

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 6401 FM 969 ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-CO-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 neighborhood commercial-neighborhood plan (LR-NP) combining district to commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district on a portion of the property described in Zoning Case No. C14-2020-0010, on file at the Planning and Zoning Department, as follows:

2,570 square feet of land, being a portion of Tract "A," Craigwood Commercial Area, a subdivision in Travis County, Texas, according the map or plat thereof recorded in Volume 53, Page 97 of the Plat Records of Travis County, Texas, said 2,570 square feet of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 6401 FM 969 Road 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:

Cocktail lounge is not a permitted use of the Property.

**PART 3.** 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 4.** The Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.



**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
www.hciaustin.com

**"EXHIBIT \_\_\_\_"**

**RE-ZONING**

**FIELD NOTE DESCRIPTION OF 2,570 SQUARE FEET OF LAND, FOR AN AREA TO BE RE-ZONED, BEING A PORTION OF TRACT "A", CRAIGWOOD COMMERCIAL AREA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53 PAGE 97 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND HAVING BEEN CONVEYED TO 6401 E. FM 969, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT No. 2016193251 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID AREA TO BE RE-ZONED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING FOR REFERENCE at a cotton gin spindle set in the West right-of-way line of Craigwood Drive for the Southeast corner of Tract "A", Craigwood Commercial Area, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 53 Page 97 of the Plat Records of Travis County, Texas, and for the Northeast corner of Lot 1, Block "B", Craigwood Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 46 Page 26 of the Plat Records of Travis County, Texas, and from which a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Southwest corner of said Tract "A" and for the Northwest corner of Lot 6, in said Block "B", Craigwood Section One, bears N 78 deg. 12' 19" W 477.06 ft.;

THENCE leaving the West right-of-way line of Craigwood Drive and entering the interior of said Tract "A", N 60 deg. 59' 37" W 103.43 ft. to the corner of an existing building;

THENCE continuing through the interior of said Tract "A" with the South line of said existing building N 78 deg. 00' W 22.83 ft. to a point for the Southeast corner and **PLACE OF BEGINNING** of the herein described tract to be re-zoned;

THENCE continuing through the interior of said Tract "A" with the South line of said existing building, N 78 deg. 00' W 56.0 ft. to a point for the Southwest corner of this tract to be re-zoned;

THENCE continuing through the interior of said Tract "A" and crossing through the interior of said existing building, N 12 deg. 00' E 45.9 ft. to a point on the North wall line of said building for the Northwest corner of this tract to be re-zoned;

end of Page 1

Exhibit A

Page 2 of 2  
RE-ZONING TRACT – 2,570 Square Feet

THENCE continuing through the interior of said Tract "A" with the North line of said building, S 78 deg. 00' E 56.0 ft. to a point for the Northeast corner of this tract to be re-zoned;

THENCE continuing through the interior of said Tract "A" and re-crossing through the interior of said building, S 12 deg. 00' W 45.9 ft. to the **PLACE OF BEGINNING**, containing 2,570 square feet of land.

**PREPARED:** January 24, 2020



Holt Carson  
Registered Professional Land Surveyor No. 5166

see accompanying sketch: C 991026

REFERENCES:  
TCAD Parcel No. 02 1328 10 11  
City of Austin Grid: N23



**F.M. 969 (100' R.O.W.)  
A.K.A. WEBBERVILLE ROAD**

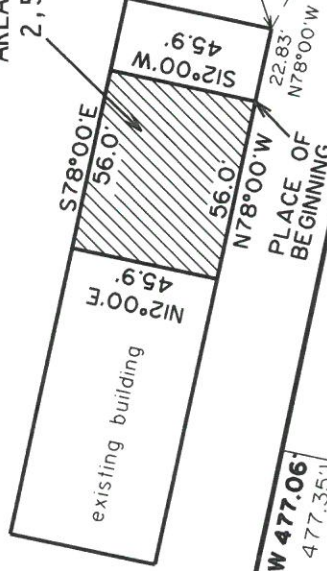
**SCALE: 1" = 60'**

Libby Lane Corporation  
Document No. 2002160004  
(N29°25'E 210.25')  
(N29°20'40"E 210.25')

**TRACT "A"  
CRAIGWOOD COMMERCIAL AREA  
VOLUME 53 PAGE 97**

6401 E.FM 969, LLC  
Special Warranty Deed  
with Vendor's Lien  
Doc. 2016193251

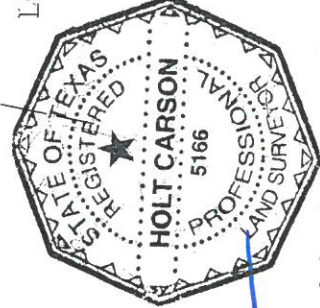
**AREA TO BE RE-ZONED  
2,570 Square Feet**



LOT 6  
LOT 5  
LOT 4  
LOT 3  
LOT 2  
LOT 1



**BLOCK "B"  
CRAIGWOOD SECTION ONE  
VOLUME 46 PAGE 26**



**PREPARED: January 24, 2020**

**BY:**

*Holt Carson*

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road  
Austin, Texas 78704  
www.hciaustin.com Firm Registration 10050700

