

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 214 EAST ANDERSON LANE SERVICE ROAD**  
3 **WESTBOUND FROM COMMUNITY COMMERCIAL (GR) 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 community commercial (GR) district to commercial-liquor  
11 sales-conditional overlay (CS-1-CO) combining district on the property described in  
12 Zoning Case No. C14-2009-0140, on file at the Planning and Development Review  
13 Department, as follows:  
14

15 A 13,158 square foot tract of land, more or less, out of a tract in the J.T. Ltd  
16 Resubdivision No. 4, in 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 214 East Anderson Lane Service Road Westbound, in the City of Austin,  
21 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 cumulatively  
28 with all existing or previously authorized development and uses, generate traffic that  
29 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 \_\_\_\_\_, 2010.  
2  
3

4 **PASSED AND APPROVED**  
5

6 \_\_\_\_\_, 2010  
7  
8

§  
§  
§

9 Lee Leffingwell  
10 Mayor  
11

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 David Allan Smith Shirley A. Gentry  
15 City Attorney City Clerk

# HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

TELEPHONE: (512) 442-0990

FACSIMILE: (512) 442-1084

*EXHIBIT A*

### REZONING

FIELD NOTE DESCRIPTION OF 13,158 SQUARE FEET OF LAND, BEING A PORTION OF THAT CERTAIN (0.516 ACRE) TRACT OUT OF LOT 1-D, J.T. LTD RESUBDIVISION No. 4, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 77 PAGE 191 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO NAJIB F. WEHBE BY WARRANTY DEED RECORDED IN DOCUMENT No. 2008015422 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 13,158 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the present curving North right-of-way line of East Anderson Lane and in the West line of Lot 1-D, J.T. LTD Resubdivision No. 4, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 77 Page 191 of the Plat Records of Travis County, Texas, and in the East line of Lot A, 1<sup>st</sup> Resub. of Shindler-Cummins Sub, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 67 Page 39 of the Plat Records of Travis County, Texas, for the Northwest corner of that certain (2,233 square feet) tract of land as conveyed to the State of Texas by deed recorded in Volume 10812 Page 763 of the Real Property Records of Travis County, Texas, and being the Southwest corner of that certain tract of land as conveyed to Najib F. Wehbe by Warranty Deed recorded in Document No. 2008015422 of the Official Public Records of Travis County, Texas, and from which a brass disk found marked "Texas Department of Highways and Transportation bears N 47 deg. 43' 31" W 25.61 ft., and also from which a chiseled "X" mark set in concrete in the East line of said Lot 1-D for the Northeast corner of said State of Texas (2,233 square feet) tract bears S 46 deg. 06' 31" E 122.29 ft. (chord bearing and distance), and also from which a ½" iron rod found for the Northwest corner of said Lot 1-D and for the Northeast corner of said Lot A, bears N 27 deg. 11' 25" E 360.61 ft.;

THENCE leaving the curving North right-of-way line of East Anderson Lane with the common line of said Lot 1-D and said Lot A, N 27 deg. 11' 25" E 39.00 ft. to a point for the Southwest corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE continuing with the common line of said Lot 1-D and said Lot A, N 27 deg. 11' 25" E 194.18 ft. to a point for the Northwest corner of this tract;

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Re-Zoning Tract (13,158 Square Feet)

THENCE entering the interior of said Lot 1-D with the North line of this tract, S 63 deg. 00' E 64.14 ft. to a point for the Northeast corner of this tract;

THENCE continuing across the interior of said Lot 1-D with the East line of this tract, the following five (5) courses;

- 1) S 27 deg. 00' W 151.00 ft.;
- 2) S 63 deg. 00' E 6.00 ft.;
- 3) S 27 deg. 00' W 25.00 ft.;
- 4) N 63 deg. 00' W 8.00 ft.;
- 5) S 27 deg. 00' W 35.00 ft. to a point for the Southeast corner of this tract;

THENCE continuing across the interior of said Lot 1-D with the South line of this tract, N 48 deg. 00' W 65.00 ft. to the **PLACE OF BEGINNING**, containing 13, 158 square feet of land.

