

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13201 NORTH FARM TO MARKET 620 ROAD NORTHBOUND, SUITE 108, FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) 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 (GR) district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-2023-0011, on file at the Planning Department, as follows:

Being 1,359 square feet of land out of the ELISHA ALLEN SURVEY, ABSTRACT NO. 18, situated in the City of Austin, Williamson County, Texas and being a portion of LOT 3, AMENDED MACONDA PARK 620/183 5, a subdivision in Williamson County, Texas, according to the map or plat thereof as recorded in Cabinet Q, Slide 369, of the Plat Records of Williamson County, Texas, the 1,359 square feet of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 13201 North Farm to Market 620 Road Northbound, Suite 108, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as **Exhibit “B”**.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2023.

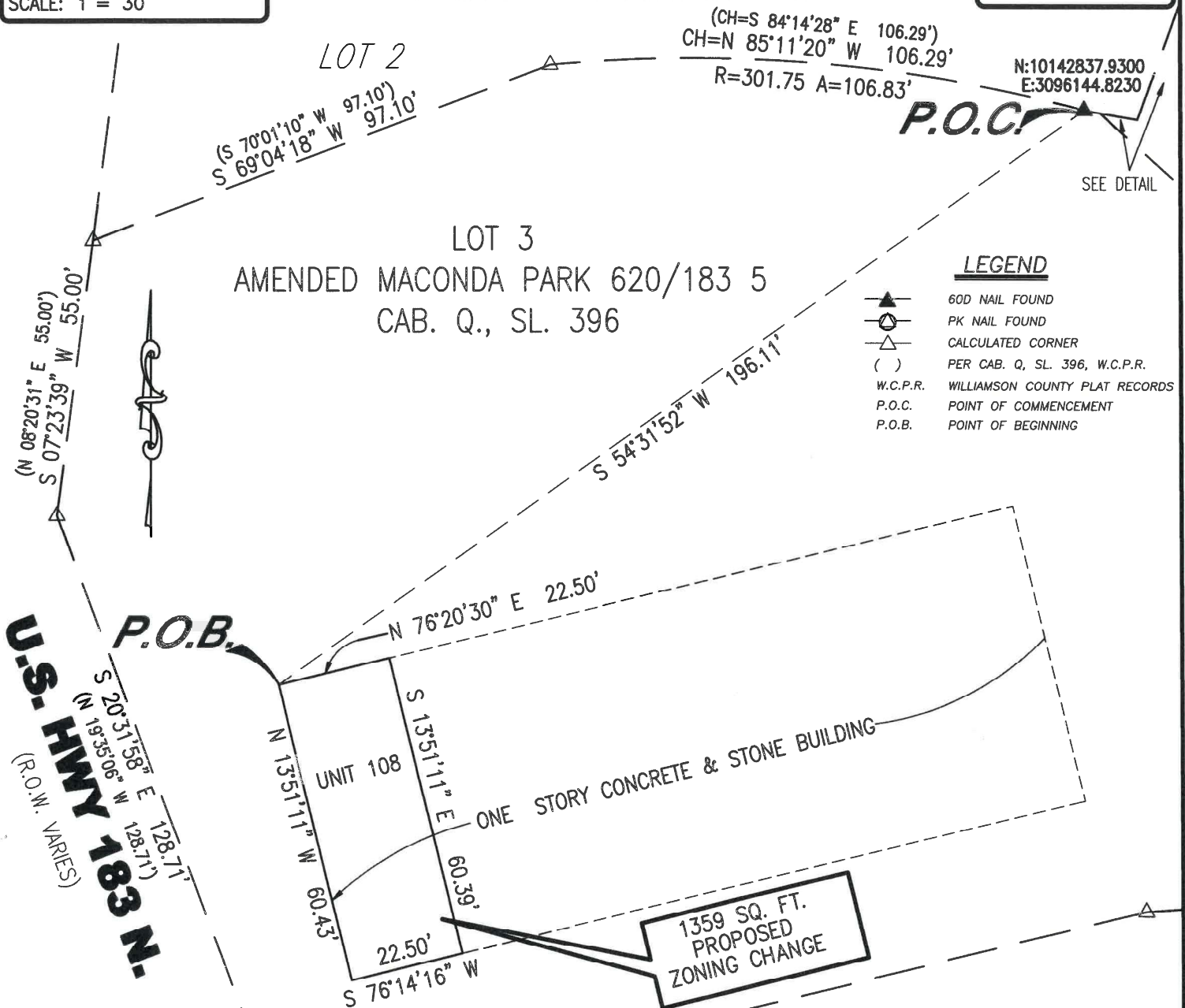
**PASSED AND APPROVED**

\_\_\_\_\_, 2023      §  
   §  
   § \_\_\_\_\_  
   Kirk Watson  
   Mayor

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

JOB #: B1108022  
DATE: 12/12/22  
SCALE: 1" = 30'

EXHIBIT "A"  
SHEET 1 OF 2



1) ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET.

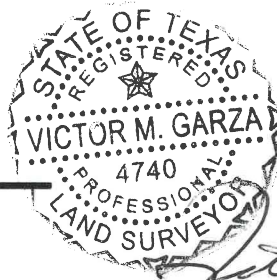
2) THIS IS A ZONING DRAWING  
AND IS NOT INTENDED TO  
REPRESENT A BOUNDARY SURVEY.

3) EASEMENTS AND BUILDING  
SETBACK LINES AFFECTING LOT 3  
ARE NOT SHOWN HEREON.



**B & G SURVEYING, LLC**

FIRM REGISTRATION NO. 100363-00  
**WWW.BANDGSURVEY.COM**  
 1404 West North Loop Blvd.  
 Austin, Texas 78756  
 Office 512\*458-6969



VICTOR M. GARZA, R.P.L.S. 4740

DATE \_\_\_\_\_

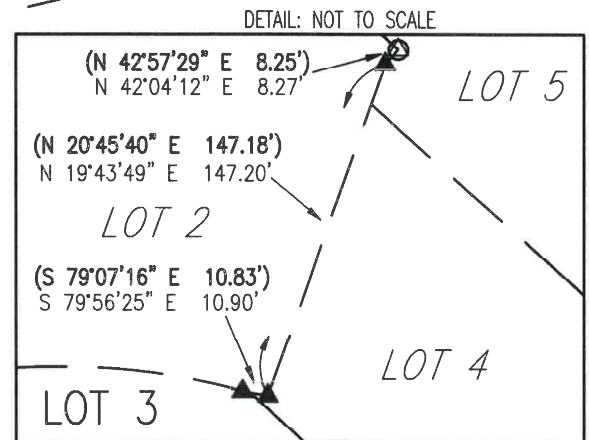


EXHIBIT "A "

PROPOSED ZONING CHANGE

BEING 1359 SQUARE FEET OF LAND OUT OF THE ELISHA ALLEN SURVEY, ABSTRACT NO. 18, SITUATED IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 3, AMENDED MACONDA PARK 620/183 5, A SUBDIVISION RECORDED IN CABINET Q, SLIDE 369 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1359 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 60d nail found at the end of a curve in the north line of said Lot 3, from which the northwest corner of said Lot 3 bears the following two (2) courses:

1. following the curving common line of Lot 2 of said subdivision and said Lot 3 with a curve to the left having a radius of 301.75 feet, an arc length of 106.83 feet and whose chord bears N 85°11'20" W, a distance of 106.29 feet,
2. S 69°04'18" W, a distance of 97.10 feet,

THENCE S 54°31'52" W, into and across said Lot 3, a distance of 196.11 feet to the northwest corner of an existing building, for the **POINT OF BEGINNING** and the northwest corner hereof;

THENCE N 76°20'30" E, following the north wall of said building, a distance of 22.50 feet to a point for the northeast corner hereof;

THENCE S 13°51'11" E, crossing said building, a distance of 60.39 feet to a point in the south wall of said building for the southeast corner hereof;


THENCE S 76°14'16" W, following the south wall of said building, a distance of 22.50 feet to a point for the southwest corner hereof;

THENCE N 13°51'11" W, following the west wall of said building, a distance of 60.43 feet to the **PLACE OF BEGINNING** hereof and containing 1359 square feet, more or less.

**Special Notes:**

- This is a zoning exhibit and is not intended to represent a boundary survey of the parent property.
- All Coordinates, Bearings and Distances are reference to the Texas Coordinate System of 1983, Central Zone, U.S. Survey Feet.

