

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9900 SOUTH IH-35 SERVICE ROAD SOUTHBOUND
3 UNIT G FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL
4 OVERLAY (CS-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR
5 SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services-conditional overlay (CS-CO)
11 combining district to commercial-liquor sales-conditional overlay (CS-1-CO) combining
12 district on the property described in Zoning Case No. C14-2007-0253, on file at the
13 Neighborhood Planning and Zoning Department, as follows:
14

15 A 0.584 acre (25,436 sq. ft.) tract of land, more or less, out of the S.F. Slaughter
16 League Survey No. 1, Abstract No. 20 in Travis County, the tract of land being
17 more particularly described by metes and bounds in Exhibit "A" incorporated into
18 this ordinance (the "Property"),
19

20 locally known as 9900 South IH-35 Service Road Southbound, Unit G, in the City of
21 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".
22

23 PART 2. The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 The following uses are prohibited uses of the Property:
27

28 Adult-oriented businesses	Bail bond services
29 Campground	Commercial blood plasma center
30 Drop-off recycling collection facility	Equipment sales
31 Exterminating services	Kennels
32 Monument retail sales	Pawn shop services
33 Residential treatment	Transitional housing

34

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

1
2 **PART 3.** This ordinance takes effect on _____, 2008.
3

4
5 **PASSED AND APPROVED**
6

7 §
8 §
9 _____, 2008 § _____
10

11 Will Wynn
12 Mayor
13

14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk

DESCRIPTION

DESCRIPTION OF 25,436 SQUARE FEET, 0.584 OF ONE ACRE OF LAND, SITUATED IN THE S.F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 15, BLOCK A, OF THE AMENDED PLAT OF LOTS 15 AND 22-26, BLOCK A AND LOT 1, BLOCK B OF SOUTHPARK MEADOWS SUBDIVISION, A RESUBDIVISION OF LOT 2, SLAUGHTER @ CULLEN COMMERCIAL; LOTS 12, 14 AND 16, TOM F. DUNNAHOO SUBDIVISION; AND 256.975 ACRES OWNED BY SP MEADOWS CENTRAL, LTD., AND 112.855 ACRES OWNED BY ABEL J. AND MARY ANN THERIOT FAMILY LIMITED PARTNERSHIP, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200700252 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 15 ALSO BEING THAT CERTAIN TRACT OF LAND CONVEYED IN WARRENTY DEED TO SP MEADOWS SOUTH, LTD., OF RECORD IN DOCUMENT NUMBER 2007022349 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 0.584 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 iron rod found with cap stamped "Cunningham-Allen, Inc.", for an angle point in the common line of said Lot 15 and Lot 23, Block A, of said Amended Plat of Lots 15 and 22-26, from which point a 1/2 iron rod found with cap stamped "Cunningham-Allen, Inc." for an angle point in said common line, bears N18°59'03"E a distance of 494.95 feet;

THENCE over and across said Lot 15, N29°48'06"E a distance of 189.14 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing over and across said Lot 15 the following six (6) courses and distances:

1. N13°02'31"E a distance of 21.95 feet to a point;
2. S76°57'29"E a distance of 20.00 feet to a point;
3. N13°02'31"E a distance of 103.35 feet to a point;
4. S76°57'29"E a distance of 199.50 feet to a point;
5. S13°02'31"W a distance of 125.30 feet to a point;

EXHIBIT "A"

Page 2 of 2

November 27, 2007

Revised January 22, 2008

Revised January 29, 2008

0.584 of One Acre of Land

Proposed for Zoning

S.F. Slaughter League No. 1, Abstract No. 20

Travis County, Texas

6. N76°57'29"W a distance of 219.50 feet to the POINT OF BEGINNING containing 0.584 of one acre of land, more or less, within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description.

Bearing Reference: Texas Coordinate System of 1983 (CORS), Central Zone.

Subject tract described herein is for Zoning Purposes. No monumentation set for corners.

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.

