

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 3201 SOUTH LAMAR BOULEVARD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-HISTORIC LANDMARK (CS-H) 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 general commercial services (CS) district to general commercial services-historic landmark (CS-H) combining district for the property described in Zoning Case No. C14H-2022-0176, on file at the Planning Department, as follows:

Being 0.226 acres (9,837 square feet) of land in the HENRY P. HILL LEAGUE, ABSTRACT 503; being out of Tract 2, a called 5.091 acres more particularly described in a General Warranty Deed recorded in Document No. 2017192521, Official Public Records of Travis County, Texas, said 0.226 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as The Broken Spoke in the City of Austin, Travis 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

EXHIBIT "A"



Project No. 1022075588
FN49479
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BROKEN SPOKE HISTORICAL REZONING BUILDING FOOTPRINT FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.226 ACRES (9,837 SQUARE FEET) OF LAND IN THE HENRY P. HILL LEAGUE, ABSTRACT 503; BEING OUT OF TRACT 2, A CALLED 5.091 ACRES MORE PARTICULARLY DESCRIBED IN A GENERAL WARRENTY DEED TO HLLC CWS 704, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2017192521, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); SAID 0.226 OF ONE ACRES (9,837 SQUARE FEET) OF LAND, AS SURVEYED BY SURVEYING AND MAPPING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an mag nail found, in the southeast right of way of South Lamar Boulevard, a 100' Right of Way, for the west corner of Tract 1, a called 1.941 acres, as described in said Document No. 2017192521, O.P.R.T.C.TX., also being for the north corner of said 5.091 acres, from which for an interior corner of said 5.091 acres, bears South 48°54'57" West, a distance of 53.17 feet;

THENCE South 20°21'30" East, departing said South Lamar Boulevard and over and across said 5.091 acres, a distance of 88.07 feet to a point in the for the most northerly corner of Broken Spoke, and for the **POINT OF BEGINNING**;

THENCE over and across said 5.091 acres, along with Broken Spoke, building footprint, the following ten (10) courses and distances, numbered 1-10:

- 1) South 36°49'01" East, a distance of 18.4 feet to a building corner;
- 2) South 51°20'27" West, a distance of 12.2 feet to an interior building corner;
- 3) South 35°53'13" East, a distance of 14.2 feet to a building corner;
- 4) South 52°34'43" West, a distance of 0.4 feet to an interior building corner;
- 5) South 37°25'17" East, a distance of 85.9 feet to a building corner;
- 6) South 52°34'43" West, a distance of 82.0 feet to a building corner;
- 7) North 37°31'58" West, a distance of 73.2 feet to a building corner;
- 8) North 52°28'02" East, a distance of 4.4 feet to an interior building corner;

SAM COMPANIES

4801 Southwest Parkway / Bldg. 2 Suite 100 / Austin, Texas 78735
512.447.0575 Office / 512.326.3029 Fax / TBPELS #10064300

sam.biz



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9) North 36°48'25" West, a distance of 46.5 feet to a building corner;

10) North 53°11'35" East, a distance of 90.5 feet to the **POINT OF BEGINNING** and containing 0.226 of one acre (9,837 square feet) for the building footprint.

BEARING BASIS:

Bearings are based on RTK values the Texas State Coordinate System, Central Zone, NAD 83/2011, Grid.

NOTES:

- 1.) The horizontal control and coordinates shown on the survey are base upon Texas Coordinate System Central Zone, NAD 83/2011 (CORS), GRID
- 2.) Vertical Control and Elevation shown on this survey are referenced to NAVD 1988, GEOID 12B
- 3.) This survey is not intended for use as a property Boundary Survey.
- 4.) A Current Title Commitment was not provided.






Surveying And Mapping, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300

NEIL HINES 14 February 2023

Neil Hines
Registered Professional Land Surveyor
No. 5642 - State of Texas

Path: \\SAMMC\AUS\PROJECTS\10220755\100\SURVEY\02BASE\755B-BROCKN SPOKE BASE GRID.DWG

[illegible] $1'' = 200'$

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

HISTORIC ZONING EX
ZONING CASE#: C14H-2022-0176

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

