

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 6406 NORTH IH-35 SERVICE ROAD SOUTHBOUND**
3 **SUITE 1600, FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO**
4 **COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO)**
5 **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 (CS) district to commercial-
11 liquor sales-conditional overlay (CS-1-CO) combining district on the property described in
12 Zoning Case No. C14-2008-0139, on file at the Neighborhood Planning and Zoning
13 Department, as follows:

14
15 A 6,145 square feet tract of land, more or less, out of the James P. Wallace Survey
16 No. 52, Abstract No. 789, Travis County, the tract of land being more particularly
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
18 "Property"),

19
20 locally known as 6406 IH-35 North Service Road Southbound, Suite 1600, 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 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.

30
31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the commercial-liquor sales (CS-1)
33 base district, and other applicable requirements of the City Code.
34
35
36
37

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

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2008 § _____
9 Will Wynn
10 Mayor
11
12

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

Waterloo Surveyors Inc.

Office: 512-481-9602
Fax: 512-330-1621
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Thomas P. Dixon
R.P.L.S. 4324
J12023

EXHIBIT "A"

June 6, 2008

FIELD NOTES

6,145 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE JAMES P. WALACE SURVEY, NO. 57, ABSTRACT NO. 789, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF AND PART OF THAT CERTAIN 15.6129 ACRES OF LAND CONVEYED TO GLEN A. MAJURE, AS TRUSTEE, RECORDED IN VOLUME 10830, PAGE 338, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a pipe found on the east R.O.W. of Middle Fiskville Road at the S.W. corner of said 15.6129 acre tract, from which point an iron rod found on the west R.O.W. of Interstate Highway 35 at the S.E. corner of said 15.6129 acre tract bears S60°13'30"E at a distance of 692.49 feet;

THENCE N29°44'13"E along the common east R.O.W. of Middle Fiskville Road and the west line of said 15.6129 acre tract for a distance of 866.60 feet;

THENCE S60°15'54"E, crossing into said 15.6129 acre tract for a distance of 83.96 feet to a point at the corner of an existing one story stucco building for the **POINT OF BEGINNING** hereof;

THENCE the following three (3) courses and distances along the exterior perimeter of said building:

1. N08°14'40"E for a distance of 79.97 feet to an angle point;
2. N53°14'40"E for a distance of 12.20 feet to an angle point;
3. S81°45'20"E for a distance of 55.53 feet to an angle point;

THENCE S08°21'50"W, crossing said building for a distance of 65.31 feet to a point on the exterior of said building;

THENCE the following twenty (20) courses and distances along the exterior perimeter of said building:

1. S08°21'50"W for a distance of 23.50 feet to an angle point;
2. S53°21'50"W for a distance of 11.80 feet to an angle point;
3. N81°38'10"W for a distance of 7.60 feet to an angle point;
4. S08°21'50"W for a distance of 3.10 feet to an angle point;
5. N81°38'10"W for a distance of 4.30 feet to an angle point;
6. S08°21'50"W for a distance of 2.00 feet to an angle point;
7. N81°38'10" W for a distance of 3.62 feet to an angle point;
8. N08°21'50"E for a distance of 2.20 feet to an angle point;
9. S81°38'10"E for a distance of 1.50 feet to an angle point;
10. N08°21'50"E for a distance of 4.20 feet to an angle point;

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11. N81°38'10"W for a distance of 18.30 feet to an angle point;
12. S08°21'50"W for a distance of 4.20 feet to an angle point;
13. S81°38'10"E for a distance of 1.70 feet to an angle point;
14. S08°21'50"W for a distance of 2.20 feet to an angle point;
15. N81°38'10"W for a distance of 3.80 feet to an angle point;
16. N08°21'50"E for a distance of 2.00 feet to an angle point;
17. N81°38'10"E for a distance of 5.10 feet to an angle point;
18. N08°21'50"E for a distance of 3.10 feet to an angle point;
19. N81°45'55"W for a distance of 7.72 feet to an angle point;
20. N36°29'09"W for a distance of 11.90 feet to the **POINT OF BEGINNING**, containing 6,145 square feet of land.

BEARING BASE: South line of said 15.6129 acre tract having a bearing of S60°13'30"E

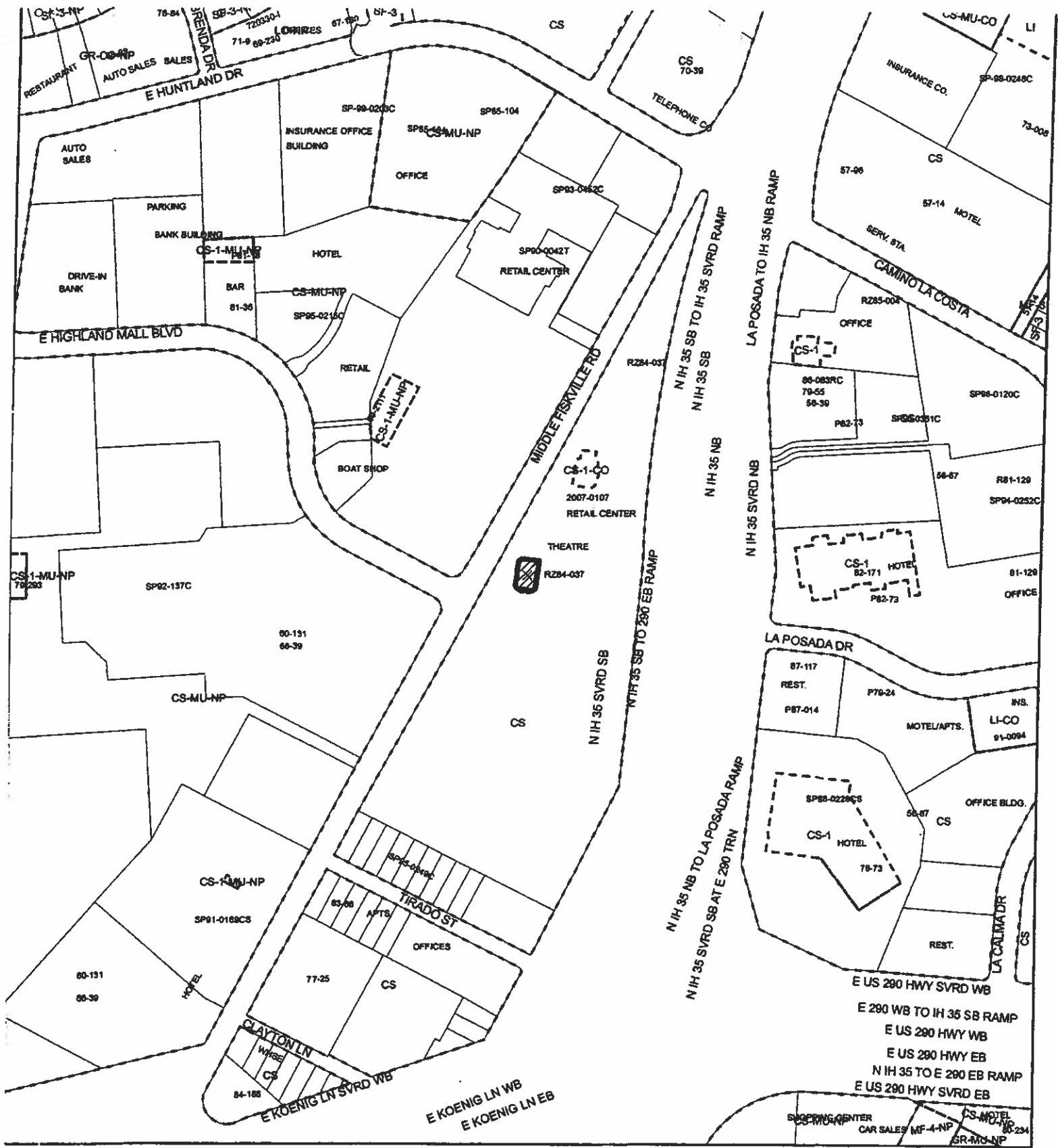
I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324



625 Industrial Boulevard
Austin, Texas 78745



ZONING EXHIBIT B



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-2008-0139
 ADDRESS: 6406 N IH 35 SVRD SB SUITE 1600
 SUBJECT AREA: 0.14 ACRES
 GRID: L27
 MANAGER: C. PATTERSON

OPERATOR: S. MEEKS



1" = 400'

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.