 29 JAN 08

Miguel A. Escobar

Registered Professional Land Surveyor No. 5630

Date: November 27, 2007

Revised: January 22, 2008-Revised POC call to POB

Revised: January 29, 2008-Revised Boundary



TCAD PARCEL No. 0434110105

AUSTIN MAP GRID F12, F13

SKETCH TO ACCOMPANY DESCRIPTION

SHEET 1 OF 1

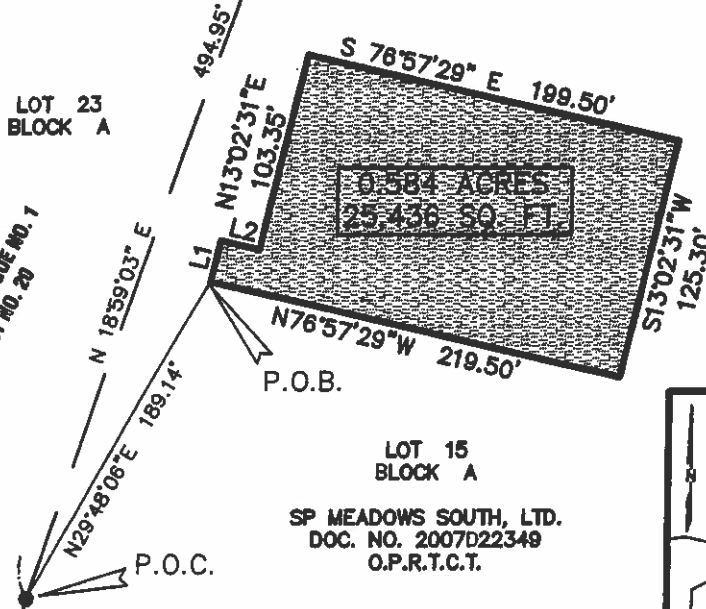
EXHIBIT A

LOT 26
BLOCK A

AMENDED PLAT OF LOTS 15 AND 22-26, BLOCK A AND LOT 1,
BLOCK B OF SOUTHPARK MEADOWS SUBDIVISION
A RESUBDIVISION OF LOT 2, SLAUGHTER @ CULLEN COMMERCIAL;
LOTS 12, 14 AND 16, TOM F. DUNNAHOO SUBDIVISION; AND
258.975 ACRES OWNED BY SP MEADOWS CENTRAL, LTD., AND
112.855 ACRES OWNED BY ABEL J. AND MARY ANN THERIOT
FAMILY LIMITED PARTNERSHIP
DOC. NO. 200700252
O.P.R.T.C.T.

LOT 23
BLOCK A

S.F. SLAUGHTER LEAGUE NO. 1
ABSTRACT NO. 20



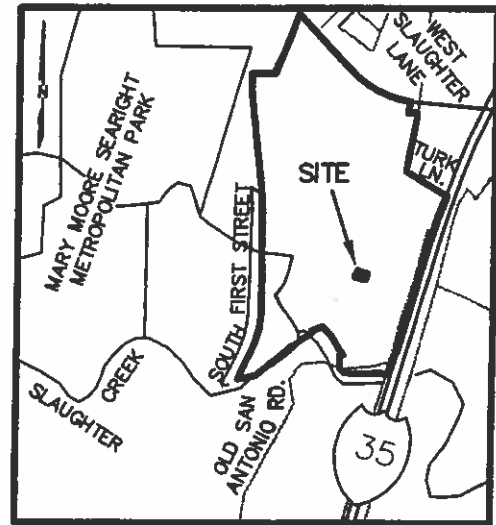
GRAPHIC SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°02'31"E	21.95'
L2	S76°57'29"E	20.00'

LEGEND

- 1/2" IRON ROD FOUND WITH CAP STAMPED CUNNINGHAM-ALLEN, INC (UNLESS STATED)
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



LOCATION MAP (NOT TO SCALE)

REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SKETCH.
SUBJECT TRACT SHOWN HEREON IS FOR ZONING PURPOSES. NO MONUMENTATION SET FOR CORNERS.
BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE

CA
Cunningham | Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

SURVEYED BY:

MIGUEL A. ESCOBAR
REG. PROF. LAND SURVEYOR
NO. 5630

DATE: NOVEMBER 27, 2007
REVISED: JANUARY 22, 2008-REVISED POC CALL TO POB
REVISED: JANUARY 29, 2008-REVISED BOUNDARY





ZONING EXHIBIT B




ZONING CASE#: C14-2007-0253
 ADDRESS: 9900 S IH 35 SVC RD SB UNIT G
 SUBJECT AREA: 0.581 ACRES
 GRID: F13
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 400'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE