

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4701 WEST GATE BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT AND GENERAL OFFICE (GO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 districts on the property described in Zoning Case No. C14-2008-0118, on file at the Neighborhood Planning and Zoning Department, as follows:

North parcel: From limited office (LO) district and general office (GO) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

A 3,564 sq. ft. tract of land, more or less, out of Lot 1, Commercial Corner Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

South parcel: From limited office (LO) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

A 4,554 sq. ft. tract of land, more or less, out of Lot B-2, Resubdivision of Blocks A, C, and D, West Gate Square Commercial Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 4701 West Gate Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**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:

Off-site accessory parking

Residential treatment

Service station

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, 2008

§  
§  
§

\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk

EXHIBIT A  
**HOLT CARSON INC.**  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 3,564 SQUARE FEET OF LAND, BEING PART OF LOT 1, COMMERCIAL CORNER, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 66 PAGE 7 OF THE TRAVIS COUNTY PLAT RECORDS AND ALSO PART OF LOT B-2, RESUBDIVISION OF BLOCKS A, C AND D OF WEST GATE SQUARE, COMMERCIAL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 47 PAGE 62 OF THE TRAVIS COUNTY PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at a calculated point in the South right-of-way line of Western Trails, for the common North corner of Lot 1, Commercial Corner, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 66 Page 7 of the Travis County Plat Records and Lot B-2, Resubdivision of Blocks A, C and D of West Gate Square, Commercial, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 47 Page 62 of the Travis County Plat Records, and from which a 1/2" iron rod found for the Northeast corner of said Lot 1, Commercial Corner bears N 86 deg. 32' 00" E 210.46 ft., and also from which a 1/2" iron rod found for a point of curvature in the South right-of-way line of Western Trails and in the North line of said Lot B-2, bears S86 deg. 32' 00" W 17.06 ft.;

THENCE entering the interior of said Lot B-2, Resubdivision of Blocks A, C and D of West Gate Square, Commercial, S 29 deg. 48' 02" W 30.12 ft. to a calculated point for the Northwest corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE continuing across the interior of said Lot B-2, Resubdivision of Blocks A, C and D of West Gate Square, Commercial, **N 89 deg. 31' 00" E 66.00 ft.** to a calculated point in the interior of said Lot 1, Commercial Corner, for the Northeast corner of this tract;

THENCE continuing across the interior of said Lot 1, Commercial Corner, **S 00 deg. 29' 00" E 54.00 ft.** to a calculated point for the Southeast corner of this tract;

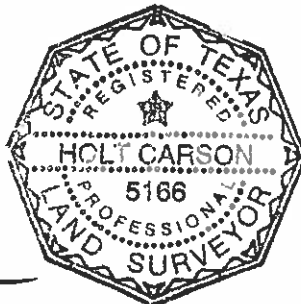

page 2 of 2  
(3,564 square feet)

THENCE continuing across the interior of said Lot 1, Commercial Corner, **S 89 deg. 31' 00" W 66.00 ft.** to a calculated point in the interior of said Lot B-2, Resubdivision of Blocks A, C and D of West Gate Square Commercial, for the Southwest corner of this tract;

THENCE continuing across the interior of said Lot B-2, Resubdivision of Blocks A, C and D of West Gate Square Commercial, **N 00 deg. 29' 00" W 54.00 ft.** to the **PLACE OF BEGINNING**, containing 3,564 square feet.

