

ORDINANCE NO. 20080821-057

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:

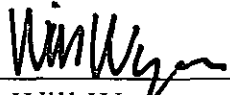
Off-site accessory parking
Service station

Residential treatment

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 September 1, 2008.

PASSED AND APPROVED

_____, August 21, 2008 §
 §
 § _____ 
 Will Wynn
 Mayor


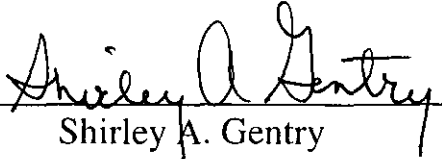
APPROVED:  _____ **ATTEST:**  _____
 David Allan Smith
 City Attorney Shirley A. Gentry
 City Clerk

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

W/C/O

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 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 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;

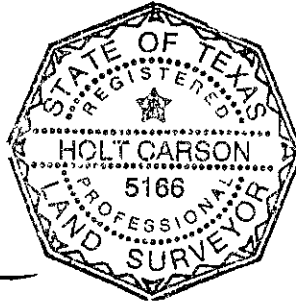
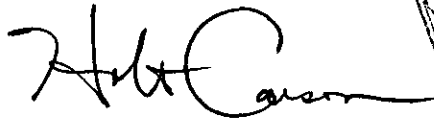
page 2 of 2
(3,564 square feet)

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')

Bearing Basis (

(N86°32'E)
N86°32'00"E

227.52'

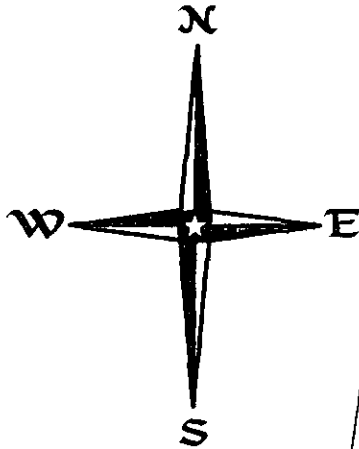
210.46'

(210.55')

Point of Reference

LOT 1

COMMERCIAL CORNER
VOLUME 66 PAGE 7



POB

N89°31'00"E 66.00'

3,564 Square Feet
RE-ZONING AREA

N00°29'00"W 54.00'

S00°29'00"E 54.00'

S89°31'00"W 66.00'

LOT B-2

RESUBDIVISION OF BLOCKS A, C AND D OF
WEST GATE SQUARE, COMMERCIAL
VOLUME 47 PAGE 62

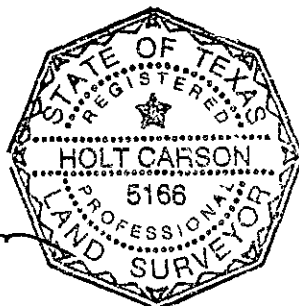
SKETCH TO ACCOMPANY FIELD NOTES OF

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:

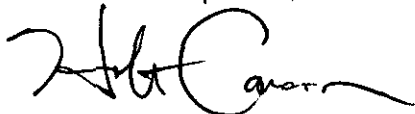
BEGINNING for reference at a calculated point in the South right-of-way line of Western Trails, for the common North corner of Lot 1, Commercial Corner, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 66 Page 7 of the Plat Records of Travis County, Texas 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,

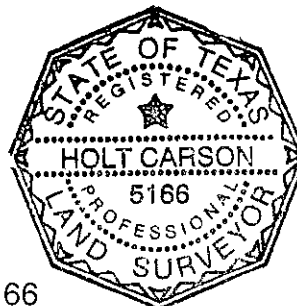
- 1) **S 00 deg. 30' 00" W 66.00 ft.** for the Southeast corner of this tract;
- 2) **S 89 deg. 30' 00" W 69.00 ft.** for the Southwest corner of this tract;
- 3) **N 00 deg. 30' 00" W 66.00 ft.** for the Northwest corner of this tract,
- 4) **N 89 deg. 30' 00"E 69.00 ft.** to the **PLACE OF BEGINNING** 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 (70')

