

ORDINANCE NO. 980625-K

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

0.230 ACRE TRACT OF LAND OUT LOTS 2 AND 3, BLOCK A, SHEPHERD ADDITION SUBDIVISION, IN TRAVIS COUNTY, FROM "CS" COMMERCIAL SERVICES DISTRICT TO "CS-1-CO" COMMERCIAL-LIQUOR SALES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 1513 SOUTH LAMAR BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "CS" Commercial Services district to "CS-1-CO" Commercial-Liquor Sales district-Conditional Overlay combining district on the property (the "Property") described in File C14-98-0030, as follows:

0.230 acre tract of land out of Lots 2 and 3, Block A, of the Shepherd Addition Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1513 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and as more particularly 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:

No site plan for development of the Property or any portion of the Property may be approved or released, and no building permit for construction of a building on the Property may be issued, before the dedication of up to 55 feet of right-of-way from the existing centerline of South Lamar Boulevard, in accordance with Section 13-5-9 in Chapter 13-5 of the City Code.

BUSH SURVEYING, INC.

1904 Fortview Road
Austin, Texas 78704
Phone (512) 442-0990
Fax (512) 442-1084

MAY 27, 1998

FOR RE-ZONING PURPOSES

FIELD NOTE DESCRIPTION OF 0.230 ACRE OF LAND, BEING PORTIONS OF LOT 2 AND LOT 3, BLOCK A, SHEPHERD ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96 PAGE 112 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod set in the Southwesterly line of Lot 5, The Maufrais Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 90 Pages 90-91 of the Plat Records of Travis County, Texas, for the most Easterly corner of Lot 3, Block A, Shepherd Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 96 Page 112 of the Plat Records of Travis County, Texas, and from which a 1/2" iron rod set for the most Southerly corner of said Lot 3 and for the most Easterly corner of Lot 2, Block A, of said Shepherd Addition bears S 29 deg. 10' 00" W 117.30 ft.;

THENCE entering the interior of said Lot 3, S 56 deg. 57' W 36.72 ft. to a point for the most Easterly corner and PLACE OF BEGINNING of the herein described portion to be re-zoned;

THENCE, S 40 deg. 01' 13" W 118.00 ft. to a point in the interior of said Lot 2 for the most Southerly corner of this portion to be re-zoned;

THENCE continuing across a portion of the interior of said Lot 2, N 49 deg. 58' 47" W 85.00 ft. to a point for the most Westerly corner of this portion to be re-zoned;

THENCE, N 40 deg. 01' 13" E 118.00 ft. to a point in the interior of said Lot 3 for the most Northerly corner of this portion to be re-zoned;

THENCE continuing across a portion of the interior of said Lot 3, S 49 deg. 58' 47" E 85.00 ft. to the PLACE OF BEGINNING, containing 0.230 acre of land.

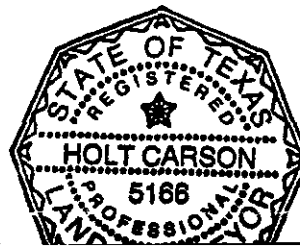
PREPARED: May 27, 1998.

