

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2606, 2608, AND 2610 WEST 7TH STREET AND 703 NEWMAN DRIVE IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) COMBINING DISTRICT ON TRACT 1 AND FROM COMMERCIAL LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT ON TRACT 2.

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 Tract 1 and from commercial liquor sales-neighborhood plan (CS-1-NP) combining district to general commercial services-neighborhood plan (CS-NP) combining district on Tract 2 on the property described in Zoning Case No. C14-2019-0043, on file at the Planning and Zoning Department, as follows:

Tract 1:

A 0.05 acre (2,285 square feet) of land, more or less, being a portion of Lots 4 and 5, Henry Collay Home Tract, a subdivision in Travis County, Texas, said 0.05 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

A 0.08 acre of land, more or less, being a portion of Lots 3 and 4, Henry Collay Home Tract, a subdivision in Travis County, Texas, said 0.08 acre of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, (collectively referred to as the "Property"),

locally known as 2606, 2608, and 2610 West 7th Street and 703 Newman Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

1 **PART 2.** The Property is subject to Ordinance No. 20100930-037 that established zoning
2 for the West Austin Neighborhood Group.
3

4 **PART 3.** This ordinance takes effect on _____, 2019.
5

6 **PASSED AND APPROVED**
7

8 §
9 §
10 _____, 2019 § _____
11 Steve Adler
12 Mayor
13

14
15 **APPROVED:** _____ **ATTEST:** _____
16 Anne L. Morgan Jannette S. Goodall
17 City Attorney City Clerk
18

SURVEY WORKS
PROFESSIONAL LAND SURVEYORS
Firm No. 10194157

Tract 1

EXHIBIT "___"

LEGAL DESCRIPTION FOR 0.05± ACRES

LEGAL DESCRIPTION OF A 0.05± ACRE (2,285 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING A PORTION OF LOTS 4 AND 5, HENRY COLLAY HOME TRACT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 50, PAGE 349, PROBATE MINUTES, TRAVIS COUNTY, TEXAS; SAID 0.05± ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for the **POINT OF REFERENCE** at a ½" iron rod found at the intersection of the southeast R.O.W. line of Newman Drive and the southwest R.O.W. line of a City of Austin 15' alley being the most northerly corner of said Lot 5; **THENCE**, S 59°58'16" E through and across said Lot 5 a distance of 25.03' to a calculated point for the most northerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, through and across said Lots 4 and 5 the following four courses:

1. **S 62°48'30" E** a distance of **56.99'** to a calculated point for the most easterly corner of the herein described tract;
2. **S 27°54'01" W** a distance of **40.23'** to a calculated point for the most southerly corner of the herein described tract;
3. **N 62°52'58" W** a distance of **56.49'** to a calculated point for the most westerly corner of the herein described tract;
4. **N 27°11'30" E** a distance of **40.31'** to the **POINT OF BEGINNING** and containing **0.05± acres (2,285 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
SURVEY WORKS
Firm Registration No. 10194157




