

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 8002 RESEARCH BOULEVARD SOUTHBOUND IN
3 THE WOOTEN NEIGHBORHOOD PLAN AREA FROM GENERAL
4 COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP)
5 COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-MIXED USE-
6 NEIGHBORHOOD PLAN (CS-1-MU-NP) COMBINING DISTRICT.
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from general commercial services-mixed use-neighborhood plan
12 (CS-MU-NP) combining district to commercial liquor sales-mixed use-neighborhood plan
13 (CS-1-MU-NP) combining district on the property described in Zoning Case No. C14-
14 2009-0044, on file at the Planning and Development Review Department, as follows:
15

16 A 0.17 acre (7,471 sq. ft) tract of land, more or less, out of Lot 3B, Resubdivision
17 of Lot 3A, Anderson Square Section Two Subdivision, a subdivision in the City of
18 Austin, Travis County, Texas, according to the map or plat of record in Volume
19 83, Pages 106C-106D, of the Plat Records of Travis County, Texas (the
20 "Property"),
21

22 locally known as 8002 Research Boulevard Southbound, in the City of Austin, Travis
23 County, Texas, and generally identified in the map attached as Exhibit "A".
24

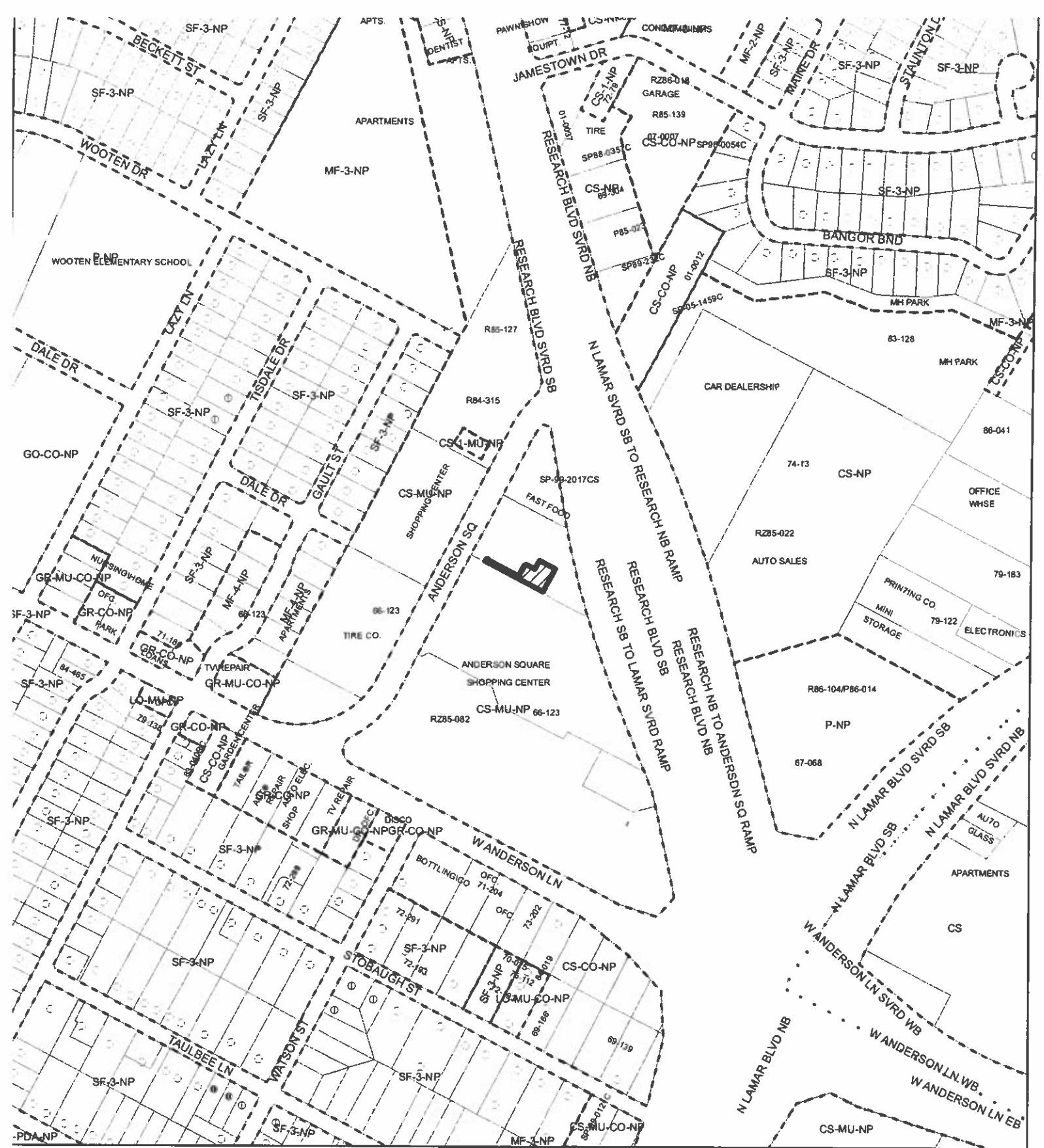
25 **PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be
26 developed and used in accordance with the regulations established for the commercial-
27 liquor sales (CS-1) base district, the mixed use combining district, and other applicable
28 requirements of the City Code.
29

