

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2001 AND 2013 WEST ANDERSON LANE IN THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-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 community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0041, on file at the Housing and Planning Department, as follows:

A 1.032 acre tract of land out of George W. Spear League, Abstract No. 697, Travis County, Texas, and being all of the 1.035 acre tract as conveyed to Evins Investments, L.P. in Document No. 2000105755 Official Public Records of Travis County, Texas, said 1.032 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

A 1.363 acre tract of land out of George W. Spear League, Abstract No. 697, Travis County, Texas, and being the remaining portions of Lot 1 and 2 of the HARMONY BAPTIST CHURCH SUBDIVISION, a plat of record in Volume 7, Page 25, of the Plat Records of Travis County, Texas as conveyed to Evins Investments L.P. of record in Volume 13142, Page 2792 of the Official Public Records of Travis County, Texas, said 1.363 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance (cumulatively referred to as the “Property”),

locally known as 2001 and 2013 West Anderson Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

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

3  
4 A. Pawn shop service use is a prohibited use of the Property.

5  
6 B. The following uses are conditional uses of the Property:

7  
8 Automotive rentals

Automotive sales

Automotive washing (of any type)

9 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
10 developed and used in accordance with the regulations established for the community  
11 commercial (GR) base district, mixed use (MU) combining district, and other applicable  
12 requirements of the City Code.

13  
14 **PART 4.** The Property is subject to Ordinance No. 040401-32B that established zoning for  
15 the Crestview Neighborhood Plan.

16  
17 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2021.

18  
19 **PASSED AND APPROVED**

20  
21 \_\_\_\_\_, 2021 §  
22 §  
23 §  
24 \_\_\_\_\_ Steve Adler  
25 Mayor  
26  
27

28 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
29 Anne L. Morgan Jannette S. Goodall  
30 City Attorney City Clerk  
31



**FIELD NOTES  
FOR  
A 1.032 ACRE TRACT OF LAND**

A **1.032 acre tract** of land, out of the George W. Spear League, Abstract No. 697, situated in the City of Austin, Travis County, Texas and being all of the 1.035 acre tract as conveyed to Evins Investments, L.P., a Texas limited partnership, of record in Document No. 2000105755 of the Official Public Records of Travis County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a set PK Nail with washer stamped "KFW SURVEYING" in the southwest right-of-way line of Anderson Lane, a variable width right-of-way, for the northeast corner of the remaining portion of Lot 1 of the Harmony Missionary Baptist Church Subdivision, a plat of record in Volume 7, Page 25 of the Plat Records of Travis County, Texas as conveyed to Evins Investments, L.P., a Texas limited partnership, of record in Volume 13142, Page 2792 of the Official Public Records of Travis County, Texas, for the northwest corner of the 1.035 acre tract and the tract described herein;

**THENCE: S 62°27'03" E**, along and with the common line between Anderson Lane and the 1.035 acre tract, a distance of **144.13 feet** to a point at the intersection of Anderson Lane with Hardy Lane, for the northeast corner of the 1.035 acre tract of land and the tract described herein;

**THENCE: S 27°35'26" W**, along and with the common line between Hardy Lane and the 1.035 acre tract, a distance of **311.63 feet** to a point, for the southeast corner of the 1.035 acre tract and the tract described herein, from which a found 1/2" iron road found for the northeast corner of Lot A of the Sylvester Addition, a plat of record in Volume 5 Page 127 of the Plat Records of Travis County, Texas as conveyed to Lindsay O'Conner of record in Document No. 2002038857 of the Official Public Records of Travis County, Texas, bears S 62°17'43" E, a distance of 5.00 feet;

**THENCE: N 62°17'43" W**, along and with the common line between Lot A and the 1.035 acre tract, a distance of **144.02 feet** to a found 1/2" iron road found in the east line of Lot II of North Village No. 2, a plat of record in Volume 75, Page 140 of the Plat Records of Travis County, Texas as conveyed to 2101 Anderson, LLC of record in Document No. 2015063434 of the Official Public Records of Travis County, Texas, for the southwest corner of the 1.035 acre tract and the tract described herein;