PREPARED: April 25, 2008

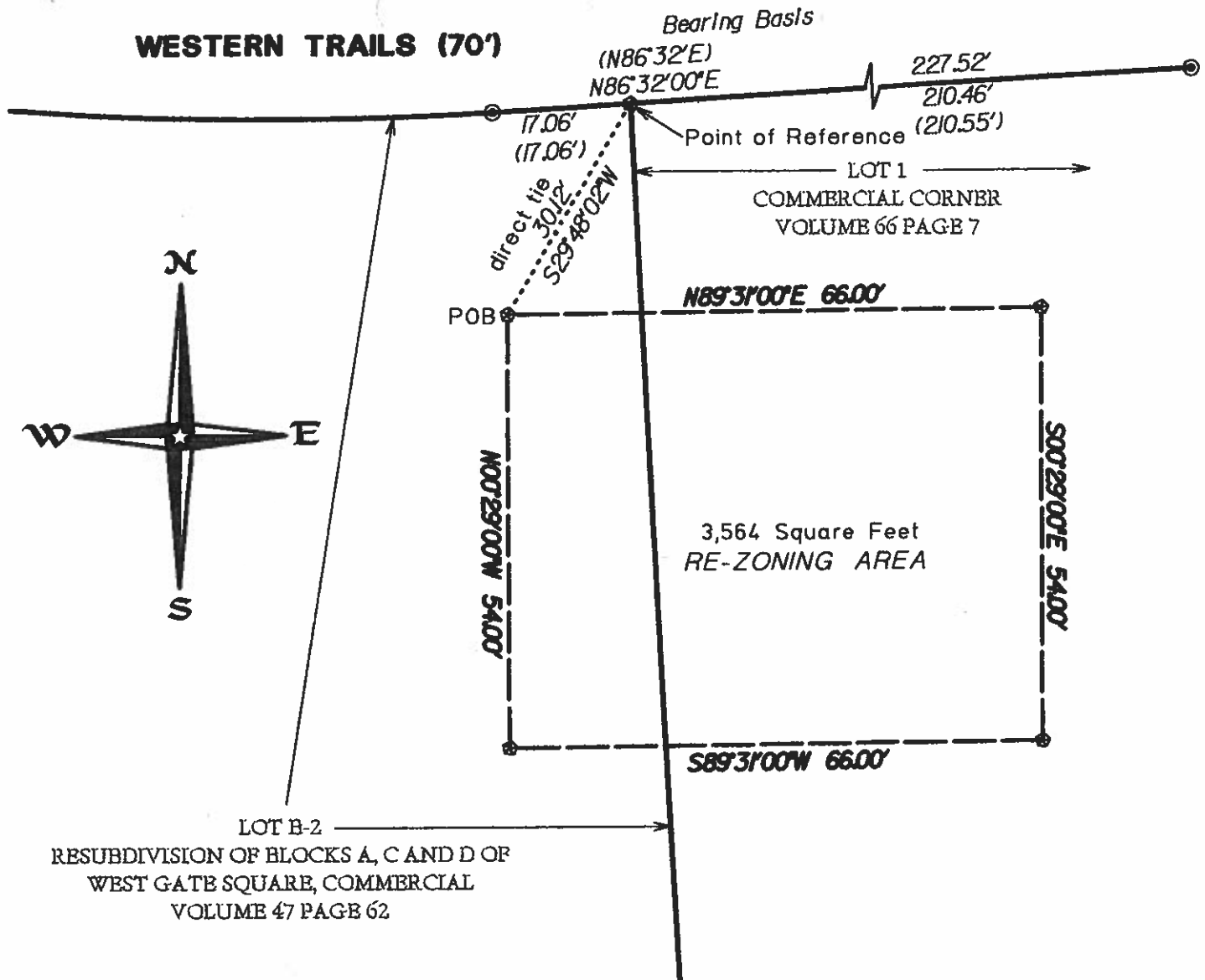
BY:



Holt Carson  
Registered Professional Land Surveyor No. 5166

reference C 821064

# WESTERN TRAILS (70')



## SKETCH TO ACCOMPANY FIELD NOTES OF

3,564 SQUARE FEET OF LAND, BEING PART OF LOT 1, COMMERCIAL CORNER, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 66, PAGE 7 OF THE TRAVIS COUNTY PLAT RECORDS AND ALSO PART OF LOT B-2, RESUBDIVISION OF BLOCKS A, C AND D OF WEST GATE SQUARE, COMMERCIAL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 47, PAGE 62 OF THE TRAVIS COUNTY PLAT RECORDS.

PREPARED: APRIL 22, 2008

BY:

*Holt Carson*

Holt Carson

Registered Professional Land Surveyor No. 5166

HOLT CARSON, INC.

1904 Fortview Road Austin, Texas 78704

(512)-442-0990



SCALE 1" = 20'

## Legend

- ⊙ ½" Iron Rod Found
- ⊙ Calculated Point
- (Record Bearing and Distance)
- POB = Place of Beginning

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C 821064

EXHIBIT B  
**HOLT CARSON INC.**  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

**FIELD NOTE DESCRIPTION OF 4,554 SQUARE FEET OF LAND, BEING PART OF LOT B-2, RESUBDIVISION OF BLOCKS A, C AND D OF WEST GATE SQUARE, COMMERCIAL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 47 PAGE 62 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING for reference at a calculated point in the South right-of-way line of Western Trails, for the common North corner of Lot 1, Commercial Corner, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 66 Page 7 of the Plat Records of Travis County, Texas and Lot B-2, Resubdivision of Blocks A, C and D of West Gate Square, Commercial, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 47 Page 62 of the Plat Records of Travis County, Texas, and from which a 1/2" iron rod found for the Northeast corner of said Lot 1, Commercial Corner bears N 86 deg. 32' 00" E 210.46 ft., and also from which a 1/2" iron rod found for a point of curvature in the South right-of-way line of Western Trails and in the North line of said Lot B-2, bears S 86 deg. 32' 00" W 17.06 ft.;

THENCE entering the interior of said Lot B-2, Resubdivision of Blocks A, C and D of West Gate Square, Commercial, S 21 deg. 02' 52" W 70.20 ft. to a calculated point for the Northeast corner and **PLACE OF BEGINNING** of the herein described tract.

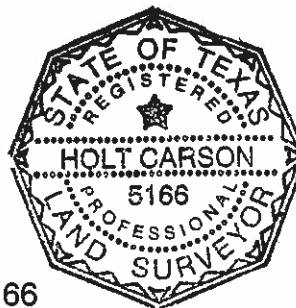
THENCE continuing across the interior of said Lot B-2, Resubdivision of Blocks A, C and D of West Gate Square, Commercial, the following four (4) courses;

- 1) **S 00 deg. 30' 00" W 66.00 ft.** for the Southeast corner of this tract;
- 2) **S 89 deg. 30' 00" W 69.00 ft.** for the Southwest corner of this tract;
- 3) **N 00 deg. 30' 00" W 66.00 ft.** for the Northwest corner of this tract;
- 4) **N 89 deg. 30' 00"E 69.00 ft.** to the **PLACE OF BEGINNING** containing 4,554 square feet of land.