**PREPARED:** September 17, 2009.



Holt Carson

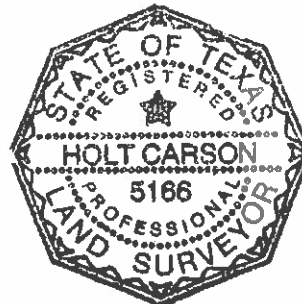
Registered Professional Land Surveyor No. 5166

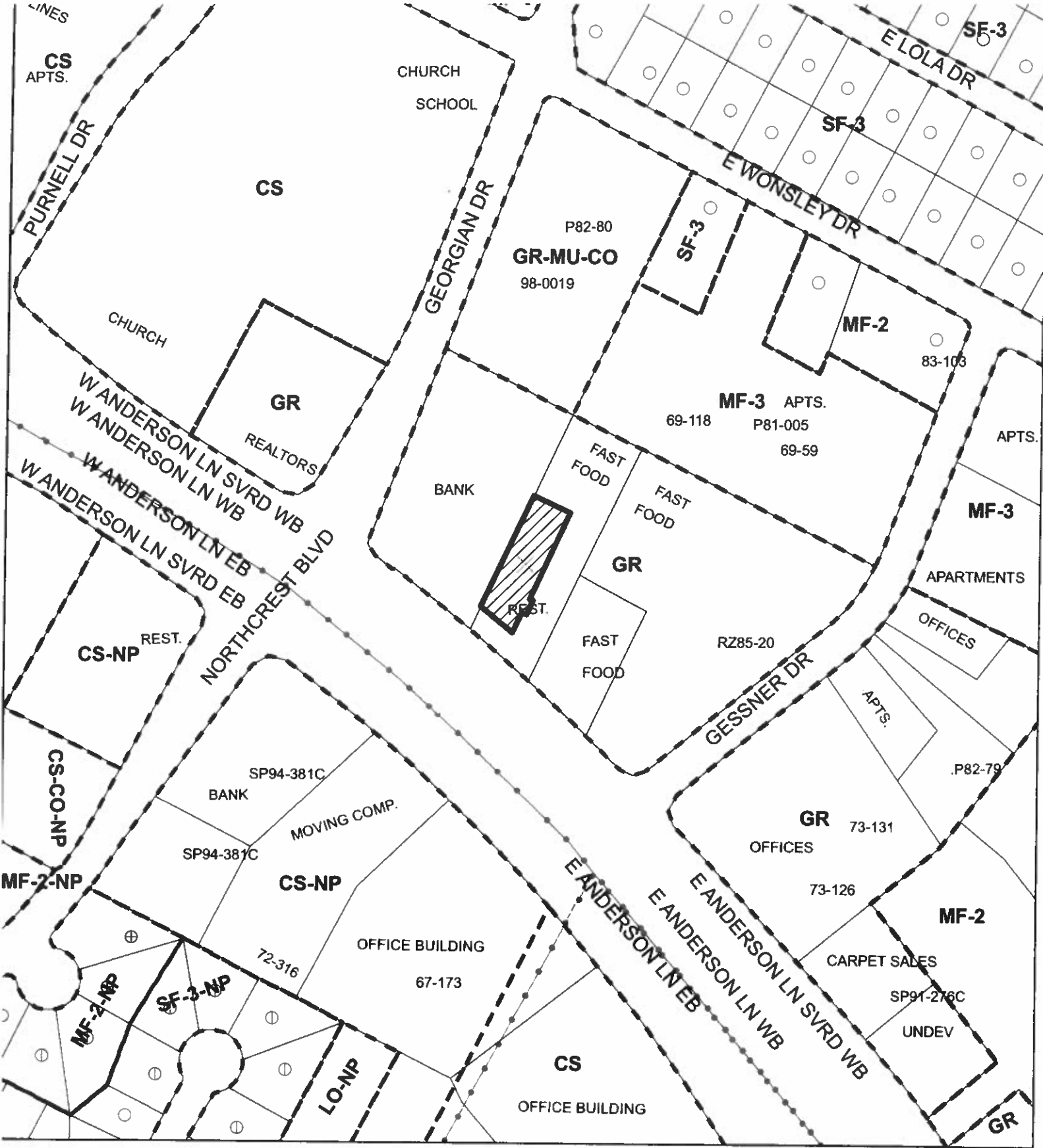
see accompanying sketch: C 830140

**REFERENCES:**




TCAD Parcel No. 02 3415 02 05

City of Austin Grid: L28 and L29





1" = 200'

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

### ZONING EXHIBIT B

ZONING CASE#: C14-2009-0140  
 ADDRESS: 214 E ANDERSON LN WB  
 SUBJECT AREA: 0.30 ACRES  
 GRID: L28-29  
 MANAGER: S. SIRWAITIS



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.