

ORDINANCE NO. _____

1
2
3 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
4 PROPERTY LOCATED AT 6400 FM 969 ROAD IN THE EAST MLK COMBINED
5 NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD
6 PLAN (GO-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-
7 MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-
8 CO-NP) COMBINING DISTRICT FOR TRACT 1 AND GENERAL OFFICE-
9 NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT TO GENERAL
10 COMMERCIAL SALES-MIXED USE-CONDITIONAL OVERLAY-
11 NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT FOR
12 TRACT 2.

13
14 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

15
16 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
17 change the base district from general office-neighborhood plan (GO-NP) combining
18 district to commercial liquor sales-mixed use-conditional overlay-neighborhood plan (CS-
19 1-MU-CO-NP) combining district for Tract 1 and general office-neighborhood plan (GO-
20 NP) combining district to general commercial sales-mixed use-conditional overlay-
21 neighborhood plan (CS-MU-CO-NP) combining district for Tract 2 on the property
22 described in Zoning Case No. C14-2017-0083, on file at the Planning and Zoning
23 Department, as follows:

24
25 **Tract 1:**

26 Being 3,300 square feet of land out of Lot 1, Block A, final plat of the
27 resubdivision of Lot 1, Block A, resubdivision of Stone Ridge Section One, a
28 subdivision in Travis County, Texas, according to the map or plat thereof,
29 recorded in Document No. 200700282 of the Official Public Records of Travis
30 County, Texas, said Lot 1 having been conveyed to Austin 1825 Fortview Inc., by
31 Deed recorded in Volume 13383, Page 1671 of the Real Property Record of Travis
32 County, Texas, said 3,300 square feet being more particularly described by metes
33 and bounds in **Exhibit "A"** incorporated into this ordinance, and;

34
35 **Tract 2:**

36 Being 114,240 square feet of land out of Lot 1, Block A, final plat of the
37 resubdivision of Lot 1, Block A, resubdivision of Stone Ridge Section One, a
38 subdivision in Travis County, Texas, according to the map or plat thereof,
39 recorded in Document No. 200700282 of the Official Public Records of Travis

1 County, Texas, said Lot 1 having been conveyed to Austin 1825 Fortview Inc., by
2 Deed recorded in Volume 13383, Page 1671 of the Real Property Record of Travis
3 County, Texas, said 114,240 square feet being more particularly described by
4 metes and bounds in **Exhibit “B”** incorporated into this ordinance (cumulatively
5 referred to as the “Property”),
6

7 locally known as 6400 FM 969 Road in the City of Austin, Travis County, Texas,
8 generally identified in the map attached as **Exhibit “C”**.
9

10 **PART 2.** The Property within the boundaries of the conditional overlay combining district
11 established by this ordinance is subject to the following conditions:
12

13 A. The following uses are prohibited uses for Tract 1:
14

Commercial blood plasma center	Equipment sales
Equipment repair services	Bail bond services
Off-site accessory parking	Vehicle storage

15 B. The following uses are prohibited uses for Tract 2:
16

Commercial blood plasma center	Equipment sales
Equipment repair services	Bail bond services
Alternative financial services	Off-site accessory parking
Vehicle storage	

17
18 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
19 developed and used in accordance with the regulations established for the commercial liquor
20 sales (CS-1) district, general commercial sales (CS) district, and other applicable
21 requirements of the City Code.
22

23 **PART 4.** The Property is subject to Ordinance No. 021107-Z-12b that established zoning
24 for the MLK-183 Neighborhood Plan Combining District.
25
26
27
28
29
30
31

HOLT CARSON, INC.,
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
hci@austin.rr.com
Texas Licensed Survey Firm No. 10050700

June 7, 2017

TRACT ONE:

FIELD NOTE DESCRIPTION FOR RE-ZONING 3,300 SQUARE FEET OF LAND OUT OF LOT 1, BLOCK A, FINAL PLAT OF THE RESUBDIVISION OF LOT 1, BLOCK A, RESUBDIVISION OF STONE RIDGE SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200700282 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 HAVING BEEN CONVEYED TO AUSTIN 1825 FORTVIEW, INC. BY DEED RECORDED IN VOLUME 13383 PAGE 1671 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 3,300 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½ inch iron rod found in the north right-of-way line of FM Road 969 at the southeast corner of Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200700282 of the Travis County Official Public Records, and being at the southeast corner of that certain tract conveyed to Austin 1825 Fortview, Inc. by deed recorded in Volume 13383 Page 1671 of the Travis County Real Property Records, and from which a ½ inch iron rod found with plastic cap marked "Waterloo" at the southwest corner of said Lot 1 bears N 80 deg. 22' 55" W 442.67, and also from which a ½ inch iron rod found at the most easterly corner of said Lot 1 bears N 27 deg. 39' 22" E 159.82 ft., and also from which a ½ inch iron rod found at the southwest corner of Lot 1, Block A, Ulit Baptist Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 199900192 of the Official Public Records of Travis County, Texas, bears S 26 deg. 53' 31" W 8.72 ft.,

THENCE leaving the north right-of-way line of FM Road 969 and crossing the interior of said Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One, N 67 deg. 58' 08" W 117.29 ft. to a calculated point at the most southerly corner of a 1-story stucco building;

THENCE with the most outward faces of the stucco building, the following eight courses:

- 1) N 25 deg. 30' W 44.95 ft. to a calculated point;

EXHIBIT A

page 2 of 3
TRACT ONE
3,300 sq. ft

- 2) S 64 deg. 30' W 26.25 ft. to a calculated point;
- 3) N 25 deg. 30' W 60.90 ft. to a calculated point;
- 4) N 64 deg. 30' E 14.37 ft. to a calculated point;
- 5) N 25 deg. 30' W 10.08 ft. to a calculated point;
- 6) N 64 deg. 30' E 11.00 ft. to a calculated point;
- 7) N 25 deg. 30' W 26.50 ft. to a calculated point;
- 8) N 64 deg. 30' E 32.48 ft. to a calculated point at the southwest corner and **PLACE OF BEGINNING** of the herein described tract for re-zoning;

THENCE continuing with the face of the stucco building, the following three courses:

- 1) N 25 deg. 30' W 68.00 ft. to a calculated point at the northwest corner of this tract;
- 2) N 64 deg. 30' E 44.10 ft. to a calculated point at the northeast corner of this tract;
- 3) S 25 deg. 30' E 19.87 ft. to a calculated point at the intersection of a courtyard at an angle point of this tract;

THENCE leaving the face of the building and with the north line of the courtyard, N 64 deg. 30' E 15.00 ft. to a calculated point at an angle point of this tract, and from which a ½ inch iron rod found with cap marked "1876" at the most northerly corner of said Lot 1 Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One bears N 43 deg. 42' E 33" E 124.61 ft.;

THENCE crossing the interior of the courtyard, the following two courses:

- 1) S 25 deg. 30' E 20.00 ft. to a calculated point;
- 2) S 64 deg. 30' W 15.00 ft. to a calculated point on the face of said stucco building and being at an angle point of this tract;

page 3 of 3
TRACT ONE
3,300 sq ft.

THENCE continuing on with the face of the stucco building, the following two courses:

- 1) S 25 deg. 30'E 28.13 ft. to a calculated point at the southeast corner of this tract
- 2) S 64 deg. 30' W 44.10 ft. to the Place of Beginning, containing 3,300 square feet of land;

PREPARED: June 7, 2017

BY:



Anne Thayer
Registered Professional Land Surveyor No. 5850

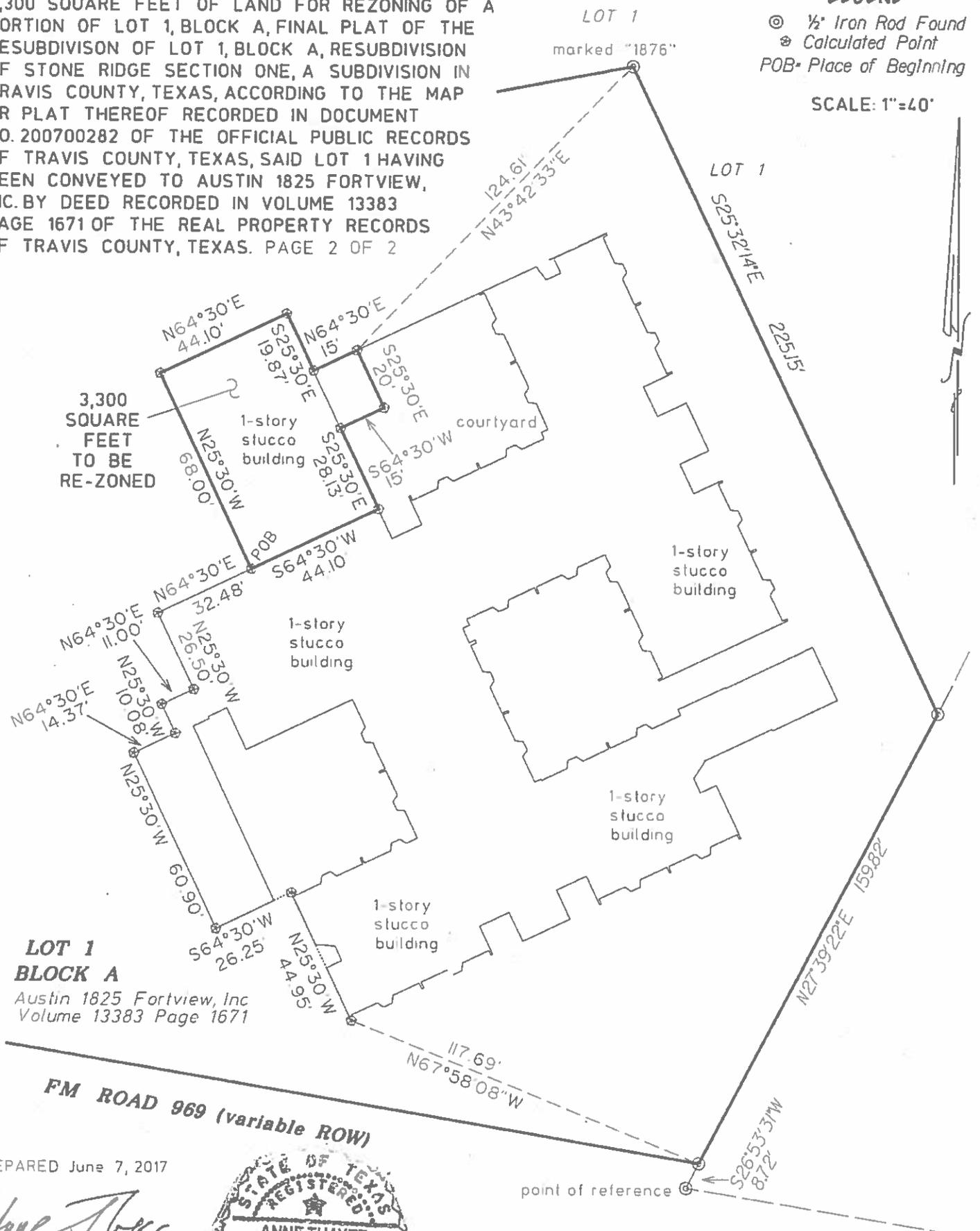
see accompanying 2 page sketch 1009016b

Tax Map: 02-1328-09-17
City Grid: N23 and N24

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF 3,300 SQUARE FEET OF LAND FOR REZONING OF A PORTION OF LOT 1, BLOCK A, FINAL PLAT OF THE RESUBDIVISION OF LOT 1, BLOCK A, RESUBDIVISION OF STONE RIDGE SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200700282 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 HAVING BEEN CONVEYED TO AUSTIN 1825 FORTVIEW, INC. BY DEED RECORDED IN VOLUME 13383 PAGE 1671 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. PAGE 2 OF 2

LEGEND
 ⊙ 1/2" Iron Rod Found
 * Calculated Point
 POB- Place of Beginning

SCALE: 1"=40'



**LOT 1
 BLOCK A**
 Austin 1825 Fortview, Inc
 Volume 13383 Page 1671

FM ROAD 969 (variable ROW)

PREPARED June 7, 2017
 BY: *Anne Thayer*



Anne Thayer
 Registered Professional Land Surveyor
 Texas Licensed Surveying Firm

HOLT CARSON, INC.
 1904 FORTVIEW ROAD AUSTIN, TX 78704
 (512) 442-0990 1009016

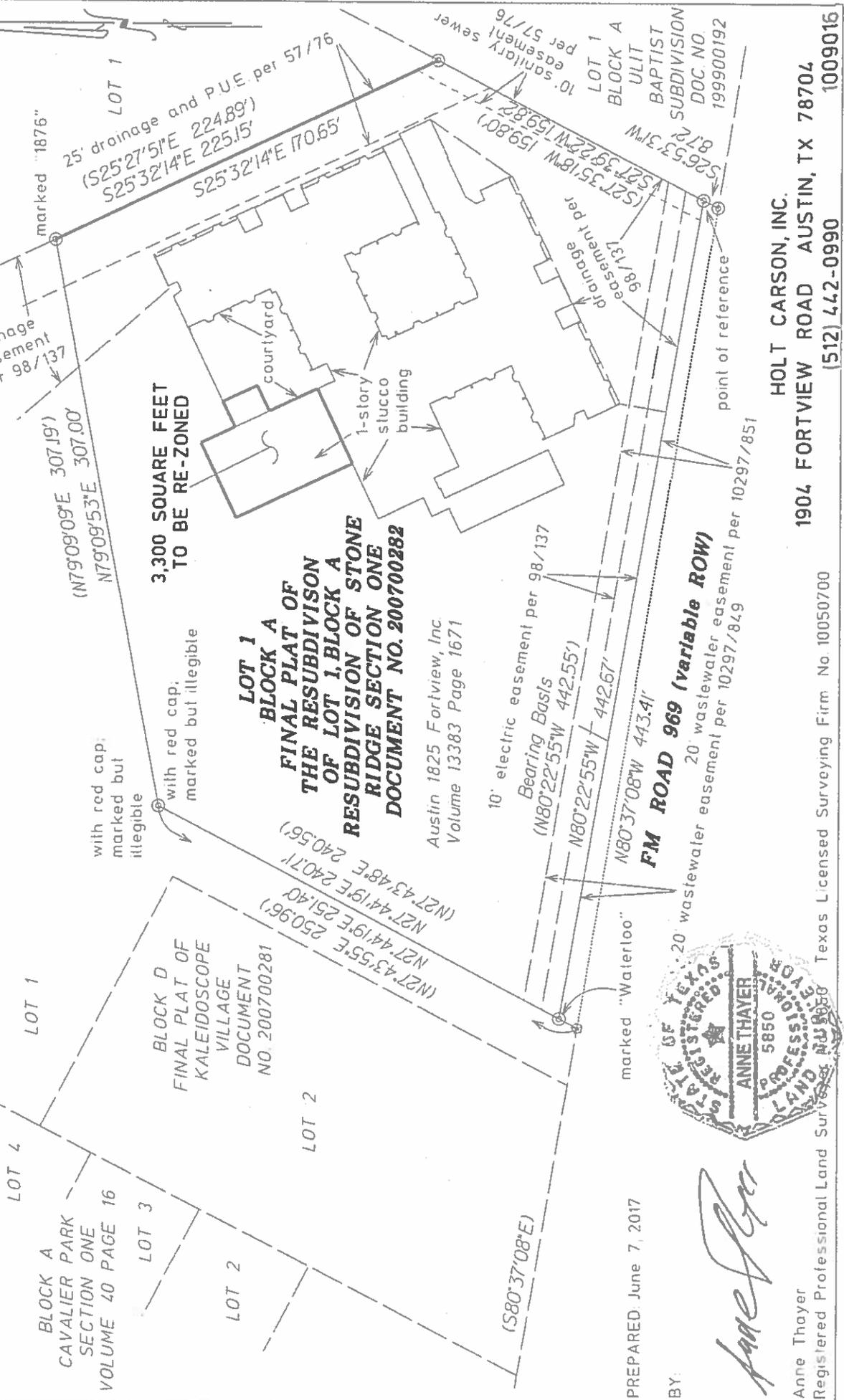
1666NO

- 1/2" Iron Rod Found
- Calculated Point
- (Record Bearing and Distance)
- POB- Place of Beginning



SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF 3,300 SQUARE FEET OF LAND FOR REZONING OF A PORTION OF LOT 1, BLOCK A, FINAL PLAT OF THE RESUBDIVISION OF LOT 1, BLOCK A, RESUBDIVISION OF STONE RIDGE SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200700282 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 HAVING BEEN CONVEYED TO AUSTIN 1825 FORTVIEW, INC. BY DEED RECORDED IN VOLUME 13383 PAGE 1671 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