Derek Kinsaul
RPLS No. 6356

Date of Field Notes: 2/19/2019

Exhibit A

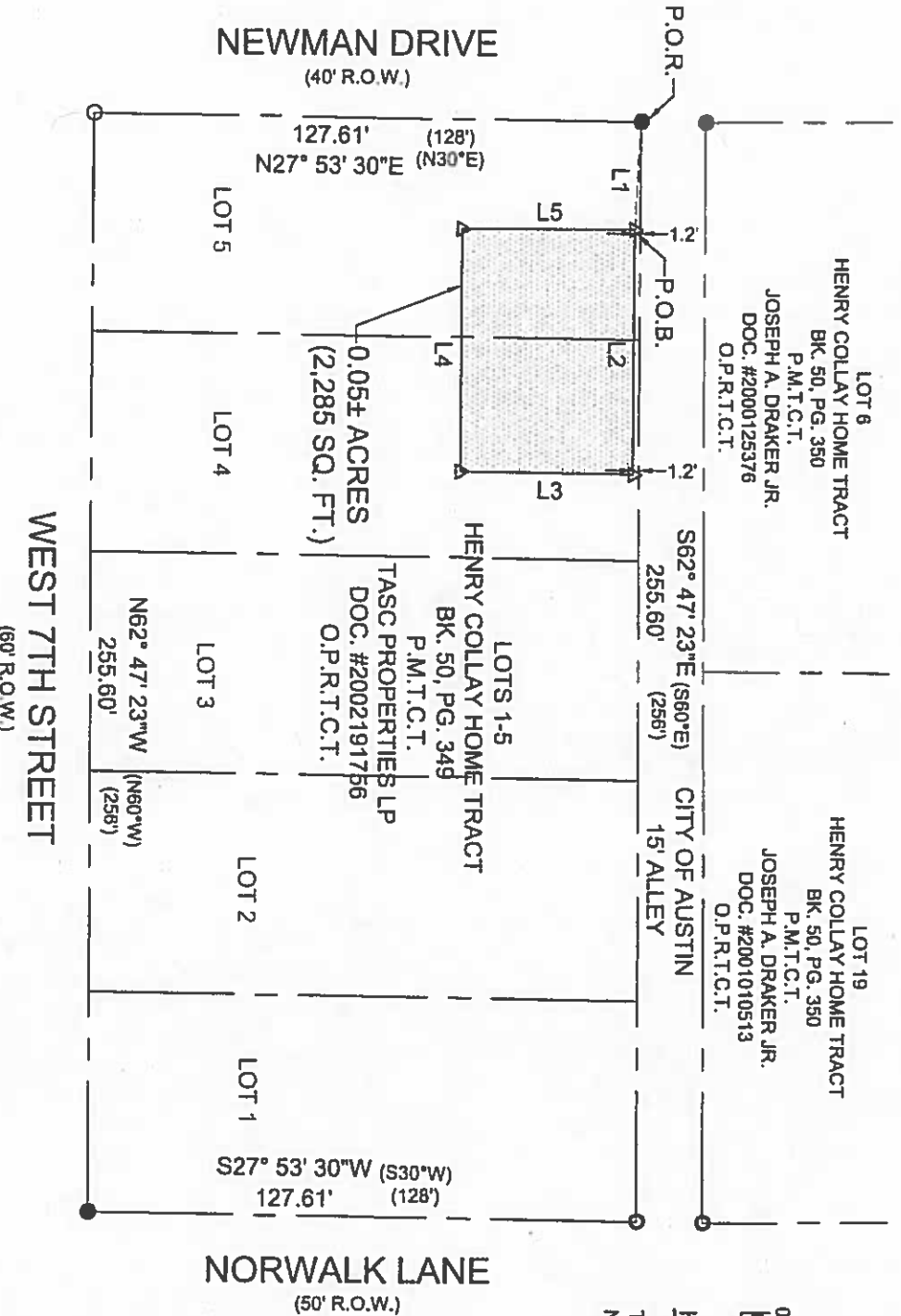


**SURVEY
WORKS**

1207 Upland Drive
Austin, TX 78741
(512) 599-8067

SURVEY OF

A 0.05± ACRE (2,285 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING A PORTION OF LOTS 4 AND 5, HENRY COLLAY HOME TRACT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 50, PAGE 349, PROBATE MINUTES, TRAVIS COUNTY, TEXAS



GRID



HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES
NAD '83 (CENTRAL ZONE 4203)



701 NEWMAN
FEBRUARY, 2019
PROJECT NO. 501-091
INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
FIRM #10194157
(512) 599-8067
1207 UPLAND DRIVE, AUSTIN, TX 78741

SURVEY OF

A 0.05± ACRE (2,285 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING A PORTION OF LOTS 4 AND 5, HENRY COLLAY HOME TRACT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 50, PAGE 349, PROBATE MINUTES, TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD SET STAMPED "SURVEY WORKS 6356"
- △ CALCULATED POINT
- — — PROPERTY LINE
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- P.M.T.C.T. PROBATE MINUTES, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S59° 58' 16"E	25.03'
L2	S62° 48' 30"E	56.99'
L3	S27° 54' 01"W	40.23'
L4	N82° 52' 58"W	56.49'
L5	N27° 11' 30"E	40.31'

