

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 5800 BURNET ROAD, LOCATED AT 5806 BURNET ROAD, FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING (CS-V) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-1-V-CO) 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 commercial services-vertical mixed use building (CS-V) district to commercial liquor sales-vertical mixed use building-conditional overlay (CS-1-V-CO) combining district on the property described in Zoning Case No. C14-2022-0050, on file at the Housing and Planning Department, as follows:

Being 0.200 acres of land (approximately 8,728 square feet), being a portion of the tract shown as Reserved "C" Commercial area, ALLANDALE SECTION TWO & RESUBDIVISION OF LOTS 1 TO 10 AND 38 TO 56 inclusive of ALLANDALE SECTION ONE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 5, Page 34, of the Plat Records of Travis County, Texas, said 0.200 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 5806 Burnet 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 condition:

Cocktail lounge is a prohibited use on 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) base district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

**0.200 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.200 ACRES (APPROXIMATELY 8,728 SQ. FT.), BEING A PORTION OF THE TRACT SHOWN AS RESERVED "C" COMMERCIAL AREA, ALLANDALE SECTION TWO & RESUBDIVISION OF LOTS 1 TO 10 AND 38 TO 56 INCLUSIVE OF ALLANDALE SECTION ONE, A SUBDIVISION OF RECORD IN VOLUME 5, PAGE 34 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO ALLANDALE VILLAGE, LTD., IN A DEED EFFECTIVE JANUARY 1, 1995 RECORDED IN VOLUME 12408, PAGE 2479 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.200 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a building corner of an existing concrete and stucco building, from which 1/2" rebar found in the north right-of-way line of Northland Drive (right-of-way width varies), being the southwest corner of the said Reserved "C" Commercial Area tract, being also the southeast corner of Lot 82, Allandale Section One, a subdivision of record in Volume 4, Page 313 of the Plat Records of Travis County, Texas, bears South 43°40'25" West, a distance of 339.97 feet;

THENCE crossing the said Reserved "C" Commercial Area tract and with the west and south face of the said building, the following three (3) courses and distances:

1. North 10°30'21" East, a distance of 19.96 feet to a calculated point;
2. North 79°29'03" West, a distance of 16.71 feet to a calculated point;
3. North 10°34'10" East, a distance of 40.50 feet to a calculated point;

THENCE South 79°34'40" East crossing the said Reserved "C" Commercial Area tract and with the center of an interior party wall, a distance of 150.23 feet to a calculated point on the east face of the said building;

THENCE South 10°27'00" West crossing the said Reserved "C" Commercial Area tract and with the east face of the said building, a distance of 60.26 feet to a calculated point, from which an "X" in concrete found at the intersection of the west right-of-way line of Burnet Road (right-of-way width varies) and the north right-of-way line of Northland

Drive, being the southeast corner of the said Reserved "C" Commercial Area tract, bears South $31^{\circ}19'23''$ East, a distance of 407.86 feet;

THENCE crossing the said Reserved "C" Commercial Area tract and with the center of an interior party wall, the following two (2) courses and distances:

1. North $79^{\circ}32'38''$ West, a distance of 113.65 feet to a calculated point;
2. South $10^{\circ}32'11''$ West, a distance of 0.40 feet to a building corner of the said building;

THENCE North $79^{\circ}17'16''$ West crossing the said Reserved "C" Commercial Area tract and with a south face of the said building, a distance of 19.97 feet to the **POINT OF BEGINNING**, containing 0.200 acres of land, more or less.

Surveyed on the ground on February 14, 2022

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-031-BASE



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

2/24/22

Date



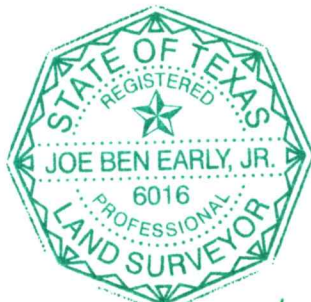
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.200 ACRES (APPROXIMATELY 8,728 SQ. FT.), BEING A PORTION OF THE TRACT SHOWN AS RESERVED "C" COMMERCIAL AREA, ALLANDALE SECTION TWO & RESUBDIVISION OF LOTS 1 TO 10 AND 38 TO 56 INCLUSIVE OF ALLANDALE SECTION ONE, A SUBDIVISION OF RECORD IN VOLUME 5, PAGE 34 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO ALLANDALE VILLAGE, LTD., IN A DEED EFFECTIVE JANUARY 1, 1995 RECORDED IN VOLUME 12408, PAGE 2479 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 5/8" REBAR FOUND
- ☒ "X" IN CONCRETE FOUND
- () RECORD INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N10°30'21"E	19.96'
L2	N79°29'03"W	16.71'
L3	N10°34'10"E	40.50'
L4	S79°34'40"E	150.23'
L5	S10°27'00"W	60.26'
L6	N79°32'38"W	113.65'
L7	S10°32'11"W	0.40'
L8	N79°17'16"W	19.97'
L9	S76°12'48"W	23.39'
L10	N76°46'12"W	440.97'
L11	N76°09'12"W	130.05'



8 2/24/22

DATE OF SURVEY: 2/14/22
 PLOT DATE: 2/24/20
 DRAWING NO.: 1001-031-BASE
 DRAWN BY: MAW & JBE
 SHEET 1 OF 2

**EARLY LAND
 SURVEYING, LLC**

P.O. BOX 92588
 AUSTIN, TX 78709
 512-202-8631
 FIRM NO.10194487

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1001-031-BASE

ALLANDALE ROAD (R.M. 2222)
(R.O.W. WIDTH VARIES)

1" = 100'



WYONA AVENUE

LOT 75
ALLANDALE
SECTION ONE
(4/313)

LOT 76
ALLANDALE
SECTION ONE
(4/313)

LOT 77
ALLANDALE
SECTION ONE
(4/313)

LOT 78
ALLANDALE
SECTION ONE
(4/313)

LOT 79
ALLANDALE
SECTION ONE
(4/313)

LOT 80
ALLANDALE
SECTION ONE
(4/313)

LOT 81
ALLANDALE
SECTION ONE
(4/313)

LOT 82
ALLANDALE
SECTION ONE
(4/313)

RESERVED "C" COMMERCIAL AREA
ALLANDALE SECTION TWO & RESUBDIVISION
OF LOTS 1 TO 10 AND 38 TO 56 INCLUSIVE OF
ALLANDALE SECTION ONE
(5/34)

ALLANDALE VILLAGE, LTD.
(12408/2479)



8/2/24/22

BURNET ROAD
(R.O.W. WIDTH VARIES)
(5929/1064)

EXISTING ONE STORY
CONCRETE/STUCCO
BUILDING

L4

0.200 ACRES
APPROX. 8,728
SQ. FT.

L3
L2
L1

P.O.B.

EXISTING
ONE STORY
CONC./STUCCO
BUILDING

L7

L6

S43°40'25"W 339.97'

S31°19'23"E 407.86'

L11

L10

L9

NORTHLAND DRIVE
(R.O.W. WIDTH VARIES)

EARLY LAND SURVEYING, LLC

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO.10194487

DRAWING NO.: 1001-031-BASE
SHEET 2 OF 2



EXHIBIT B


$$1'' = 400'$$