

ORDINANCE NO. 20070111-071

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 502 WEST WILLIAM CANNON DRIVE IN THE SWEETBRIAR NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT AND COMMERCIAL-LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-CO-NP) COMBINING DISTRICT FOR TRACT ONE AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT FOR TRACTS TWO AND THREE.

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 districts on the property (the "Property") described in Zoning Case No. C14-06-0193, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district.

A 2,180 square foot tract of land, more or less, out of Lot 1, Southridge Plaza Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district.

A 1,767 square foot tract of land, more or less, out of Lot 1, Southridge Plaza Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and

Tract Three: From commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district.

A 168 square foot tract of land, more or less, out of Lot 1, Southridge Plaza Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance,

locally known as 502 West William Cannon Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for their respective base districts and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for Tract One may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

2. The following uses are prohibited uses on Tracts One, Two and Three:

Automotive sales
Pawn shop services

Automotive washing (of any type)

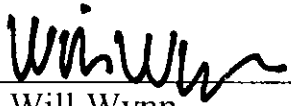
PART 4. The Property is subject to Ordinance No. 20050818-Z002 that established the Sweetbriar neighborhood plan combining district.

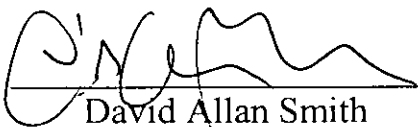
PART 5. This ordinance takes effect on January 22, 2007.

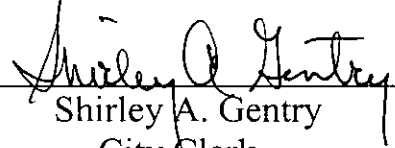
PASSED AND APPROVED

January 11, 2007

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§
§


Will Wynn
Mayor

APPROVED: 
David Allan Smith
City Attorney

ATTEST: 
Shirley A. Gentry
City Clerk

2,180 SQUARE FEET
PORTION OF LOT 1
SOUTHRIDGE PLAZA

TRACT 1

C14-06-0193
FN. NO. 06-504 (MJJ)
SEPTEMBER 7, 2006
BPI JOB NO. 712-03.91

**EXHIBIT A
DESCRIPTION**

OF 2,180 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,180 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a drill hole found in concrete in the northerly line of William Cannon Drive (120' R.O.W.), being the southeasterly corner of Lot 3 of said Southridge Plaza and the southwesterly corner of said Lot 1, from which the northeasterly corner of said Lot 3 bears, N28°28'48"E, a distance of 199.89 feet;

THENCE, S61°30'26"E, along the northerly line of William Cannon Drive, being the southerly line of said Lot 1, a distance of 362.16 feet to a point, from which an iron pipe found in the northerly line of William Cannon Drive for the point of curvature of a curve to the right bears, S61°30'26"E, a distance of 68.03 feet;


THENCE, N28°29'34"E, leaving the northerly line of William Cannon Drive, over and across said Lot 1, a distance of 431.08 feet to the **POINT OF BEGINNING** and southwesterly corner hereof;

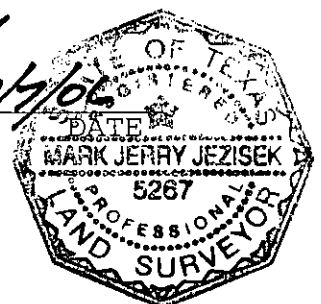
THENCE, continuing over and across said Lot 1, for the westerly, northerly, easterly and southerly lines hereof, the following four (4) courses and distances:

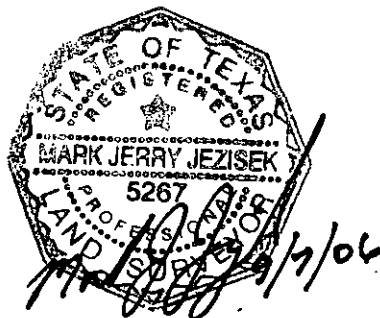
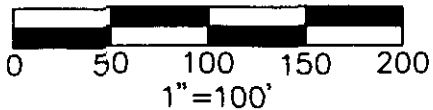
- 1) N28°34'31"E, a distance of 73.40 feet to the northwesterly corner hereof, from which a drill hole in concrete found at the northeasterly corner of said Lot 3 bears, S78°25'25"W, a distance of 473.17 feet;
- 2) S61°35'29"E, a distance of 29.70 feet to the northeasterly corner hereof;
- 3) S28°34'31"W, a distance of 73.40 feet to the southeasterly corner hereof;
- 4) N61°35'29"W, a distance of 29.70 feet to the **POINT OF BEGINNING**, containing an area of 2,180 square feet of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746


MARK J. JEZISEK
NO. 5267
STATE OF TEXAS





LEGEND

- DRILL HOLE FOUND IN CONCRETE
- ⊙ IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE

No.	Bearing	Distance
L1	N28°34'31"E	73.40'
L2	S61°35'29"E	29.70'
L3	S28°34'31"W	73.40'
L4	N61°35'29"W	29.70'

SOUTH FIRST STREET

(80' R.O.W.)