**THENCE: N 26°39'34" E**, along and with the common line between Lot II and the 1.035 acre tract, a distance of **29.48 feet** to a found 1/2" iron rod for the northeast corner of Lot II and the southeast corner of the remaining portion of Lot 1, for an angle point in the tract described herein;

**THENCE: N 27°39'48" E**, along and with the common line between the remaining portion of Lot 1 and the 1.035 acre tract, a total distance of **281.77 feet** to the **POINT OF BEGINNING** and containing **1.032 acres**, more or less, in Travis County, Texas. Bearings are based on NAD83 Texas State Plane Central Zone.

Job No.:	20-143
Prepared by:	KFW Surveying
Date:	May 26, 2021
File:	S:\Draw 2020\20-143 2013 Anderson Ln - ATX\DOCS\Zoning FN 1.032 ACRE TRACT.docx

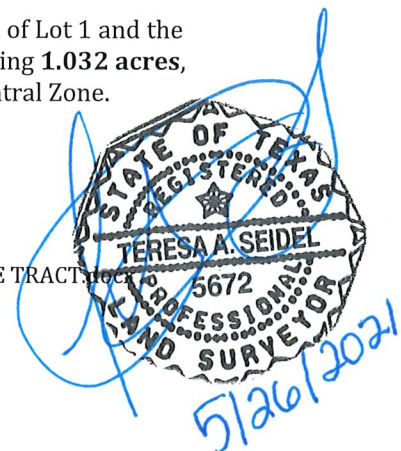
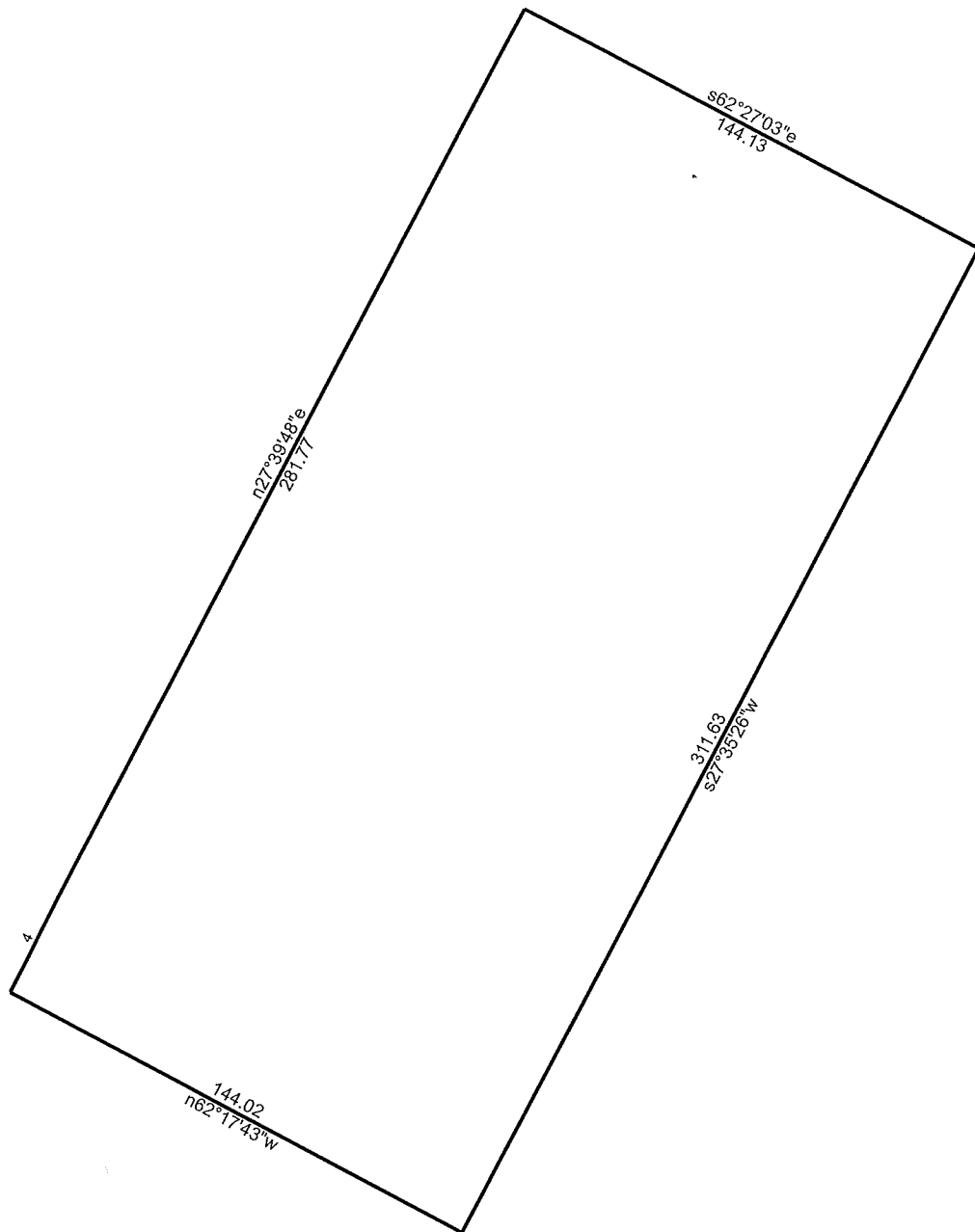