**EXHIBIT SKETCH TO ACCOMPANY  
FIELD NOTE DESCRIPTION OF**

**2,570 SQUARE FEET OF LAND,  
FOR AN AREA TO BE RE-ZONED,  
AND BEING A PORTION OF  
TRACT "A", CRAIGWOOD COMMERCIAL  
AREA, A SUBDIVISION IN TRAVIS  
COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN  
VOLUME 53 PAGE 97 OF THE PLAT  
RECORDS OF TRAVIS COUNTY, TEXAS.**

**Legend**

- ⊙ ½-Iron Rod Found
- \* Cotton Gin Spindle Set
- ⬠ ½-Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc." (Record Bearing and Distance)

Bearing Basis

(S33°11'E)  
(C=22.67' A=25.16')  
(R=16.06')  
R=16.06'  
S33°11'25"E  
C=22.67' A=25.16'

S78°05'E 261.32' by addition  
S78°05'E 261.32'  
Northeast corner of Tract "B" Craigwood Commercial Area

S11°42'27"W 183.56'  
(S11°43'W 183.42')

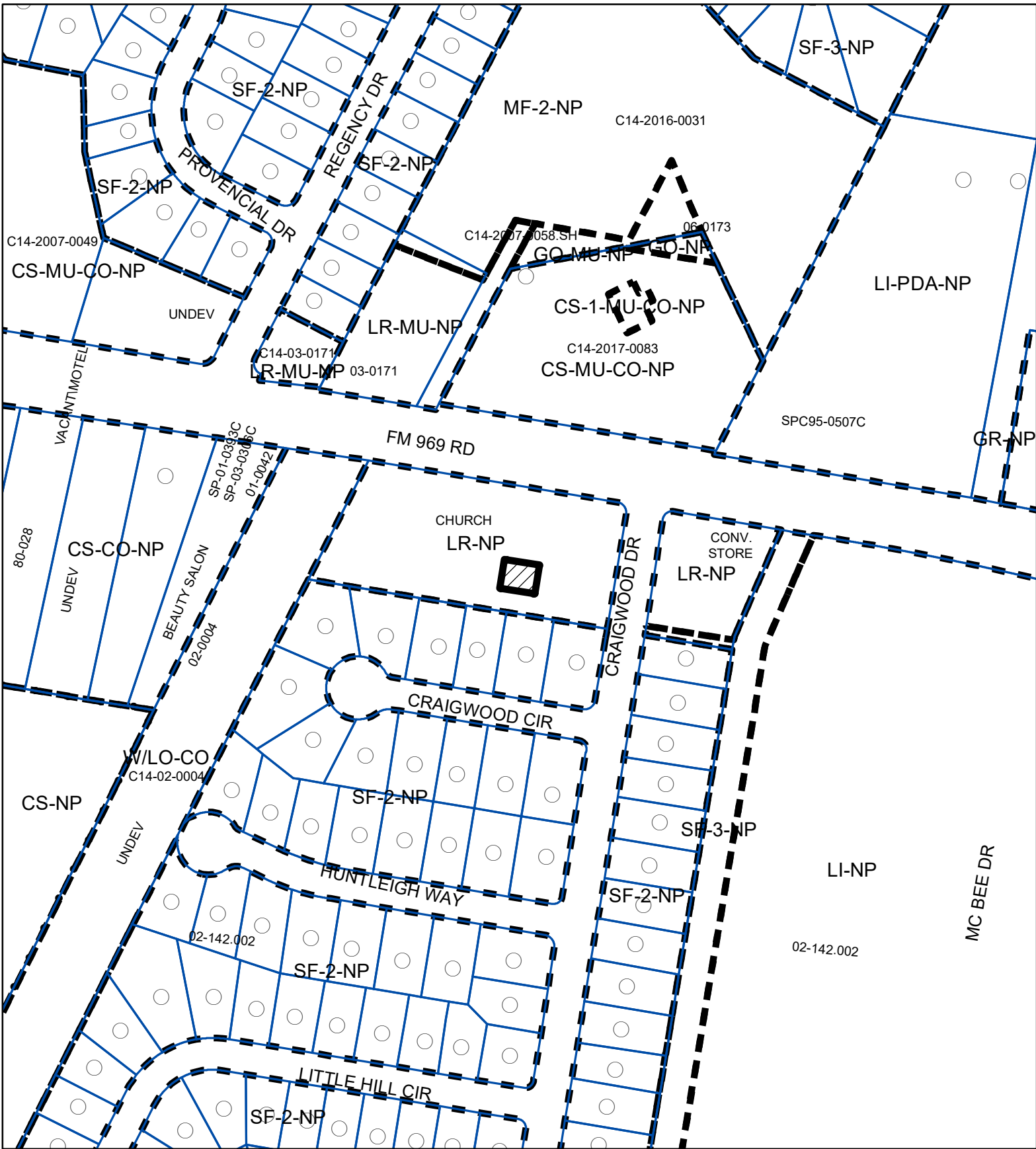
Southeast corner of Tract "B" Craigwood Commercial Area




(S78°13'E)  
S78°12'19"E 200.49'  
(200.0')

S11°42'27"W 423.80'  
(S11°43'W 424.04' by addition)  
(160')

Easterly Southeast corner of Lot 14, Block B Craigwood Section One





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2020-0010

Exhibit B

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: 6/1/2020