DATE OF MAP OR PLAT: FEBRUARY 19, 2019



Derek Kinsaul
DEREK KINSAUL
RPLS NO. 6356
FIRM NO. 10194157

701 NEWMAN
FEBRUARY, 2019
PROJECT NO. 501-091



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SURVEY WORKS, LLC
PROFESSIONAL LAND SURVEYORS
Firm No. 10194157

Tract 2

EXHIBIT " _ "

LEGAL DESCRIPTION FOR A 0.08± ACRE TRACT

LEGAL DESCRIPTION OF A 0.08± ACRE TRACT OR PARCEL OF LAND, BEING A PORTION OF LOTS 3 AND 4, HENRY COLLAY HOME TRACT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 50, PAGE 350, PROBATE MINUTES, TRAVIS COUNTY, TEXAS; SAID 0.08± ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a capped ½" iron rod found stamped "Survey Works 6356" at the intersection of the east right-of-way (R.O.W.) line of Newman Drive (40' R.O.W.) and the north R.O.W. line of West 7th Street (60' R.O.W.) for the southwest corner of Lot 5 of said Henry Collay Home Tract; **THENCE**, S 62°47'23" E along said north R.O.W. line of West 7th Street a distance of 81.99' to a calculated point on the south line of said Lot 4 for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, through and across said Lots 3 and 4 the following three courses:

1. **N 27°53'30" E** a distance of **84.96'** to a calculated point for the northwest corner of the herein described tract;
2. **S 62°47'23" E** a distance of **40.00'** to a calculated point for the northeast corner of the herein described tract;
3. **S 27°53'30" W** a distance of **84.96'** to a calculated point on said north R.O.W. line of West 7th Street and the south line of said Lot 3 being the southeast corner of the herein described tract, from which a ½" iron rod found at the intersection of said north R.O.W. line of West 7th Street and the west R.O.W. line of Norwalk Lane bears S 62°47'23" E a distance of 133.61';


THENCE, **N 62°47'23" W** along said north R.O.W. line of West 7th Street and the south line of said Lots 3 and 4 a distance of **40.00'** to the **POINT OF BEGINNING** and containing **0.08± acres (3,398 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
SURVEY WORKS, LLC
Firm Registration No. 10194157

