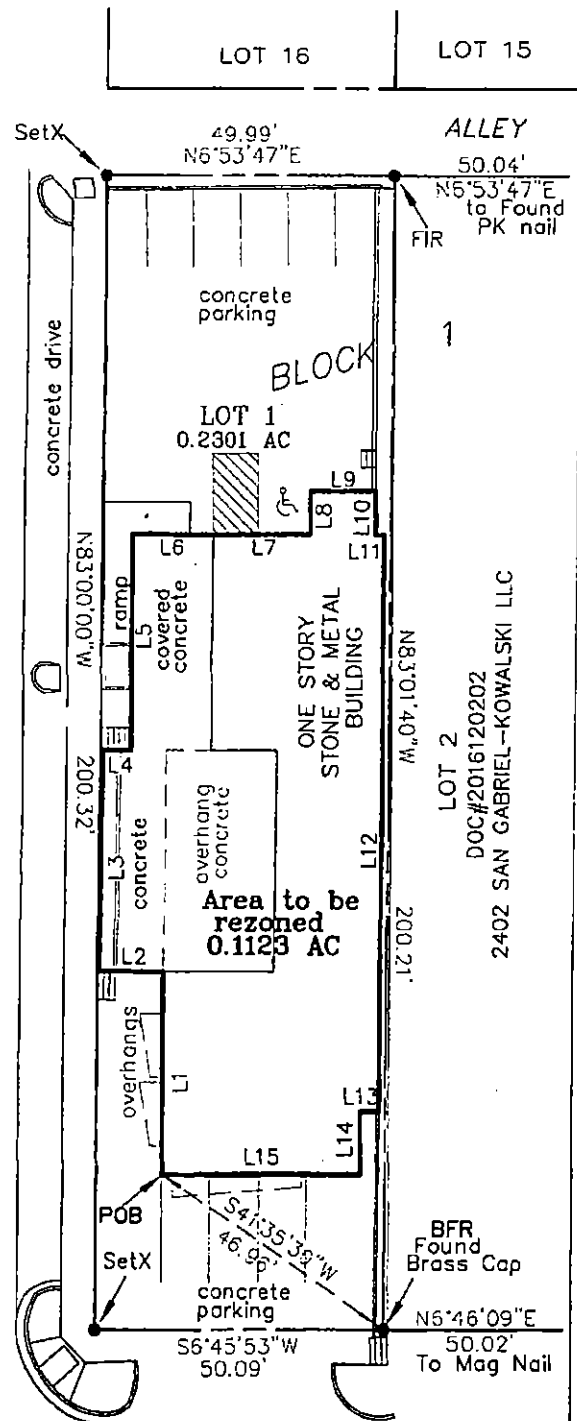
L#	BEARING	DISTANCE
L1	N83°05'18"W	35.55'
L2	S7°02'12"W	11.34'
L3	N82°52'40"W	38.40'
L4	N7°02'12"E	5.11'
L5	N82°57'48"W	37.40'
L6	N7°08'24"E	13.98'
L7	N6°32'14"E	16.85'
L8	N83°27'46"W	7.43'
L9	N6°32'14"E	11.30'
L10	S83°27'46"E	7.54'
L11	N6°32'14"E	1.52'
L12	S83°02'38"E	100.37'
L13	S6°43'16"W	3.20'
L14	S83°16'44"E	10.90'
L15	S6°43'16"W	34.40'

The undersigned surveyor hereby certifies that this sketch, and the accompanying field notes were made from an actual and accurate survey made by me or under my direct supervision.



