

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A**  
2 **PORTION OF THE PROPERTY LOCATED AT 1811 EAST CESAR CHAVEZ**  
3 **STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA**  
4 **FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL**  
5 **OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT**  
6 **TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-**  
7 **NEIGHBORHOOD PLAN (CS-1-CO-NP) COMBINING DISTRICT.**

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from general commercial services-mixed use-conditional overlay-  
13 neighborhood plan (CS-MU-CO-NP) combining district to commercial-liquor sales-  
14 conditional overlay-neighborhood plan (CS-1-CO-NP) combining district on the property  
15 described in Zoning Case No. C14-2025-0080, on file at the Planning Department, as  
16 follows:

17  
18 1,000 square feet of land, being a portion of LOT 10A, PINECREEK  
19 SUBDIVISION, a subdivision in Travis County, Texas, according to the map or  
20 plat of record in Volume 18, Page 49, of the Plat Records of Travis County, Texas,  
21 conveyed by deed recorded in Document No. 2015198002 of the Official Public  
22 Records of Travis County, Texas, said 1,000 square feet of land being more  
23 particularly described by metes and bounds in **Exhibit “A”** incorporated into this  
24 ordinance (the “Property”),

25  
26 locally known as 1811 East Cesar Chavez Street in the City of Austin, Travis County,  
27 Texas, generally identified in the map attached as **Exhibit “B”**.

28  
29 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to  
30 Ordinance No. 001214-20 that established zoning for the East Cesar Chavez Neighborhood  
31 Plan.  
32  
33  
34  
35  
36  
37  
38  
39



## EXHIBIT "A"

### HOLT CARSON, INCORPORATED

#### PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

email: survey@hciaustin.com

#### EXHIBIT " \_ "

**SKETCH TO ACCOMPANY DESCRIPTION OF 1,000 SQUARE FEET OF LAND, BEING A PORTION OF LOT 10A, PINECREEK SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 49 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN CONVEYED TO LODHIA INVESTMENTS, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015198002 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a cut "X" found in concrete at the intersection of the south right-of-way line of East Cesar Chavez Street and the west right-of-way line of Chicon Street, same being the northeast corner of Lot 10A, Pinecreek Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 18, Page 49 of the Plat Records of Travis County, Texas, from which a cut "X" found in concrete in the south right-of-way line of East Cesar Chavez Street bears, N 66 deg. 57'00" W 80.01 ft.;

**THENCE** leaving the south right-of-way line of East Cesar Chavez Street, with the west right-of-way line Chicon Street and with the east line of Lot 10A, Pinecreek Subdivision, S 23 deg. 02'48" W 119.01 ft. to a calculated point, from which a calculated point at the record southeast corner of said Lot 10A bears, S 23 deg. 02'48" W 20.99 ft.;

**THENCE** leaving the west right-of-way line of Chicon Street and entering the interior of Lot 10A, Pinecreek Subdivision, N 66 deg 57'11" W 8.04 ft. to a calculated point for the southeast corner and the **PLACE OF BEGINNING** of the herein described tract;

**1,000 Square Feet**  
**Page 2 of 2**

**THENCE** continuing through the interior of Lot 10A, Pinecreek Subdivision the following four (4) courses:

- 1.) N 66 deg. 51'22" W 57.00 ft. to a calculated point for the southwest corner of the herein described tract;
- 2.) N 23 deg. 08'39" E 17.54 ft. to a calculated point for the northwest corner of the herein described tract;
- 3.) S 66 deg. 51'22" E 57.00 ft. to a calculated point for the northeast corner of the herein described tract;
- 4.) S 23 deg. 08'39" W 17.54 ft. to the **PLACE OF BEGINNING** and containing **1,000 square feet** of land.

PREPARED: April 11, 2025.



Anne Thayer  
Registered Professional Land Surveyor No. 5850



Accompanying map: C 956008

References  
TCAD Parcel: 02-0207-09-25  
City Of Austin Grid: K-21

Reference survey map A956008, prepared June 3, 2022 for complete boundary information

# Legend

- ⊙ ½" Iron Rod Found
  - ◻ Capped Iron Rod Found
  - ⊗ Chiseled X Found
  - ⊛ Calculated Point
- (Record Bearing and Distance)

NUMBERED COURSES	
L1	N 66°57'11" W - 8.04'
L2	N 66°51'22" W - 57.00'
L3	N 23°08'39" E - 17.54'
L4	S 66°51'22" E - 57.00'
L5	S 23°08'39" W - 17.54'

### SKETCH TO ACCOMPANY DESCRIPTION OF

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PREPARED: April 11, 2025  
BY:

*Anne Thayer*

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Registered Professional Land Surveyor No. 5850

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SCALE: 1"=20'

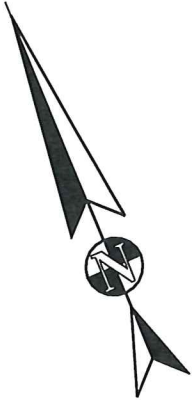
EAST CESAR CHAVEZ STREET

(N66°57'W 60')  
N66°57'00"W 59.98'