Exhibit A



5/26/2021

Scale: 1 inch= 52 feet

File: 1.035ac.ndp

Tract 1: 1.0318 Acres (44943 Sq. Feet), Closure: s29.4932e 0.01 ft. (1/70412), Perimeter=911 ft.

01 s62.2703e 144.13  
02 s27.3526w 311.63  
03 n62.1743w 144.02  
04 n26.3934e 29.48  
05 n27.3948e 281.77



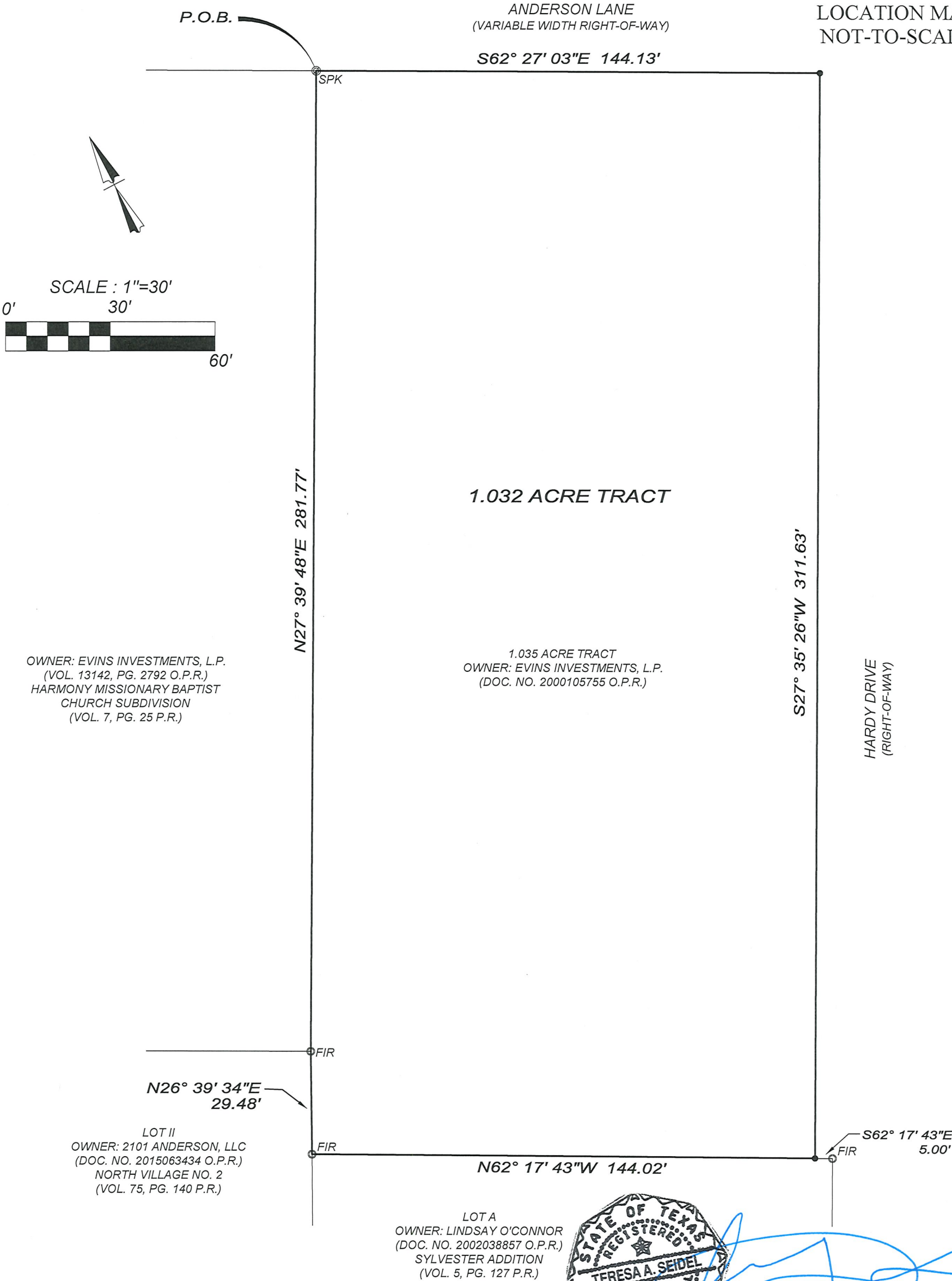
NOTES  
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203 NORTH AMERICAN DATUM (NAD) OF 1983.  
2. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

SYMBOL LEGEND

- POINT
- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SPK SET PK NAIL W/ WASHER STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF TRAVIS COUNTY, TEXAS
- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING



LOCATION MAP  
NOT-TO-SCALE



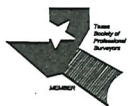
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741  
PHONE: 512-440-7723; FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GOV



ZONING SURVEY OF

A 1.032 ACRE TRACT OF LAND, OUT OF THE GEORGE W. SPEAR LEAGUE, ABSTRACT NO. 697, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING ALL OF THE 1.035 ACRE TRACT AS CONVEYED TO EVINS INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2000105755 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

REVISIONS:	ISSUE DATE:
JOB NO. 20-143	
DATE: 05/26/2021	DESIGNER: TAS
DRAWN: CR	CHECKED: TAS



**FIELD NOTES  
FOR  
THE REMAINING PORTION OF LOTS 1 & 2**

A **1.363 acre tract** of land, over and across the George W. Spear League, Abstract No. 697, situated in the City of Austin, Travis County, Texas and being the remaining portion of Lots 1 & 2 of the Harmony Missionary Baptist Church Subdivision, a plat of record in Volume 7, Page 25 of the Plat Records of Travis County, Texas as conveyed to Evins Investments, L.P. of record in Volume 13142, Page 2792 of the Official Public Records of Travis County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod in the southwest right-of-way line of Anderson Lane, a variable width right-of-way, for the northerly northeast corner of Lot II of North Village No. 2, a plat of record in Volume 75, Page 140 of the Plat Records of Travis County, Texas as conveyed to 2101 Anderson, LLC of record in Document No. 2015063434 of the Official Public Records of Travis County, Texas, the northwest corner of the remaining portion of Lot 2 and the tract described herein, from which a found iron pipe for the northwest corner of Lot II bears N 62°27'03" W, a distance of 60.95 feet;