PAGE 1 OF 2



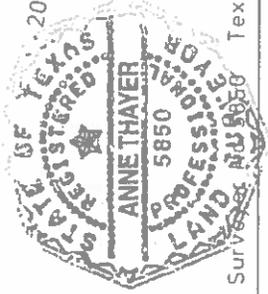
3,300 SQUARE FEET TO BE RE-ZONED

**LOT 1
BLOCK A
FINAL PLAT OF
THE RESUBDIVISION
OF LOT 1, BLOCK A
RIDGE SECTION ONE
DOCUMENT NO. 200700282**

Austin 1825 Fortview, Inc.
Volume 13383 Page 1671

PREPARED: June 7, 2017

BY: *Anne Thayer*



Anne Thayer
Registered Professional Land Surveyor

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1904 FORTVIEW ROAD AUSTIN, TX 78704

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June 7, 2017

TRACT Two

FIELD NOTE DESCRIPTION FOR RE-ZONING 114,240 SQUARE FEET OF LAND OUT OF LOT 1, BLOCK A, FINAL PLAT OF THE RESUBDIVISION OF LOT 1, BLOCK A, RESUBDIVISION OF STONE RIDGE SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200700282 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 HAVING BEEN CONVEYED TO AUSTIN 1825 FORTVIEW, INC. BY DEED RECORDED IN VOLUME 13383 PAGE 1671 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 114,240 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the north right-of-way line of FM Road 969 at the southeast corner of Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200700282 of the Travis County Official Public Records, and being at the southeast corner of that certain tract conveyed to Austin 1825 Fortview, Inc. by deed recorded in Volume 13383 Page 1671 of the Travis County Real Property Records, and being at the southeast corner and **PLACE OF BEGINNING** of the herein described tract of land for re-zoning, and from which a ½ inch iron rod found at the southwest corner of Lot 1, Block A, Ulit Baptist Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 199900192 of the Official Public Records of Travis County, Texas, S 26 deg. 53' 31" W 8.72 ft.;

THENCE with the north right-of-way line of FM Road 969, N 80 deg. 22' 55" W 442.67 ft. to a ½ inch iron rod found with plastic cap marked "Waterloo" at the southwest corner of said Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One, and being at the southwest corner of this tract;

THENCE leaving the north right-of-way line of FM Road 969 with the west line of said Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One, N 27 deg. 44' 19" E 240.71 ft. to a ½ inch iron rod found with red cap and illegible markings at the northwest corner of said Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One, and being at the northwest corner of this tract;

EXHIBIT B

page 2 of 2
TRACT TWO
114,240 sq ft.

THENCE with the northwesterly line of said Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One, N 79 deg. 09' 53" E 177.66 ft. to a calculated point at the most westerly north corner of this tract, and from which a ½ inch iron rod found with cap marked "1876" at the most northerly corner of said Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One bears N 79 deg. 09' 53" E 129.34 ft.;

THENCE crossing the interior of said Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One, S 80 deg. 37' 08" E 152.57 ft. to a calculated point in the northeasterly line of said Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One, and being at the most easterly north corner of this tract;

THENCE with the easterly lines of said Lot 1, Block A, Final Plat of the Resubdivision of Lot 1, Block A, Resubdivision of Stone Ridge Section One, the following two courses:

- 1) S 25 deg. 32' 14" E 170.65 ft. to a ½ inch iron rod found;
- 2) S 27 deg. 39' 22" W 159.82 ft. to the Place of Beginning, containing 114,240 square feet of land;

PREPARED: June 7, 2017

BY:



Anne Thayer
Registered Professional Land Surveyor No. 5850



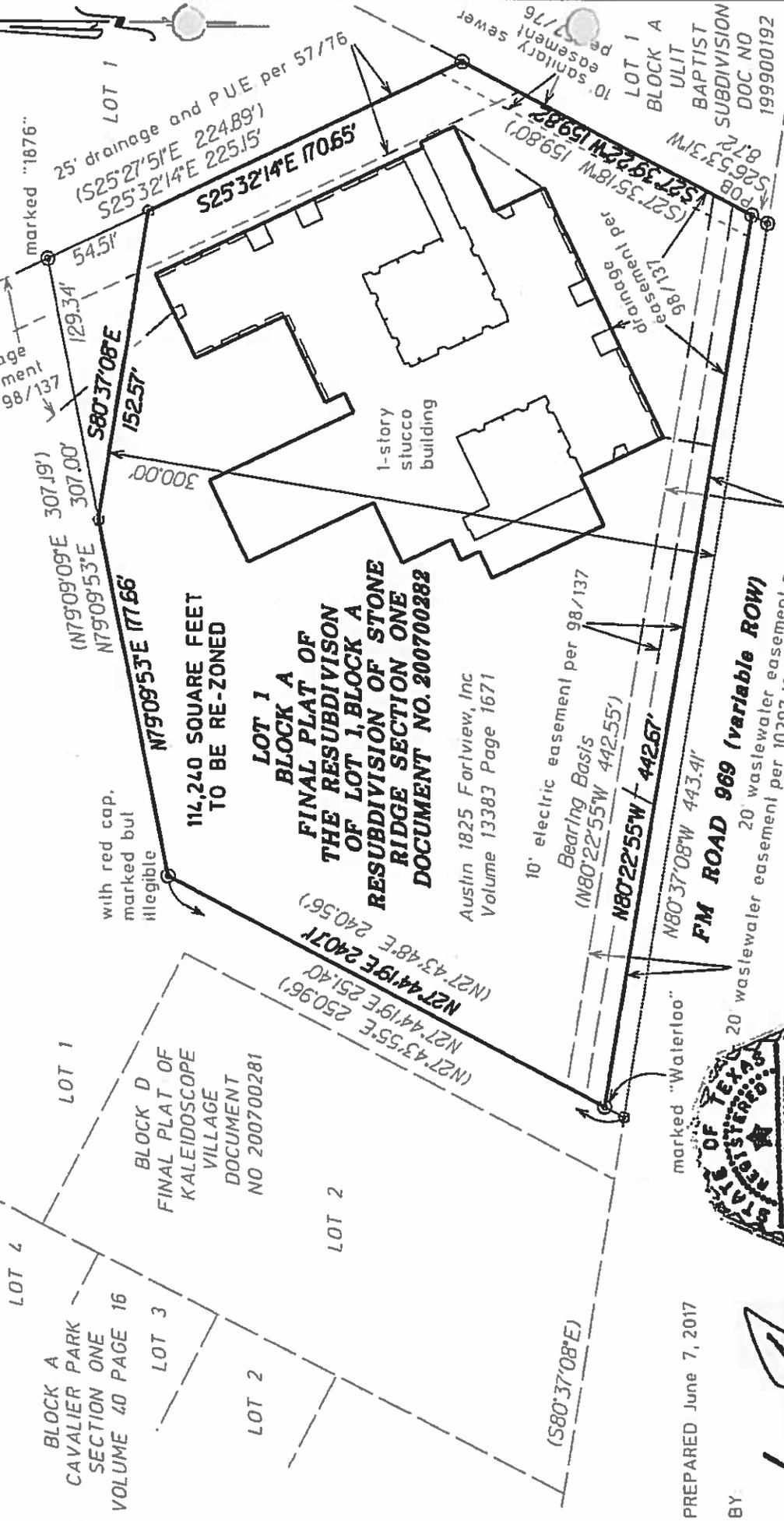
see accompanying sketch 1009016

Tax Map: 02-1328-09-17
City Grid: N23 and N24

1666NO

1/2" Iron Rod Found
Calculated Point
(Record Bearing and Distance)
POB- Place of Beginning

SCALE: 1" = 70'



SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF 114,240 SQUARE FEET OF LAND FOR REZONING OF A PORTION OF LOT 1, BLOCK A, FINAL PLAT OF THE RESUBDIVISION OF LOT 1, BLOCK A, RESUBDIVISION OF STONE RIDGE SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200700282 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 HAVING BEEN CONVEYED TO AUSTIN 1825 FORTVIEW, INC. BY DEED RECORDED IN VOLUME 13383 PAGE 1671 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 1
114,240 SQUARE FEET
TO BE RE-ZONED
LOT 1
BLOCK A
FINAL PLAT OF
THE RESUBDIVISION
OF LOT 1, BLOCK A
RESUBDIVISION OF STONE
RIDGE SECTION ONE
DOCUMENT NO. 200700282

Austin 1825 Fortview, Inc
Volume 13383 Page 1671

PREPARED June 7, 2017

BY: *Anne Thayer*



Anne Thayer
Registered Professional Land Surveyor

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