30 **PART 3.** The Property is subject to Ordinance No. 040401-32A that established the
31 Wooten neighborhood plan combining district.
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_____, 2009

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



ZONING EXHIBIT A

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-2009-0044
 ADDRESS: 8002 RESEARCH BLVD SB
 SUBJECT AREA: 0.17 ACRES
 GRID: K29
 MANAGER: S. SIRWAITIS

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'

Waterloo Surveyors Inc.

Office: 512-481-9602
Fax: 512-330-1621
Page 1 of 2

Thomas P. Dixon
R.P.L.S. 4324
J12295

EXHIBIT "A"

April 14, 2009

FIELD NOTES

FIELD NOTES FOR 7,471 SQUARE FOOT LEASE TRACT OUT OF LOT 3B, RESUBDIVISION OF LOT 3-A, ANDERSON SQUARE SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 83, PAGES 106C-106D, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an "X" found in concrete in the west R.O.W. of Research Boulevard, same being the NE corner of Lot 2B of said Anderson Square Subdivision, also being the SE corner of said Lot 3-B, from which point an 80d nail found at the NE corner of said Lot 3B bears N 11°31'25" W at a distance of 293.84 feet;

THENCE N 59°30'56" W along the common line of Lot 3B and Lot 2B for a distance of 121.76 to a found iron rod at an angle point

THENCE N 56°40'34" W for a distance of 47.26 feet to a "T" in concrete at an angle point

THENCE N 59°35'51" W for a distance of 1.84 feet to the interior wall of the brick building, and the **POINT OF BEGINNING** of the herein described tract;

THENCE N 59°35'51" W along the common wall of said brick building and the common line of Lot 3B and Lot 2B for a distance of 209.80 feet to a point, from which point, a found iron rod at the SW corner of the aforementioned Lot 3B bears N 59°35'51" W at a distance of 45.28 feet, for a corner hereof;

THENCE the following ten (10) calls and distances through said brick building and through said Lot 3B:

- (1) N 30°24'09" E for a distance of 10.00 feet to a point;
- (2) S 59°35'51" E for a distance of 4.90 feet to a point;
- (3) S 14°35'51" E for a distance of 4.00 feet to a point;
- (4) S 59°35'51" E for a distance of 109.40 feet to a point;
- (5) N 30°24'09" E for a distance of 41.30 feet to a point;
- (6) N 80°20'28" E for a distance of 6.10 feet to a point;

REFERENCES

TCAD Parcel Map No. 02-3612
AUSTIN GRID K-29

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Page 2 of 2

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EXHIBIT "A"

April 14, 2009

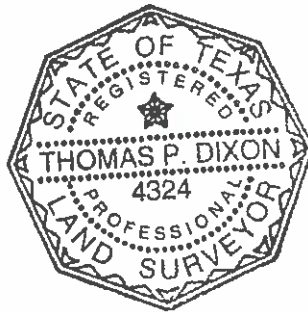
FIELD NOTES

- (7) S 59°35'51" E for a distance of 31.20 feet to a point;
- (8) N 30°24'09" E for a distance of 31.10 feet to a point;
- (9) S 59°35'51" E for a distance of 56.80 feet to a point in the east face of said brick building;
- (10) S 30°24'09" W for a distance of 83.50 feet to the **POINT OF BEGINNING** of said lease tract, containing 7,471 square feet, more or less.