Ber 7 Basis

(N86°32'E)
N86°32'00"E

227.52'
210.46'
(210.55')

17.06'
(17.06')

Point of Reference

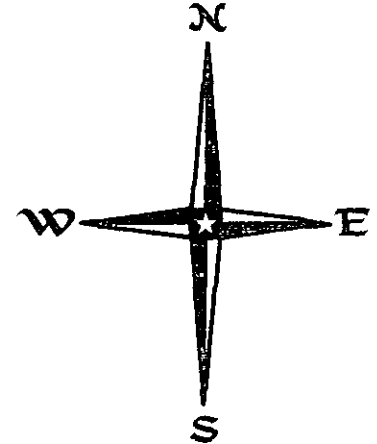
LOT 1

COMMERCIAL CORNER
VOLUME 66 PAGE 7

LOT B-2

RESUBDIVISION OF BLOCKS A, C AND D OF
WEST GATE SQUARE, COMMERCIAL
VOLUME 47 PAGE 62

70.20'
S27°02'52"W
direct tie



SCALE 1" = 20'

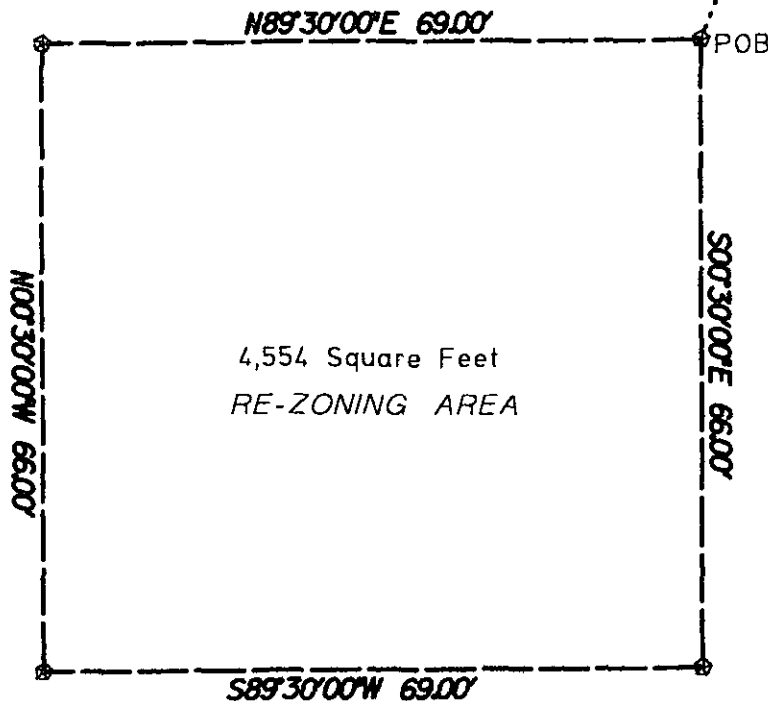
Legend

⊙ ½" Iron Rod Found

⊛ Calculated Point

(Record Bearing and Distance)

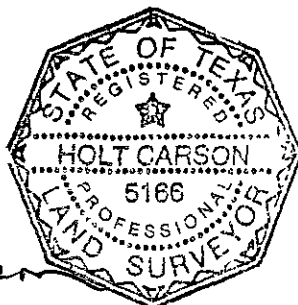
POB = Place of Beginning



4,554 Square Feet
RE-ZONING AREA

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

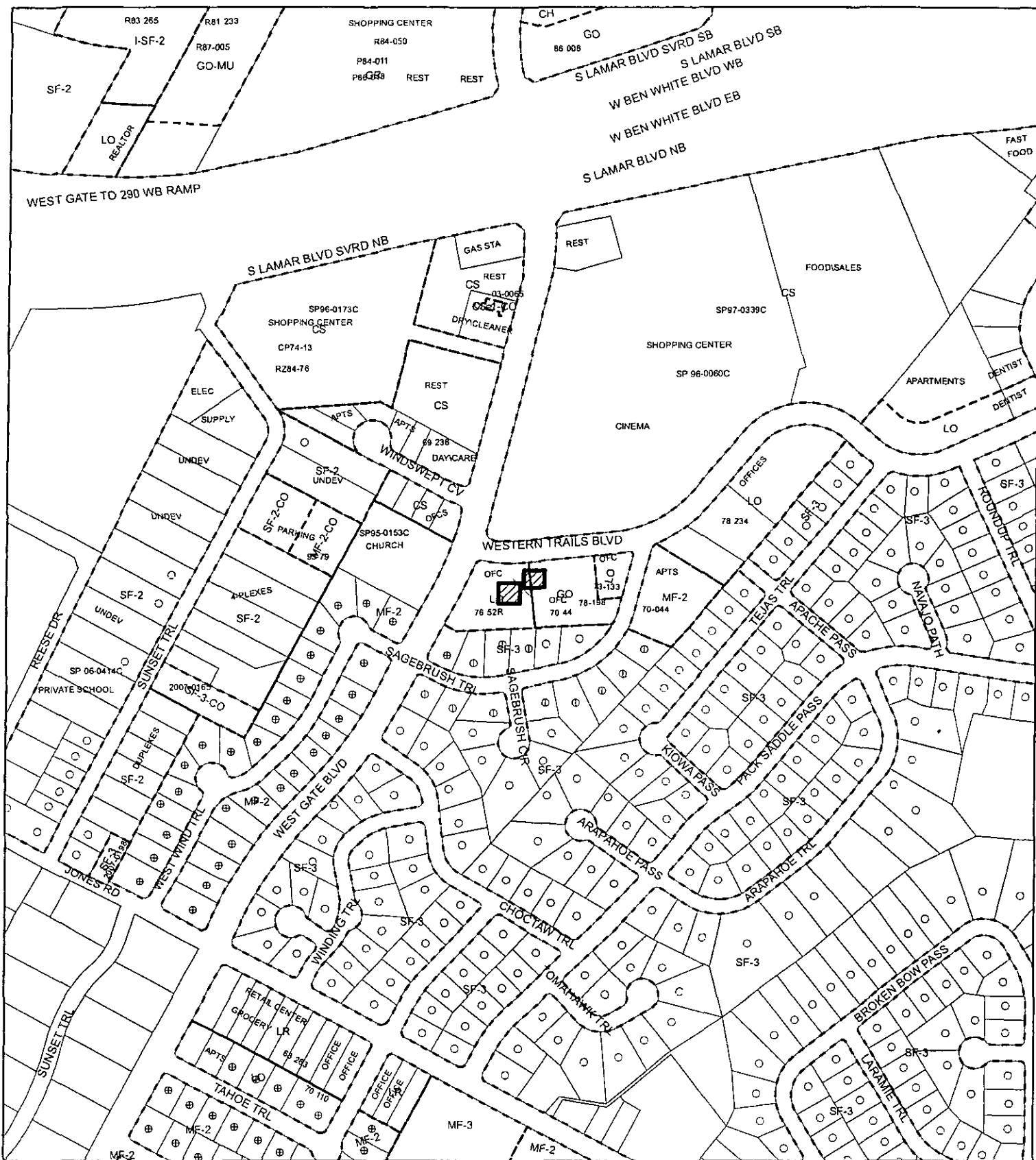
HOLT CARSON, INC

1904 Fortview Road Austin, Texas 78704

(512)-442-0990

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C 821064



ZONING EXHIBIT C



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE# C14-2008-0118
 ADDRESS 4701 WEST GATE BLVD
 SUBJECT AREA 0.18 ACRES
 GRID F19
 MANAGER W. RHOADES

OPERATOR S MEEKS



1" = 400'

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