**THENCE: S 62°27'03" E**, along and with the common line between Anderson Lane and the remaining portion of Lots 1 and 2, passing at a distance of 62.02 feet, a set PK nail with a washer stamped "KFW SURVEYING", for the northeast corner of the remaining portion of Lot 2 and the northwest corner of the remaining portion of Lot 1, and continuing for a total distance of **210.56 feet** to a set PK nail with a washer stamped "KFW SURVEYING", for the northwest corner of a 1.035 acre tract of land as conveyed to Evins Investments, L.P. of record in Document No. 2000105755 of the Official Public Records of Travis County, Texas, the northeast corner of the remaining portion of Lot 1 and the tract described herein;

**THENCE: S 27°39'48" W**, along and with the common line between the 1.035 acre tract and the remaining portion of Lot 1, a distance of **281.77 feet** to a found  $\frac{1}{2}$ " iron rod, for an angle point of the 1.035 acre tract, the easterly northeast corner of Lot II, the southeast corner of the remaining portion of Lot 1 and the tract described herein, from which a found  $\frac{1}{2}$ " iron rod for the southwest corner of the 1.035 acre tract bears N 26°39'34" E, a distance of 29.48 feet;

**THENCE:** Along and with the common lines of Lot II, Lot 1, and Lot 2, the following two (2) courses:

1. **N 62° 30'14" W**, passing at a distance of 147.96 feet, a found iron pipe for the southwest corner of Lot 1 and the southwest corner of Lot 2, and continuing for a total distance of **210.73 feet** to a found  $\frac{1}{2}$ " iron rod, for an interior corner of Lot II, the southwest corner of the remaining portion of Lot 2 and the tract described herein, and
2. **N 27°41'53" E**, a distance of **281.96 feet** to the **POINT OF BEGINNING** and containing **1.363 acres**, or 59,373 square feet, more or less, in Travis County, Texas. Bearings are based on NAD83 Texas State Plane Central Zone.

Job No.: 20-143  
Prepared by: KFW Surveying  
Date: January 19, 2021  
Revised: May 27, 2021  
File: S:\Draw 2020\20-143 2013 Anderson Ln - ATX\DOCS\FN REMAINING PORTION OF LOTS 1 & 2.docx