Thomas P. Dixon R.P.L.S. 4324

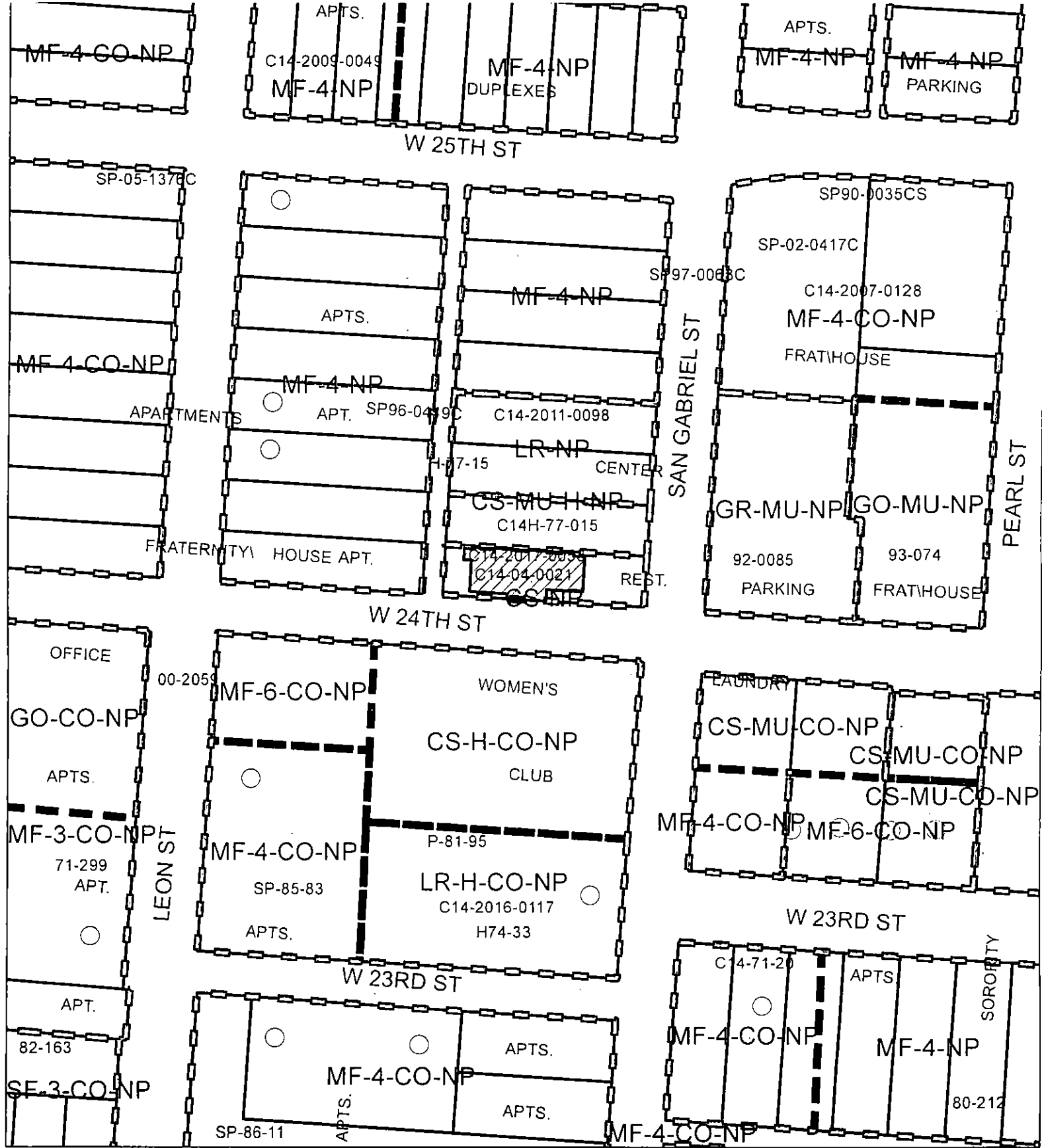
Waterloo Surveyors, Inc.  
 P.O. Box 160176  
 Austin, Texas 78716-0176  
 Ph. (512) 481-9602  
 FIRM# 10124400  
 J13264A






*W 24th Street*

*San Gabriel Street*

LOT 2  
 DOC#2016120202  
 2402 SAN GABRIEL-KOWALSKI LLC



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
 Zoning Case: C14-2017-0058

**EXHIBIT B**



1" = 125'

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.