

**ORDINANCE NO. 20250130-100**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 1916 FORT VIEW ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 general commercial services (CS) base district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2024-0140, on file at the Planning Department, as follows:

A 0.033 acre tract of land situated in the Isaac Decker Survey, Block No. 20, Abstract No. 8, in Travis County, Texas, being a portion of LOT 37, THEODORE LOW HEIGHTS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 445, Page 581, of the Deed Records of Travis County, Texas, being a called 1.106 acre tract, conveyed by deed recorded in Document No. 2015144860, of the Official Public Records of Travis County, Texas, said 0.033 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1916 Fort View 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:

The following uses are prohibited uses of the Property:

Adult-Oriented Businesses

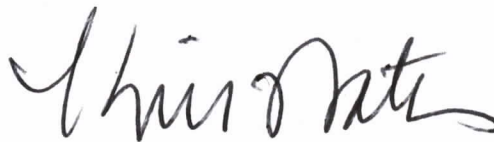
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on February 10, 2025.

**PASSED AND APPROVED**

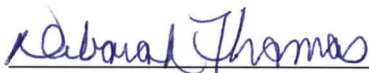
\_\_\_\_\_, January 30, 2025

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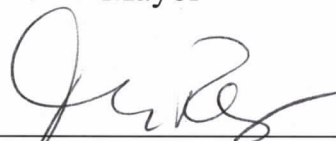
Kirk Watson  
Mayor

**APPROVED:**



Deborah Thomas  
Interim City Attorney

**ATTEST:**



Myrna Rios  
City Clerk

# EXHIBIT "A"

JOSUE B. MIRANDA ORTIZ, REGISTERED PROFESSIONAL LAND SURVEYOR, LIC. NO. 6637

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## EXHIBIT "\_\_\_"

### METES AND BOUNDS DESCRIPTION

#### FOR

A 0.033 ACRE, OR 1,452 SQUARE FOOT, TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, BLOCK NO. 20, ABSTRACT NO. 8, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 37, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 445, PAGE 581, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A CALLED 1.106 ACRE TRACT, DESCRIBED IN CONVEYANCE TO WALIMA LLC, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2015144860, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.033 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00:

**COMMENCING** at a bolt found on a point at the intersection of the east right-of-way line of Menchaca Rd, a variable width right-of-way, and the south right-of-way line of Fort View Rd, a variable width right-of-way, said point being in the southwest boundary line of said 1.106 acre tract;

**THENCE S 75° 56' 58" E**, departing the east right-of-way line of said Menchaca Rd, through the interior of said 1.106 acre tract, a distance of **104.75 feet**, to a calculated point, for southwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, continuing through the interior of said 1.106 acre tract, for the west, north, east and south boundary lines hereof, the following four (4) courses and distances:

1. **N 31° 22' 46" E**, a distance of **62.07 feet**, to a calculated angle point, for the northwest corner hereof, from which a bolt found for the northwest corner of said 1.106 acre tract, same being the southwest corner of a called 0.331 acre tract, described in instrument recorded in Document No. 2012054366, of said Official Public Records, and being a point in the east right-of-way line of said Menchaca Rd bears, N 02° 18' 44" E, 180.32 feet,
2. **S 58° 37' 14" E**, a distance of **23.40 feet**, to a calculated angle point, for the northeast corner hereof,
3. **S 31° 22' 46" W**, a distance of **62.07 feet**, to a calculated angle point, for the northeast corner hereof, and

4. **N 58° 37' 14" W**, a distance of **23.4 feet**, to the **POINT OF BEGINNING**, and containing 0.033 acres in Travis County, Texas, said tract being described in accordance with a survey made on the ground and a survey map prepared by Josue B. Miranda Ortiz, Registered Professional Land Surveyor, License No. 6637, State of Texas, Job No. 10176-24, on November 6, 2024.

Prepared by: Josue B. Miranda Ortiz, R.P.L.S. 6637  
Date: November 6, 2024.  
Job No.: 10176-24  
TCAD PARCEL NO. 0406100101  
AUSTIN GRID: G19