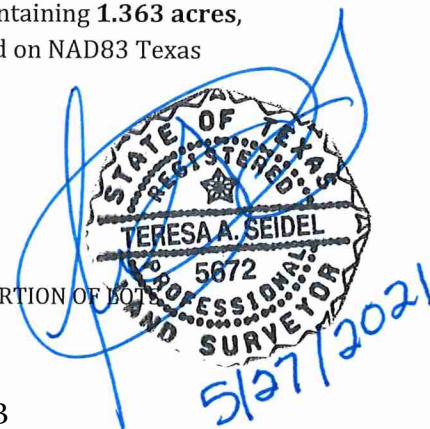
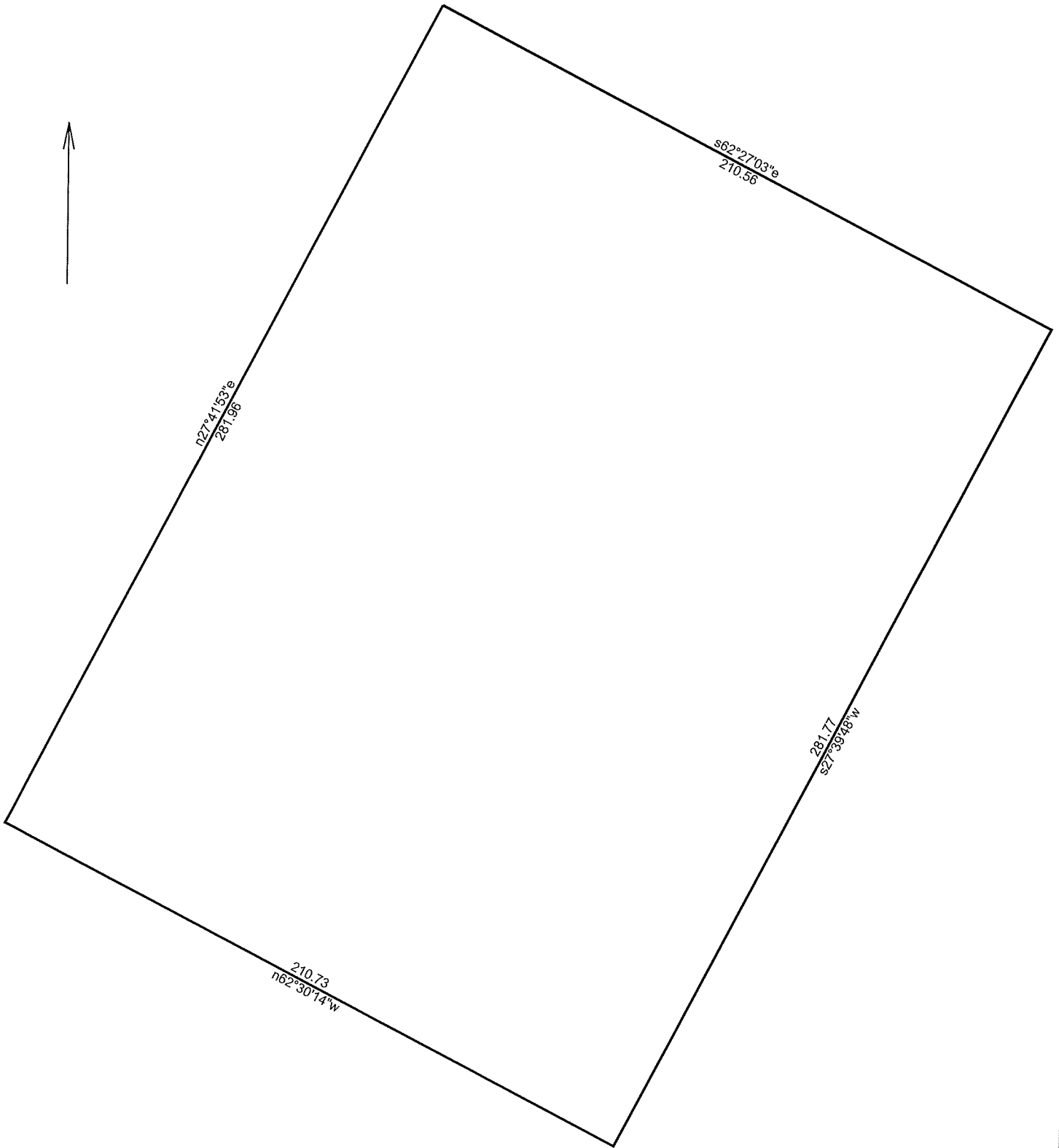