2,180 SQ. FT.

S78°25'25"W 473.17'

LOT 1

SOUTHRIDGE PLAZA
VOL. 83, PG. 1

LOT 3

P.O.C.

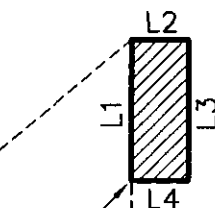
N28°28'48"E 199.89'

S61°30'26"E 362.16'

BEARING BASIS

WILLIAM CANNON DRIVE

(120' R.O.W.)



P.O.B.

N28°29'34"E 431.08'

S61°30'26"E
68.03'

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SKETCH TO ACCOMPANY DESCRIPTION
OF 2,180 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**WEINGARTEN
REALTY**

DATE: 09/07/06

FILE: H:\712\03\71203EX1.dwg

FN No.: 06-504(MJJ)

DRAWN BY: M.J.J.

PROJ. No: 712-03.91

TRACT 2

1,767 SQUARE FEET
PORTION OF LOT 1
SOUTHRIDGE PLAZA

FN. NO. 06-689 (MJJ)
NOVEMBER 22, 2006
BPI JOB NO. 712-03.99

EXHIBIT B DESCRIPTION

OF 1,767 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,767 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a drill hole found in concrete in the northerly line of William Cannon Drive (120' R.O.W.), being the southeasterly corner of Lot 3 of said Southridge Plaza and the southwesterly corner of said Lot 1, from which the northeasterly corner of said Lot 3 bears, N28°28'48"E, a distance of 199.89 feet;


THENCE, S61°30'26"E, along the northerly line of William Cannon Drive, being the southerly line of said Lot 1, a distance of 207.77 feet to a point, from which an iron pipe found in the northerly line of William Cannon Drive for the point of curvature of a curve to the right bears, S61°30'26"E, a distance of 222.42 feet;

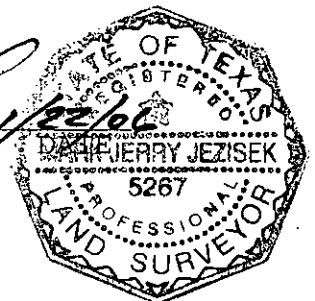
THENCE, N28°29'34"E, leaving the northerly line of William Cannon Drive, over and across said Lot 1, a distance of 404.18 feet to the **POINT OF BEGINNING** and southeasterly corner hereof;

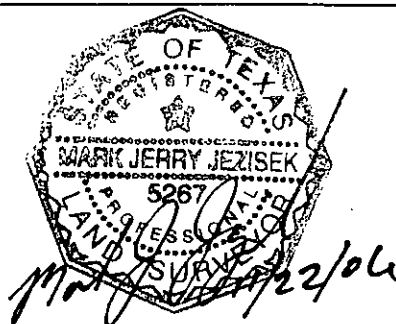
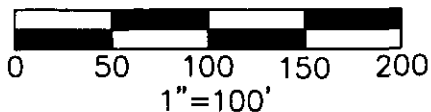
THENCE, continuing over and across said Lot 1, for the southerly, westerly, northerly and easterly lines hereof, the following six (6) courses and distances:

- 1) N61°31'44"W, a distance of 61.13 feet to the southwesterly corner hereof, from which a drill hole in concrete found at the northeasterly corner of said Lot 3 bears, S64°10'30"W, a distance of 251.47 feet;
- 2) N28°28'16"E, a distance of 9.38 feet to an angle point;
- 3) S61°31'44"E, a distance of 9.88 feet to an angle point;
- 4) N28°28'16"E, a distance of 23.29 feet to the northwesterly corner hereof;
- 5) S61°31'44"E, a distance of 51.25 feet to the northeasterly corner hereof;
- 6) S28°28'16"W, a distance of 32.67 feet to the **POINT OF BEGINNING**, containing an area of 1,767 square feet of land, more or less, within these metes and bounds.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746


MARK J. JEZISEK
NO. 5267
STATE OF TEXAS





LEGEND

- DRILL HOLE FOUND IN CONCRETE
- ⊙ IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

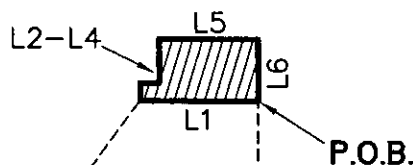
LINE TABLE

No.	Bearing	Distance
L1	N61°31'44"W	61.13'
L2	N28°28'16"E	9.38'
L3	S61°31'44"E	9.88'
L4	N28°28'16"E	23.29'
L5	S61°31'44"E	51.25'
L6	S28°28'16"W	32.67'

SOUTH FIRST STREET

(80' R.O.W.)

1,767 SQ. FT.



LOT 1

SOUTHRIDGE PLAZA
VOL. 83, PG. 1

LOT 3

P.O.C.

S64°10'30"W 251.47'

N28°28'48"E 199.89'

S61°30'26"E 207.77'

N28°29'34"E 404.18'

S61°30'26"E 222.42'

BEARING BASIS

WILLIAM CANNON DRIVE

(120' R.O.W.)

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SKETCH TO ACCOMPANY DESCRIPTION
OF 1,767 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**WEINGARTEN
REALTY**

DATE: 11/22/06

FILE: H:\712\03\71203EX2.dwg

FN No.: 06-689(MJJ)

DRAWN BY: M.J.J.

PROJ. No: 712-03.99

TRACT 3

168 SQUARE FEET
PORTION OF LOT 1
SOUTHRIDGE PLAZA

FN. NO. 06-690 (MJJ)
NOVEMBER 22, 2006
BPI JOB NO. 712-03.99

~~EXHIBIT C~~
DESCRIPTION

OF 168 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 168 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a drill hole found in concrete in the northerly line of William Cannon Drive (120' R.O.W.), being the southeasterly corner of Lot 3 of said Southridge Plaza and the southwesterly corner of said Lot 1, from which the northeasterly corner of said Lot 3 bears, N28°28'48"E, a distance of 199.89 feet;

THENCE, S61°30'26"E, along the northerly line of William Cannon Drive, being the southerly line of said Lot 1, a distance of 207.75 feet to a point, from which an iron pipe found in the northerly line of William Cannon Drive for the point of curvature of a curve to the right bears, S61°30'26"E, a distance of 222.44 feet;

THENCE, N28°29'34"E, leaving the northerly line of William Cannon Drive, over and across said Lot 1, a distance of 435.76 feet to the **POINT OF BEGINNING** and southwesterly corner hereof, from which a drill hole in concrete found at the northeasterly corner of said Lot 3 bears, S69°52'24"W, a distance of 314.34 feet;

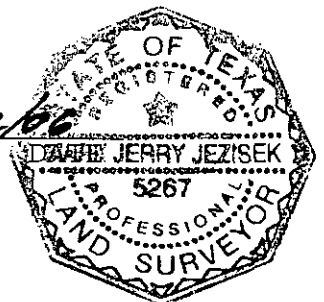
THENCE, continuing over and across said Lot 1, for the westerly, northerly, easterly and southerly lines hereof, the following four (4) courses and distances:

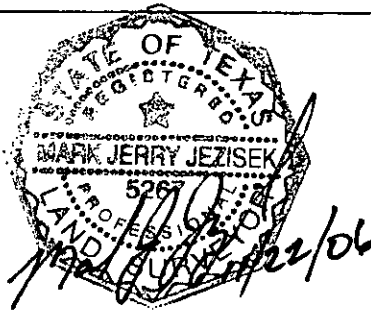
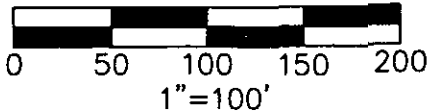
- 1) N28°28'16"E, a distance of 1.09 feet to the northwesterly corner hereof,
- 2) S85°10'27"E, a distance of 168.47 feet to the northeasterly corner hereof;
- 3) S28°24'31"W, a distance of 1.09 feet to the southeasterly corner hereof;
- 4) N85°10'27"W, a distance of 168.47 feet to the **POINT OF BEGINNING**, containing an area of 168 square feet of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
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3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 11/22/06
MARK J. JEZISEK
NO. 5267
STATE OF TEXAS





LEGEND

- DRILL HOLE FOUND IN CONCRETE
- ⊙ IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE

No.	Bearing	Distance
L1	N28°28'16"E	1.09'
L2	S85°10'27"E	168.47'
L3	S28°24'31"W	1.09'
L4	N85°10'27"W	168.47'

SOUTH FIRST STREET
(80' R.O.W.)

168 SQ. FT.

EXISTING
1,767 SF
TRACT

P.O.B.

PROPOSED
2,180 SF
TRACT

LOT 1

SOUTHRIDGE PLAZA
VOL. 83, PG. 1

LOT 3

P.O.C.

N28°28'48"E 199.89'

S69°52'24"W 314.34'

N28°29'34"E 435.76'

S61°30'26"E 207.75'

S61°30'26"E 222.44'

BEARING BASIS

WILLIAM CANNON DRIVE

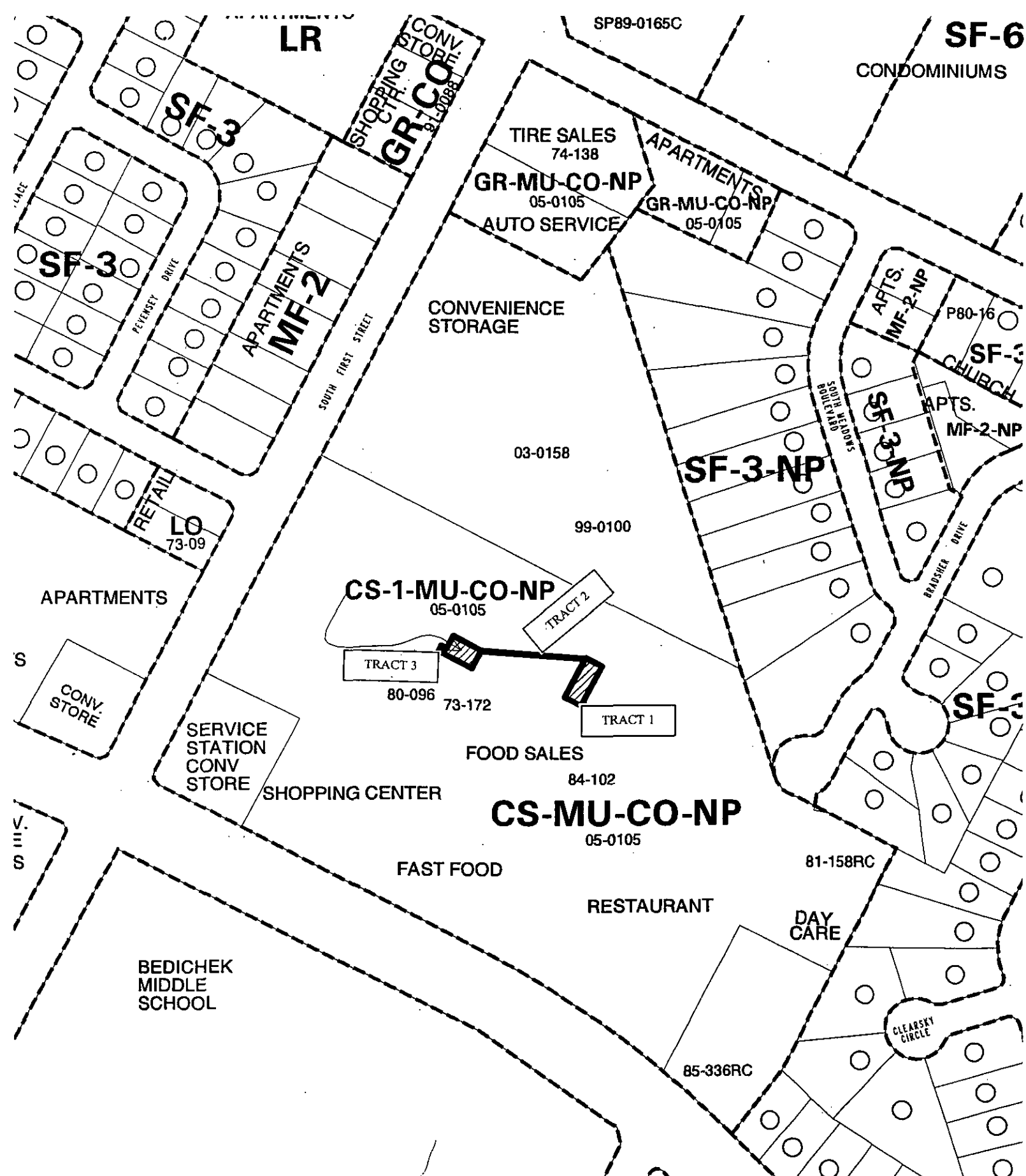
(120' R.O.W.)

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SKETCH TO ACCOMPANY DESCRIPTION

OF 168 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**WEINGARTEN
REALTY**



 1" = 200'	SUBJECT TRACT	ZONING EXHIBIT D		CITY GRID REFERENCE NUMBER G16
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: W.WALSH			
CASE #: C14-06-0193 ADDRESS: 502 W WILLIAM CANNON DR SUBJECT AREA (acres): 0.094		DATE: 06-11 INTLS: SM		