PREPARED: April 25, 2008

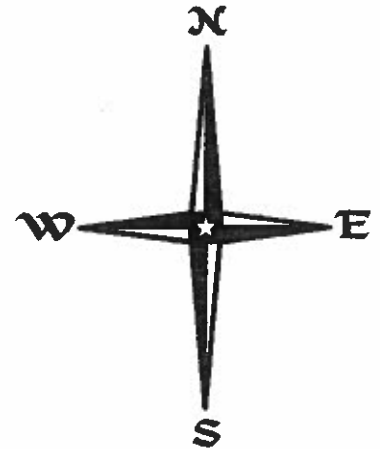
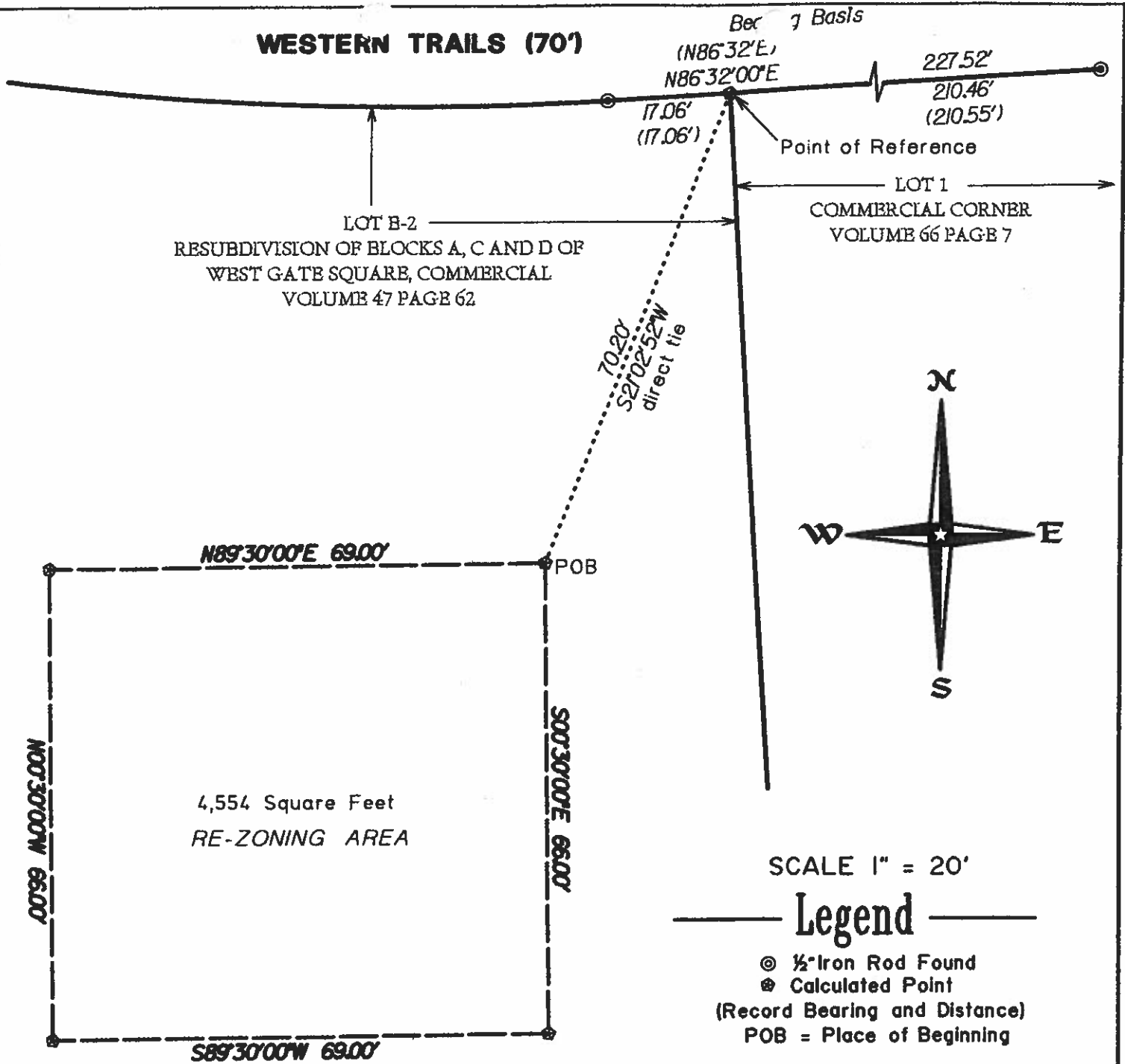


BY: Holt Carson  
Registered Professional Land Surveyor No. 5166



reference C 821064

# WESTERN TRAILS (701)



SCALE 1" = 20'

## Legend

- ⊙ ½" Iron Rod Found
- ⊛ Calculated Point
- (Record Bearing and Distance)
- POB = Place of Beginning

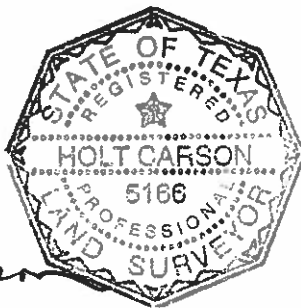
### SKETCH TO ACCOMPANY FIELD NOTES OF

4,554 SQUARE FEET OF LAND, BEING PART OF LOT B-2, RESUBDIVISION OF BLOCKS A, C AND D OF WEST GATE SQUARE, COMMERCIAL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 47, PAGE 62 OF THE TRAVIS COUNTY PLAT RECORDS.

PREPARED: APRIL 22, 2008

BY:

*Holt Carson*



Holt Carson

Registered Professional Land Surveyor No. 5166

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C 821064


$$1'' = 400'$$