

**ORDINANCE NO. 20101118-090**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5775 AIRPORT BOULEVARD SUITE 200 IN THE HIGHLAND NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-1-MU-V-NP) 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 district from general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district to commercial-liquor sales-mixed use-vertical mixed use building-neighborhood plan (CS-1-MU-V-NP) combining district on the property described in Zoning Case No. C14-2010-0155, on file at the Planning and Development Review Department, as follows:

A 0.048 acre tract of land, more or less, out of the James P. Wallace Survey No. 57, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 5775 Airport Boulevard, Suite 200, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property is subject to Ordinance No. 040513-33B that established the Highland neighborhood plan combining district.

**PASSED AND APPROVED**

www

Lee Coffey

Lee Leffingwell  
Mayor

**APPROVED:**

ED:   
Karen M. Kennard

Karen M. Kennard  
Acting City Attorney

**ATTEST:**

Shirley A. Gentry

Shirley A. Gentry  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT A

**0.048 ACRE  
HIGHLAND COMMONS SUITE 200  
ZONING DESCRIPTION**

A DESCRIPTION OF 0.048 ACRES (APPROXIMATELY 2,096 SQ. FT.) IN THE JAMES P. WALLACE SURVEY NO. 57, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, J. GRANT WEBSTER SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 12, PAGE 72, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO TPRF/HIGHLAND COMMONS, LP, BY SPECIAL WARRANTY DEED, DATED DECEMBER 5, 2007, RECORDED IN DOCUMENT NO. 2007218993 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.048 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1" iron pipe found in the northeast right-of-way line of Airport Boulevard (right-of-way width varies), for the west corner of said Lot 1 of J. Grant Webster Subdivision, and being also the south corner of Lot 2-A Re-subdivision of Lot 2, J. Grant Webster Subdivision, a subdivision of record in Book 14, Page 55, of the Plat Records of Travis County, Texas;

**THENCE** North 48°11'00" East, with the common line of said Lot 2-A and Lot 1, a distance of 174.35 feet to a calculated point, from which a 1/2" rebar found for the north corner of said Lot 1, J. Grant Webster Subdivision, being also the east corner of Lot 2-A, and being in the southwest line of Lot 2, Austin Mall Subdivision, a subdivision of record in Book 48, Page 87, of the Plat Records of Travis County, Texas, bears North 48°11'00" East, a distance of 114.29 feet;

**THENCE** South 41°49'00" East, over and across Lot 1, a distance of 105.22 feet to the **POINT OF BEGINNING**;

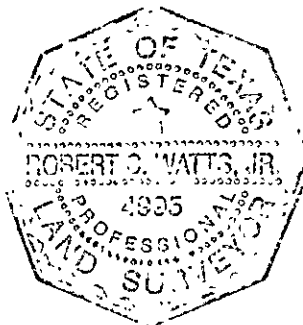
**THENCE** continuing over Lot 1, J. Grant Webster Subdivision the following four (4) courses and distances:

1. South 43°11'49" East, a distance of 85.20 feet to a calculated point;
2. South 46°48'11" West, a distance of 24.60 feet to a calculated point;
3. North 43°11'49" West, a distance of 85.20 feet to a calculated point;
4. North 46°48'11" East, a distance of 24.60 feet to the **POINT OF BEGINNING**, containing an area of 0.048 acres of land, more or less.

Surveyed on the ground August 24, 2010. Bearing basis is the northwest line of Lot 1, J Grant Webster Subdivision, North  $48^{\circ}11'$  East. Attachments: Survey Drawing No. 510-001-Z2.



Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



8-25-10



A SKETCH TO ACCOMPANY A DESCRIPTION OF 0.048 ACRES (APPROXIMATELY 2,096 SQ. FT.) IN THE JAMES P. WALLACE SURVEY NO. 57, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, J. GRANT WEBSTER SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 12, PAGE 72, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO TPRF/HIGHLAND COMMONS, LP, BY SPECIAL WARRANTY DEED, DATED DECEMBER 5, 2007, RECORDED IN DOCUMENT NO. 2007218993 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 2--A  
RESUBDIVISION OF LOT 2  
J. GRANT WEBSTER  
SUBDIVISION  
(14/55)

BEARING BASIS  
N48°11'00"E 288.65'  
(N48°11'E 288.45')

P.O.C.

174.35'

114.29'

AIRPORT BOULEVARD  
(RIGHT-OF-WAY WIDTH VARIES)

EXISTING  
BUILDING

ONE STORY  
BRICK FACED  
COMMERCIAL  
BUILDING  
(APPROXIMATELY)  
(41,930 S.F.)

REFERENCE TIE

S41°49'00"E 105.22'

TPRF II/HIGHLAND  
COMMONS, LP  
(2007218993)

P.O.B.

APPROXIMATE  
LOCATION  
OF INTERIOR  
WALL

L3

L1

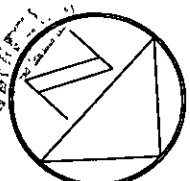
0.048 ACRE  
(APPROX. 2,096 SQ. FT.)

| LINE TABLE |             |        |
|------------|-------------|--------|
| No.        | BEARING     | LENGTH |
| L1         | S43°11'49"E | 85.20' |
| L2         | S46°48'11"W | 24.60' |
| L3         | N43°11'49"W | 85.20' |
| L4         | N46°48'11"E | 24.60' |

BEARING BASIS: RECORD PLAT BOOK 12, PAGE 72  
PLAT RECORDS TRAVIS COUNTY, TEXAS.