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
Waterloo Surveyors, Inc
P.O. Box 160176
Austin, Texas 78716
Ph: 512.481.9602



REFERENCES

TCAD Parcel Map No. 02-3612
AUSTIN GRID K-29

**Sketch to Accompany Legal Description
EXHIBIT "B"**

LEGAL DESCRIPTION:

7,471 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 3B, RESUBDIVISION OF LOT 3-A, ANDERSON SQUARE SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 83, PAGES 106C-106D, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

LEASE PARCEL LINE TABLE

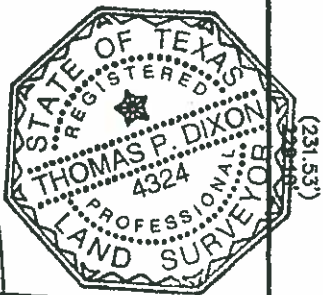
#	BEARING	DISTANCE
L1	N 30°24'09" E	10.00'
L2	S 59°35'51" E	4.90'
L3	S 14°35'51" E	4.00'
L4	S 59°35'51" E	109.40'
L5	N 30°24'09" E	41.30'
L6	N 80°20'28" E	6.10'
L7	S 59°35'51" E	31.20'
L8	N 30°24'09" E	31.10'
L9	S 59°35'51" E	56.80'
L10	S 30°24'09" E	83.50'

LEGEND
FOUND IRON ROD FIR

SCALE
1"=50'

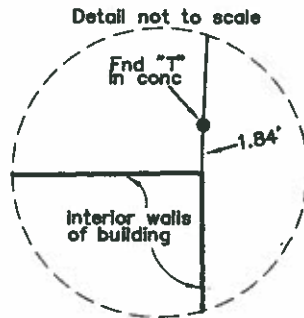
remainder
LOT 4
BK 53/PG 30

"The undersigned does hereby certify that the sketch hereon was prepared from and actual on the ground survey and it is true and correct to the best of my knowledge on this the 14th day of April, 2009."



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

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Austin, Texas 78716
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J12295



**Research Blvd
(US HWY 183)**

radius=2876.29'
arc=293.97'
chord=293.84'
S 11°31'25" E

LOT 3B
remainder

Found "X" in conc
BEGINNING FOR REFERENCE

(N 59°35'00" W)
N 59°30'56" W — 121.76'

LOT 2B
remainder

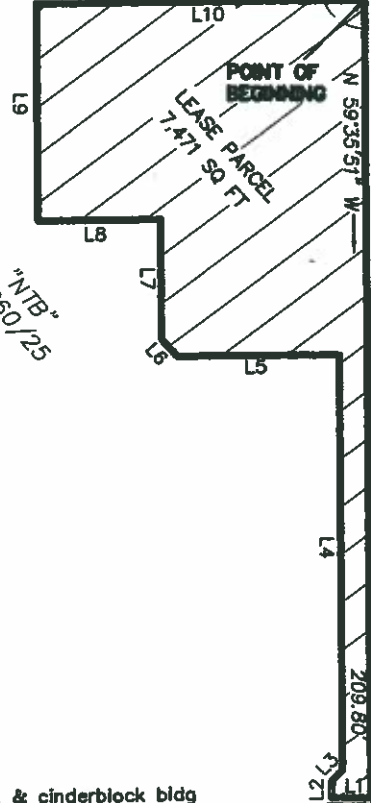
(N 56°44'33" W)
N 56°40'34" W
47.26'

Found "T" in conc

See Detail

POINT OF BEGINNING

LEASE PARCEL
7,471 SQ. FT.



"HOBBY LOBBY"

(N 59°35'51" W)
N 59°35'36" W — (255.50')
(255.52')

1.68'
(1.53')
(.0953')

face of brick & cinderblock bldg

N 30°08'30" E
BEARING BASE

217.32'
(217.34')

Anderson Square