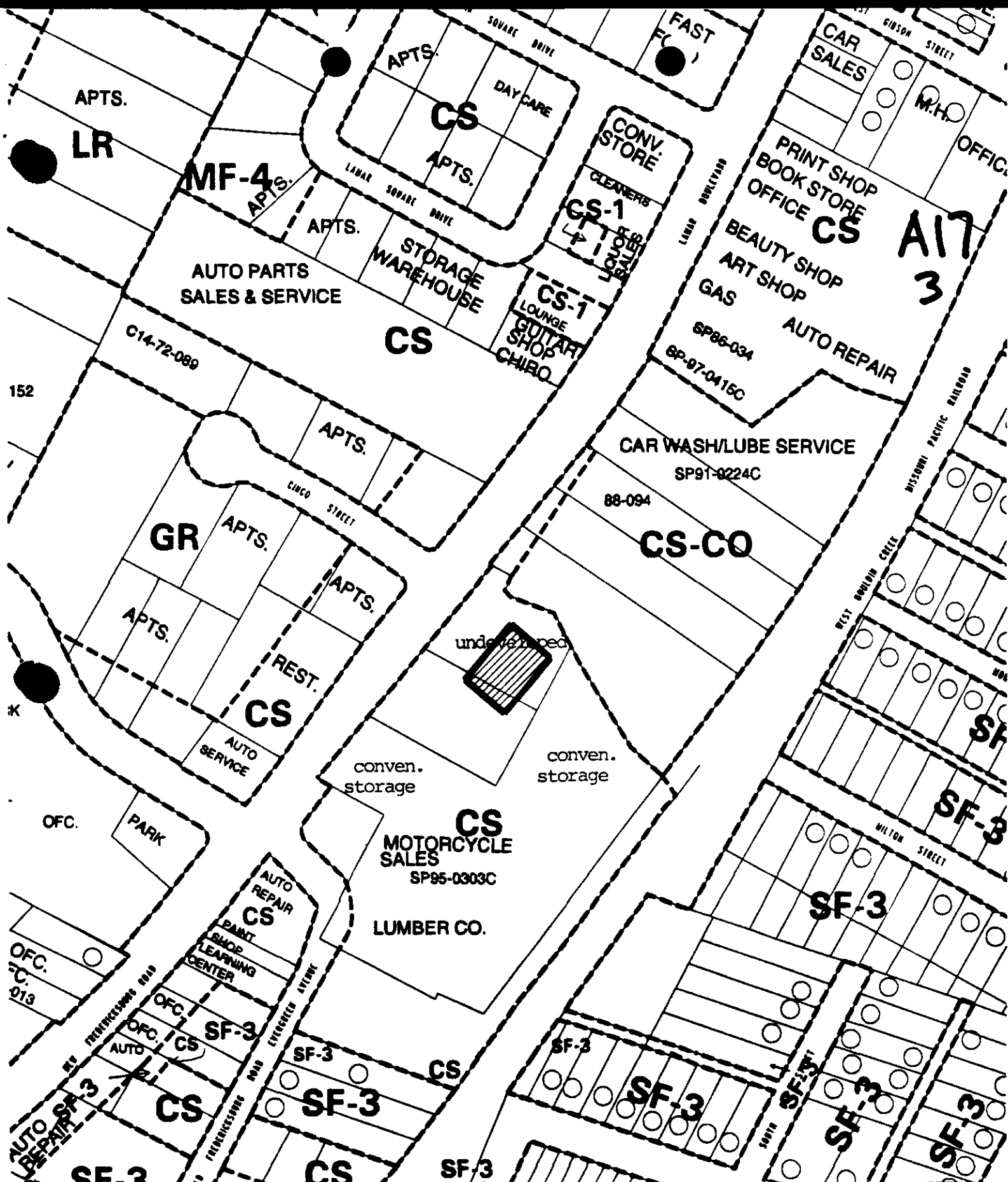


Holt Carson
Registered Professional Land Surveyor No. 5166

483086

EXHIBIT "A"





**A17
3**

SF-3





SF-3

SF-3

SF-3

SF-3

SF-3

 1" = 200'	SUBJECT TRACT 	EXHIBIT "B" ZONING	CITY GRID REFERENCE NUMBER H21
	PENDING CASE 		
	ZONING BOUNDARY 		
	CASE #: C14-98-0030		
	CASE MGR: I.NARANJO		
	ADDRESS: 1513 S.LAMAR BLVD. SUBJECT AREA (acres): 0.230	DATE: 98-02 INTLS: TRC	

Austin American-Statesman

PO#: 980625-K
Ad ID#: 7DQH01300
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

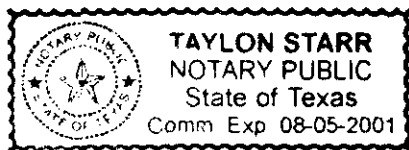
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	7/15/98	Last Published:	7/15/98
Times Published:	1	Classification:	9980
Lines:	19	Cost:	\$53.01

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 15th day of July 1998



Taylor Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