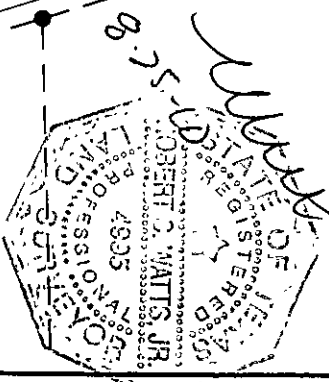
ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
510-001-Z2

| LEGEND |                    |
|--------|--------------------|
| ●      | 1/2" REBAR FOUND   |
| ○      | CALCULATED POINT   |
| ⊙      | 1" IRON PIPE FOUND |
| ( )    | RECORD DATA        |



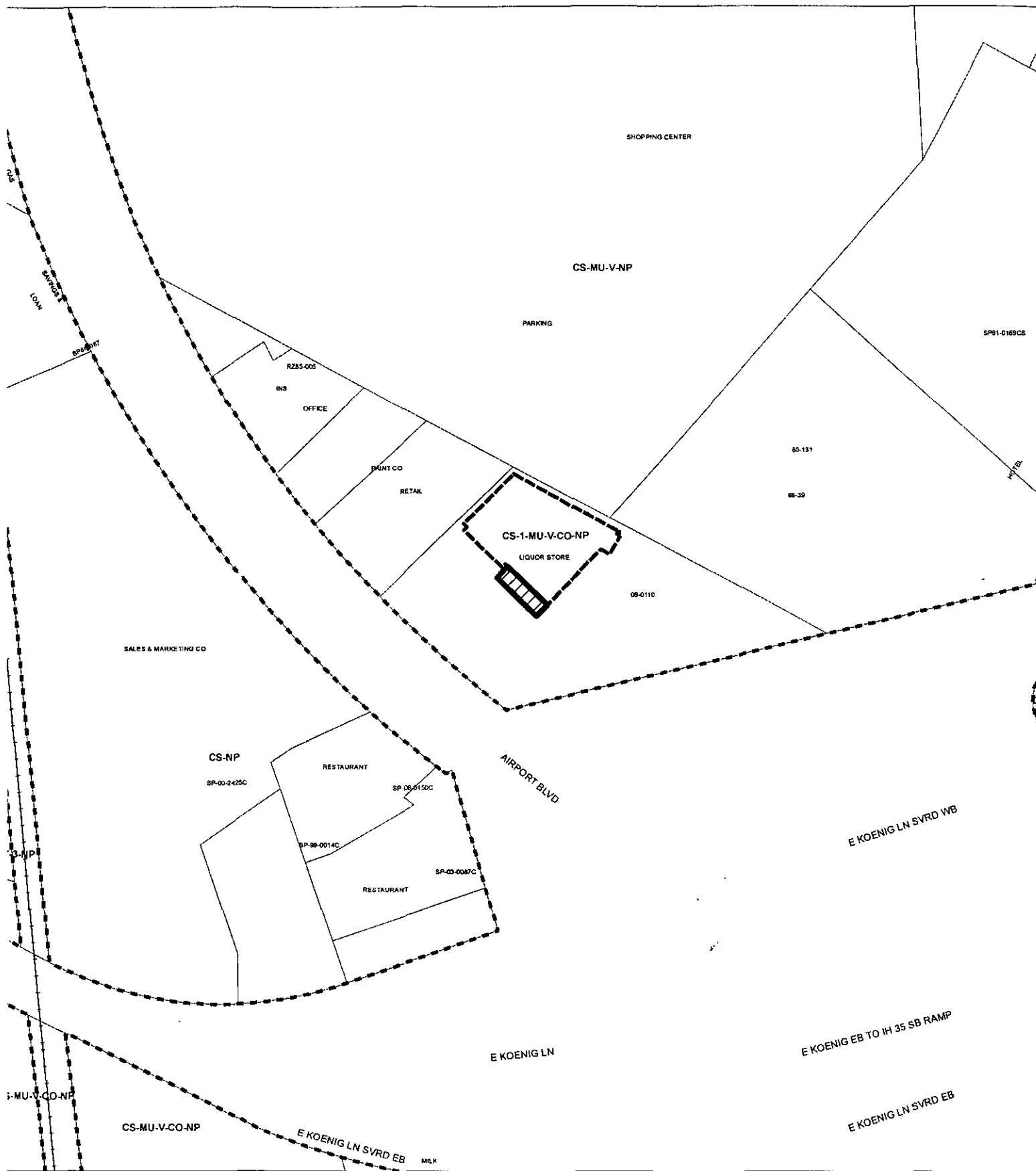
LOT 2  
AUSTIN MALL SUBD.  
(48/87)

LOT 1  
AUSTIN MALL  
SUBDIVISION  
(48/87)



DATE OF SURVEY: 8/24/10  
PLOT DATE: 08/25/10  
DRAWING NO.: 510-001-Z2  
PROJECT NO.: 510-001  
SHEET 1 OF 1

Chaparral



## ZONING EXHIBIT B

ZONING CASE#: C14-2010-0155  
 LOCATION: 5775 AIRPORT BLVD  
 SUBJECT AREA: 0.048 ACRES  
 GRID: K27  
 MANAGER: CLARK PATTERSON



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness