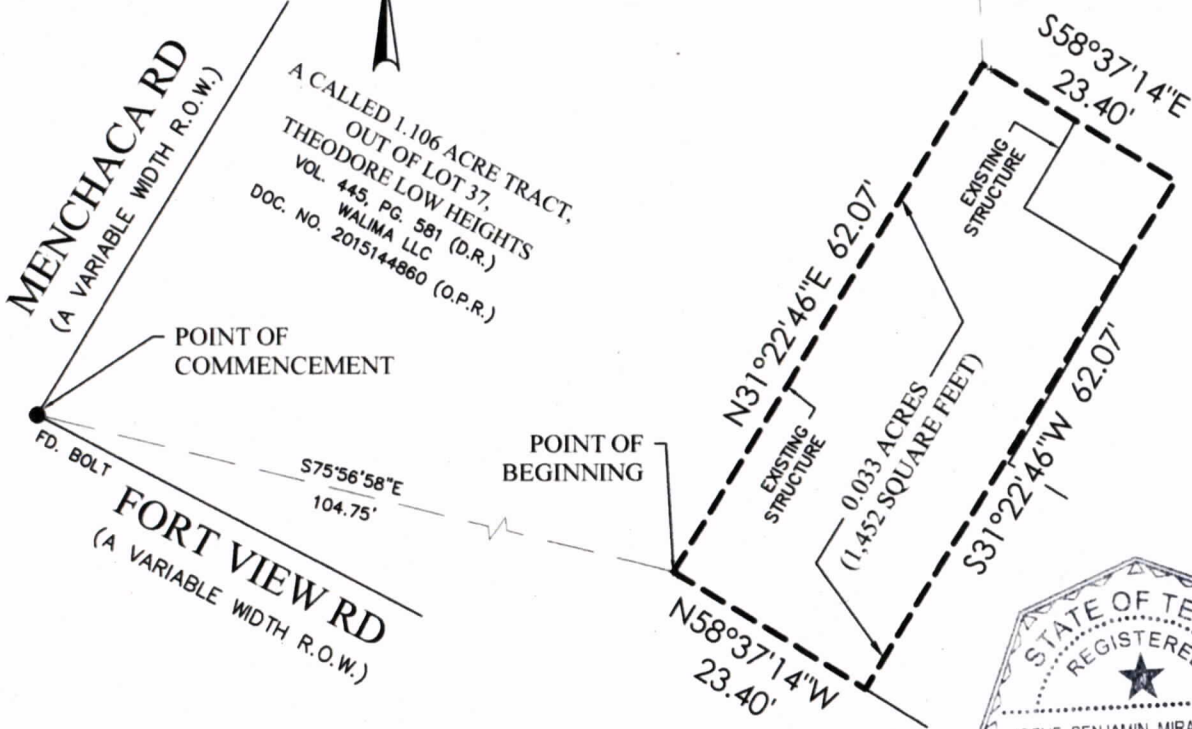
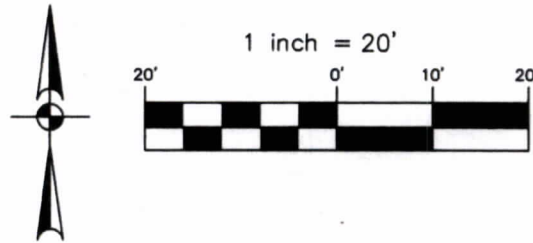
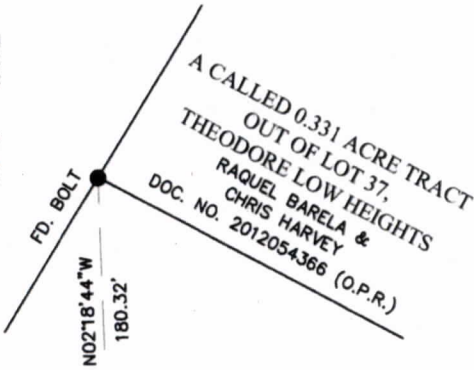


VICINITY MAP  
SCALE 1" = 2,000'

EXHIBIT " "

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES & BOUNDS DESCRIPTION. SEE ATTACHED METES & BOUNDS DESCRIPTION; MB-10176-24\_0.033AC\_EX.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATION PURPOSE ONLY.
4. TCAD PARCEL NO. 0406100101
5. AUSTIN GRID: G19



ABBREVIATIONS:

FD.	FOUND
I.R.	IRON ROD
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

	MONUMENT FOUND (AS NOTED)
	1/2" I.R. WITH CAP MARKED "JMO-TX RPLS 6637" SET
	BOUNDARY LINE
	ADJOINER LINE



JOSUE B. MIRANDA ORTIZ, R.P.L.S. NO. 6637  
STATE OF TEXAS  
jmiranda@geonetoftexas.com

DATE: NOVEMBER 6, 2024.  
JOB NO. 10176-24

JOSUE B. MIRANDA ORTIZ  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
1308 NOKOTA BEND  
GEORGETOWN, TX, 78626

JOB NO. 10176-24  
AS REQUESTED BY: ABDUL K. PATEL

EXHIBIT OF

A 0.033 ACRE, OR 1,452 SQUARE FOOT, TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, BLOCK NO. 20, ABSTRACT NO. 8, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 37, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 445, PAGE 581, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A CALLED 1.106 ACRE TRACT, DESCRIBED IN CONVEYANCE TO WALIMA LLC, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2015144860, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CLIENT  
ABDUL K. PATEL  
1914 FORT VIEW RD  
AUSTIN, TX 78704  
SHEET  
3 OF 3  
TITLE  
ZONING EXHIBIT