(N66°57'W 80')  
N66°57'00"W 80.01'

REFERENCE POINT

Bearing Basis from prior survey



LOT 10A  
PINECREEK SUBDIVISION  
Volume 18 Page 49

Lodhia Investments, LLC  
Special Warranty Deed  
Document No. 2015198002

LOT 9A

(N23°06'E 140')  
N23°02'28"E 140.00'

Existing  
One-Story  
Cinder Block  
Building  
No. 1811

S23°02'48"W 119.01'  
S23°02'48"W 140.00'  
(S23°06'W 140')

CHICON STREET (60')

Proposed  
One-Story  
Building

L4

1,000  
Square Feet

L3

L5

L2

PLACE OF BEGINNING

PK Nail found  
(not used) bears  
S84°W 0.26'

S23°02'48"W 20.99'

N66°57'00"W 80.00'  
(N66°57'W 80')

(20') ALLEY

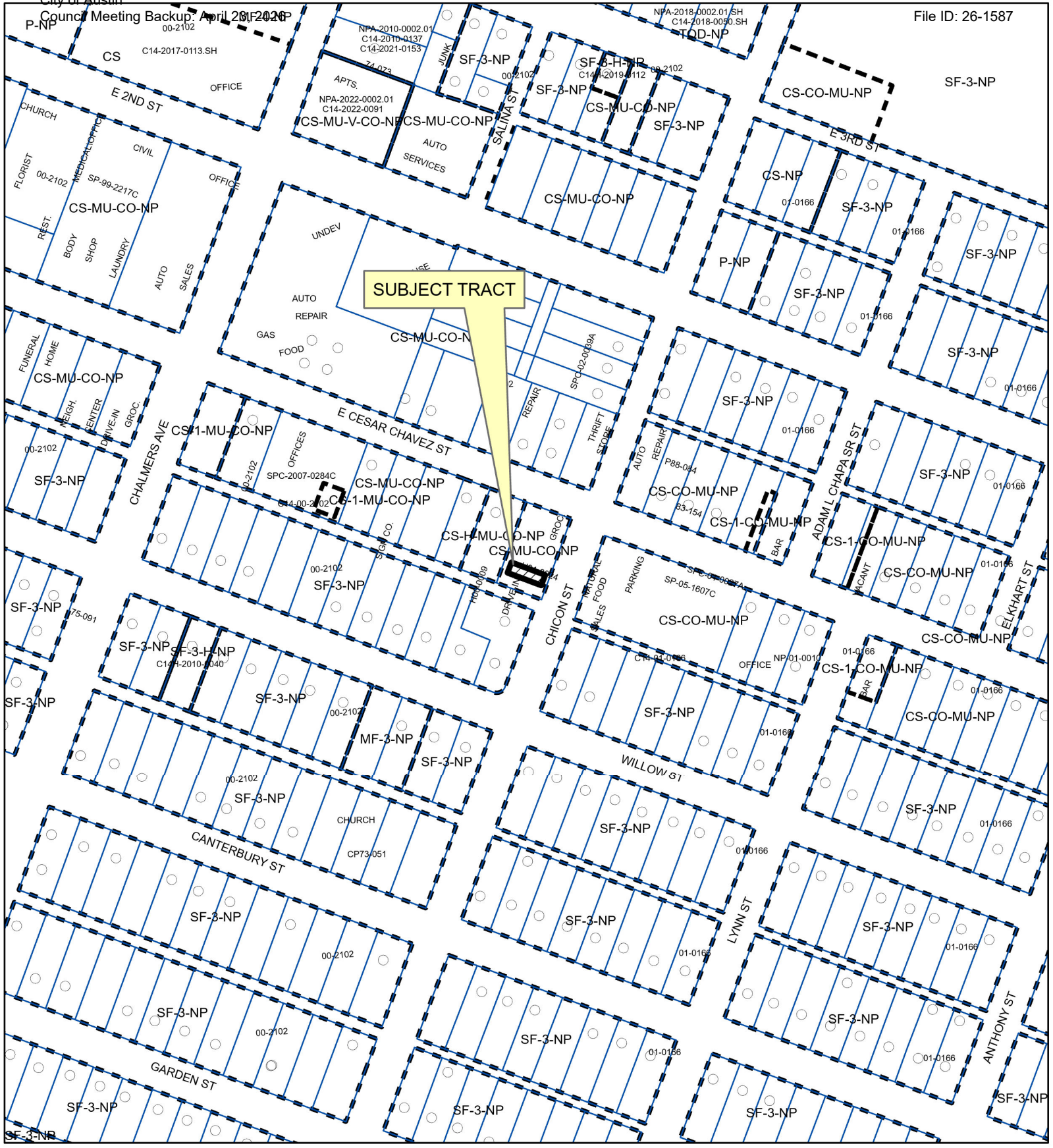
Lot 13

Lot 12  
Riverside Addition  
Volume 2 Page 132

Lot 11

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**SUBJECT TRACT**

**Legend:**

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

**Scale:** 0 100 200 Feet

**ZONING**  
**ZONING CASE#: C14-2025-0080**

**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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.