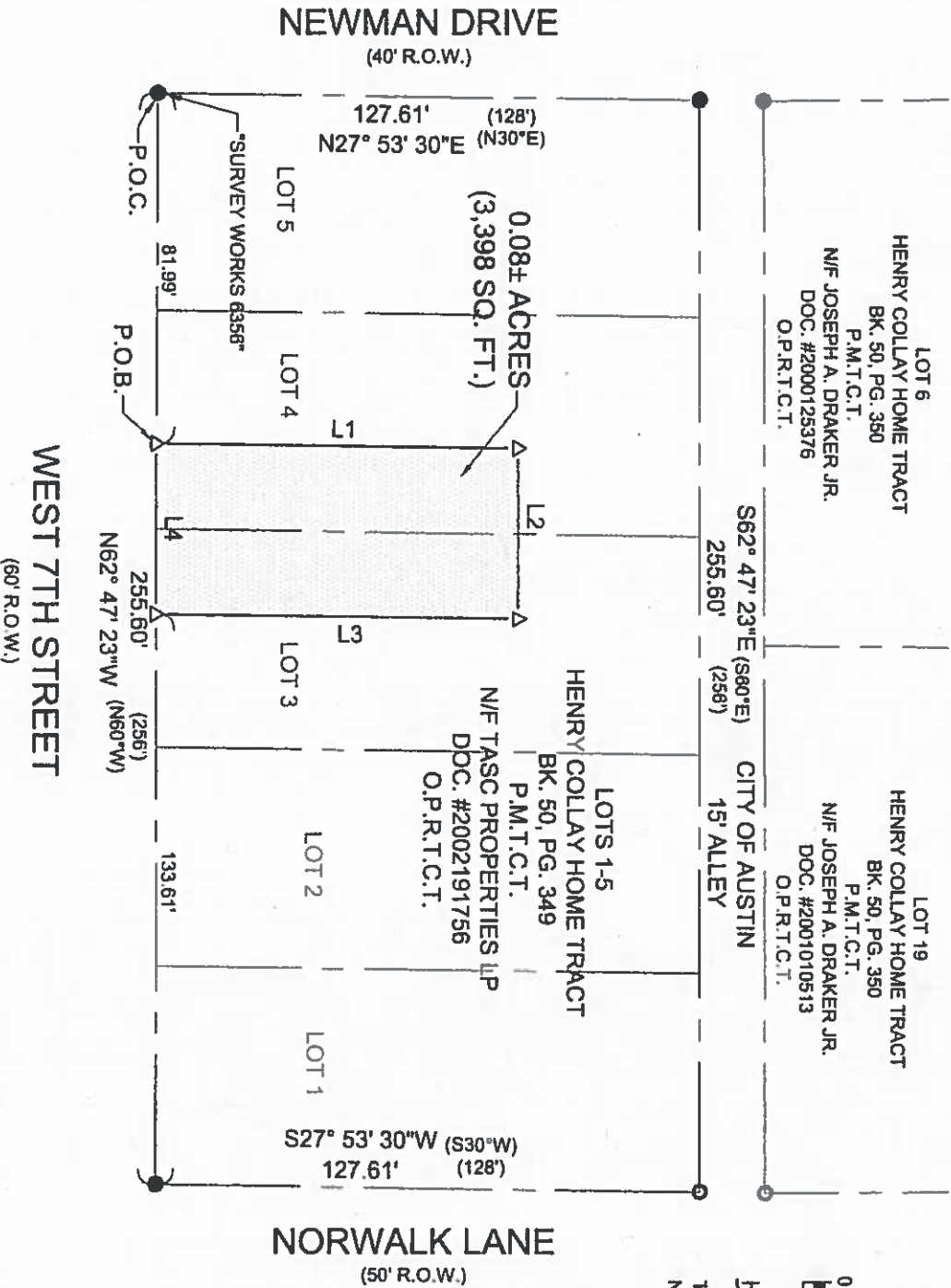

Derek Kinsaul
RPLS No. 6356

Date of Field Notes: 5/8/2019



SURVEY OF

A 0.08± ACRE (3,398 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING A PORTION OF LOTS 3 AND 4, HENRY COLLAY HOME TRACT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 50, PAGE 349, PROBATE MINUTES, TRAVIS COUNTY, TEXAS



GRID



HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES
NAD 83 (CENTRAL ZONE 4203)

701 NEWMAN

MAY, 2019

PROJECT NO. 501-091



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SURVEYWORKSAUSTIN.COM

FIRM #10194157
(512) 599-8067

1207 UPLAND DRIVE, AUSTIN, TX 78741

2 SHEET 3

A 0.08± ACRE (3,398 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING A PORTION OF LOTS 4 AND 5, HENRY COLLAY HOME TRACT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 50, PAGE 349, PROBATE MINUTES, TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27° 53' 30"E	84.86'
L2	S62° 47' 23"E	40.00'
L3	S27° 53' 30"W	84.96'
L4	N62° 47' 23"W	40.00'

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON PIPE FOUND
△	CALCULATED POINT
---	PROPERTY LINE
N/F	NOW OR FORMERLY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
P.M.T.C.T.	PROBATE MINUTES, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION

DATE OF MAP OR PLAT: MAY 8, 2018



DEREK KINSAUL
RPLS NO. 6356
FIRM NO. 10194157

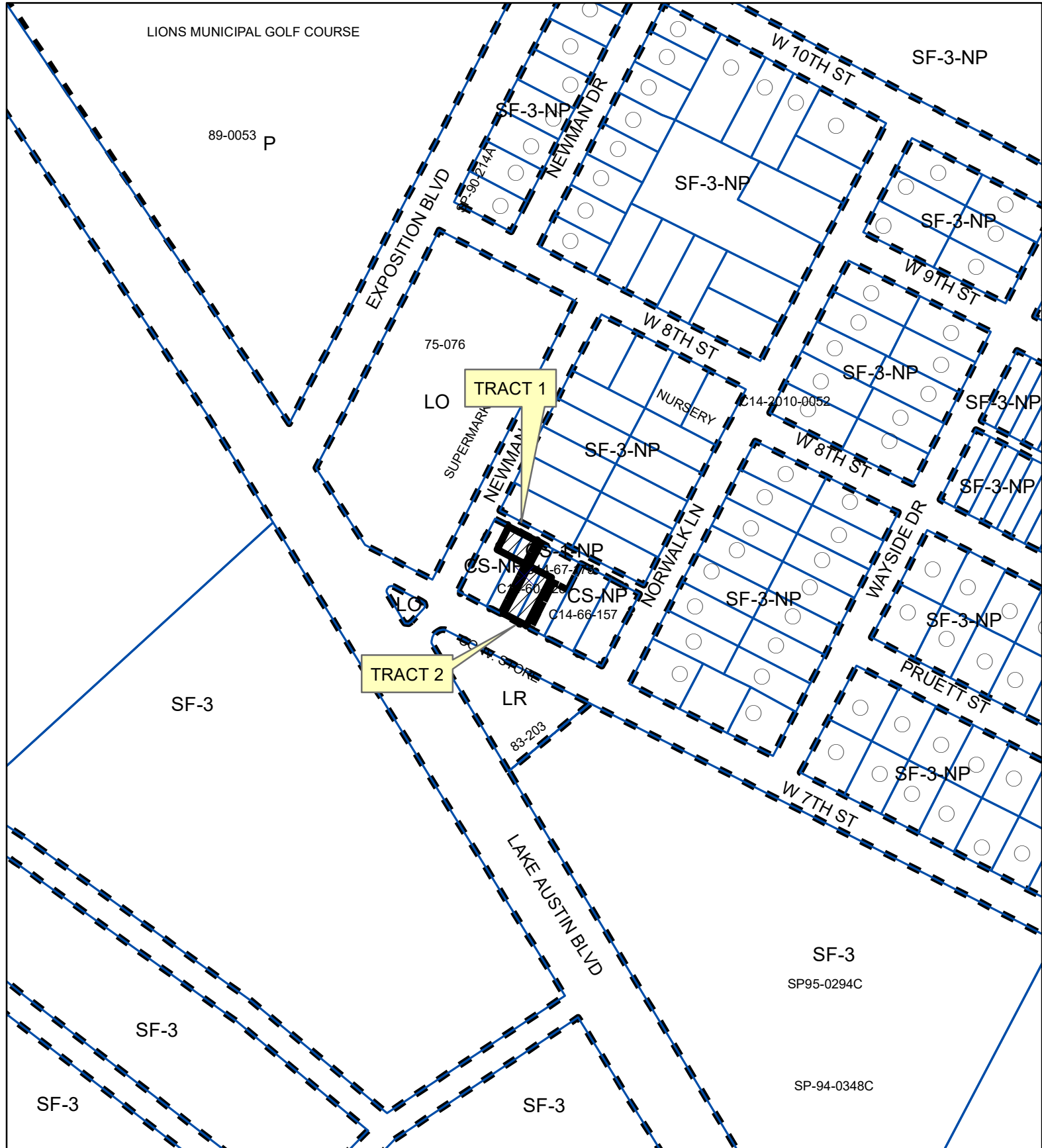
701 NEWMAN




MAY 2019
PROJECT NO. 501-091



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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0043

Exhibit "C"

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: 5/30/2019

1" = 200'