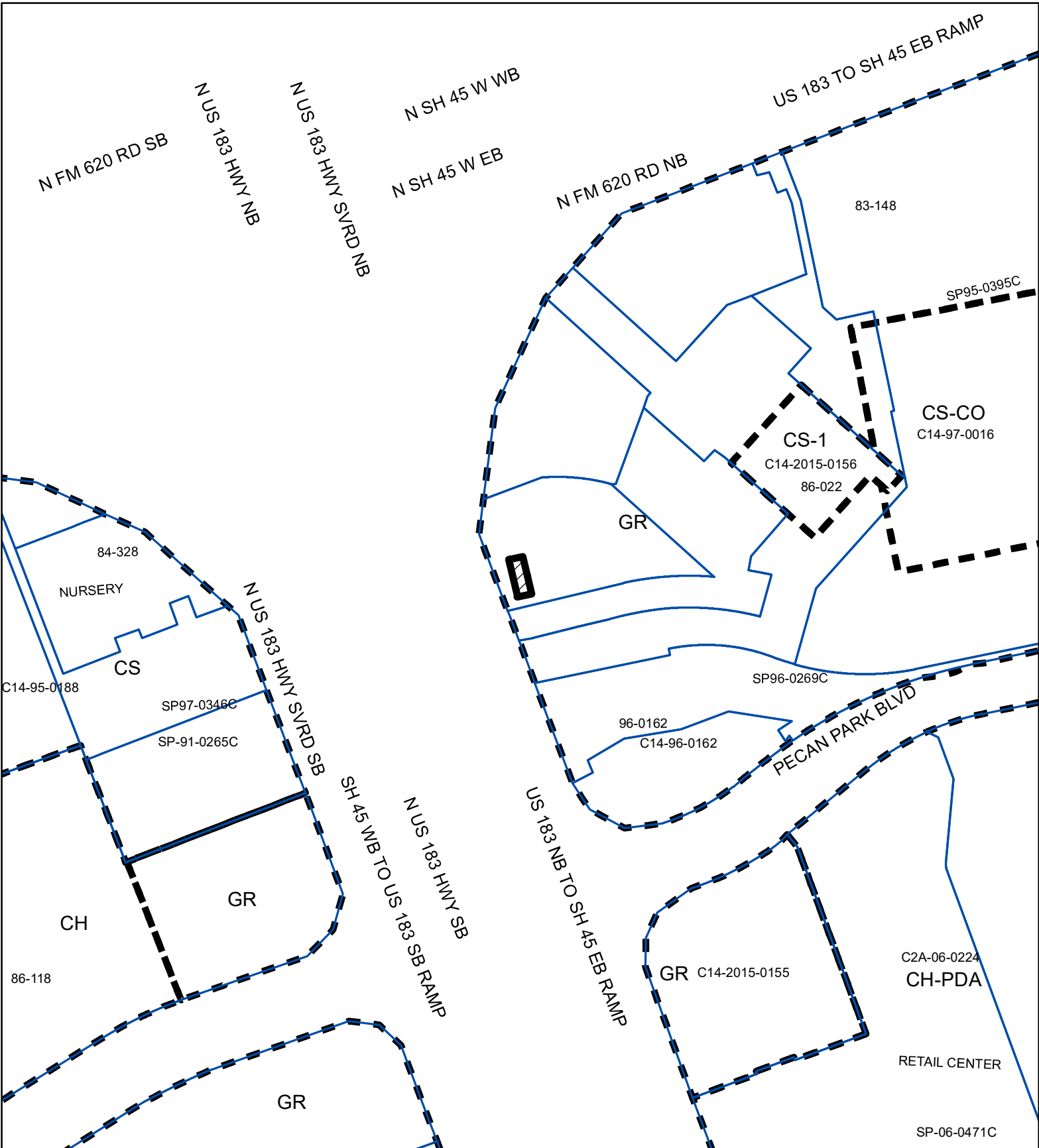
THIS DESCRIPTION TO BE USED WITH THE ATTACHED SKETCH ONLY.




  
VICTOR M. GARZA, R.P.L.S. 4740  
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1404 W. NORTH LOOP BLVD.  
AUSTIN, TEXAS 78756  
(512) 458-6969

12/13/22

Date





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

## ZONING

### ZONING CASE#: C14-2023-0011

## EXHIBIT "B"

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: 2/6/2023**