Exhibit B



1/20/2021

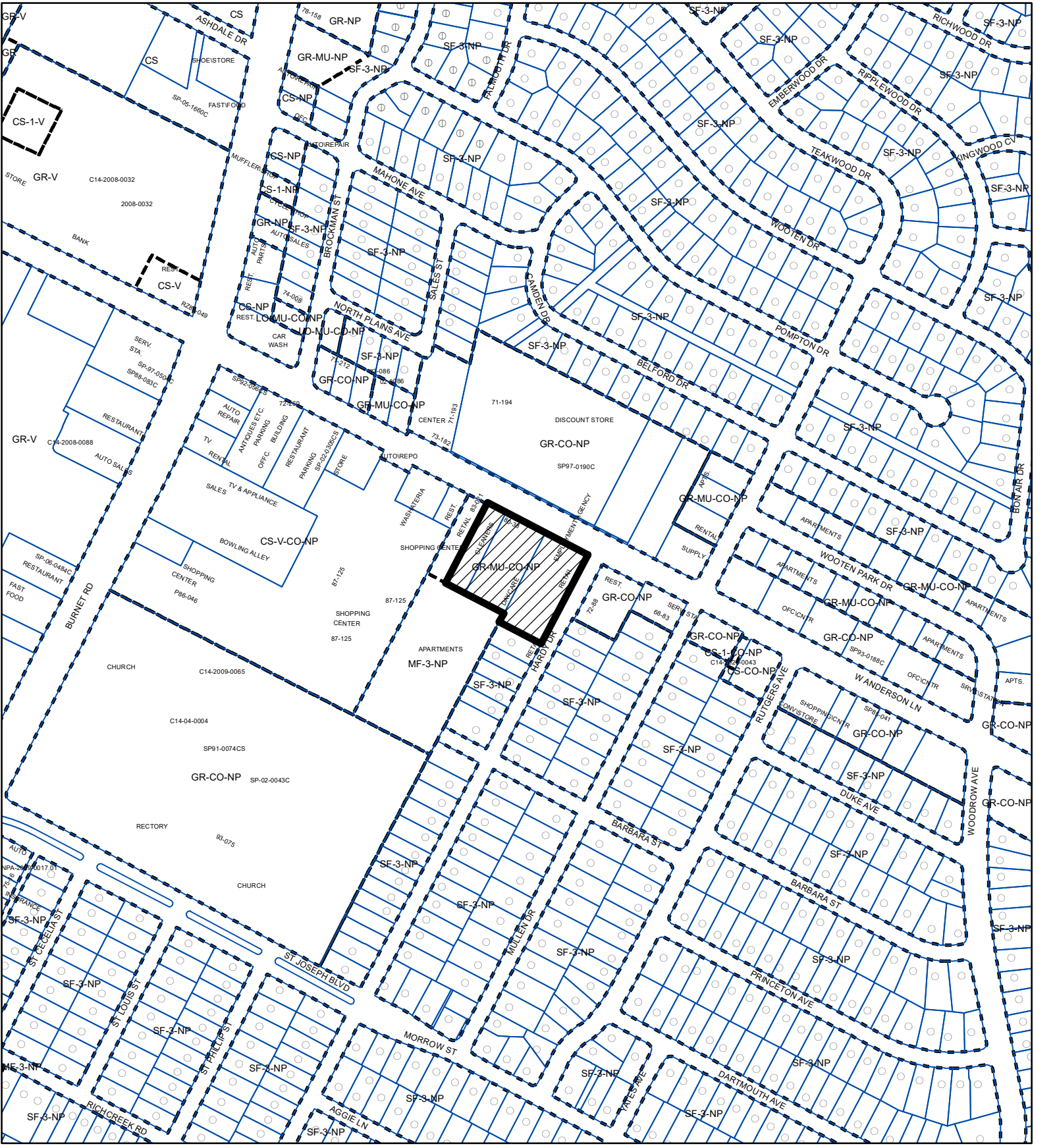
Scale: 1 inch= 41 feet

File: 1.3630AC.ndp

Tract 1: 1.3630 Acres (59373 Sq. Feet), Closure:  $n13.5441e$  0.01 ft. (1/173154), Perimeter=985 ft.

01  $s62.2703e$  210.56  
02  $s27.3948w$  281.77  
03  $n62.3014w$  210.73  
04  $n27.4153e$  281.96





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

**ZONING CASE#: C14-2021-0041**

**Exhibit C**



1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

**Created: 3/23/2021**