

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12636 RESEARCH BOULEVARD, BUILDING C, UNIT 109, FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) 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 community commercial-conditional overlay (GR-CO) combining district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-2010-0176, on file at the Planning and Development Review Department, as follows:

A 2,489 square foot tract of land, more or less, out of Lot 1, Howard Addition Two Subdivision, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 12636 Research Boulevard, Building C, Unit 109, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

§
§
§

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
Acting City Attorney City Clerk

**CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS**

6448 HIGHWAY 290 EAST

SUITE B-105

AUSTIN, TX 78723

512-244-3395 - PHONE

512-244-9508 - FAX

EXHIBIT "A"

EXHIBIT A
FIELD NOTES

**FIELD NOTES FOR 2489, SQUARE FEET OUT OF LOT 1 OF
HOWARD ADDITION TWO, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS AS RECORDED IN BOOK 84, PG. 78D, PLAT RECORDS,
TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:**

COMMENCING at a ½" iron rod found on the West line of said Lot 1 and the East line of Lot 4 Anthony Ujdur Addition, a subdivision recorded in Book 83 Pg. 76A of the Travis County, Texas Plat Records also being the new South ROW line of Research Boulevard (U.S. Highway 183) as defined by Right of Way deed to the State of Texas recorded in Vol. 11979 Pg. 62 of the Travis County, Texas Real Property Records **POINT OF COMMENCING.**

THENCE S 30° 41' 38" W, with the East line of the said Lot 4, Anthony Ujdur Addition, 14.81 feet to a point.

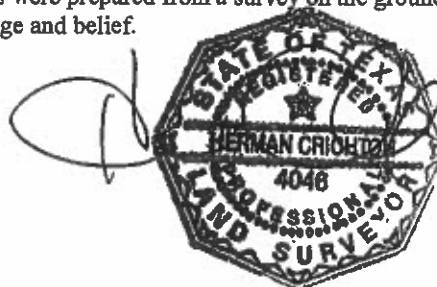
THENCE S 59° 18' 22" E through the interior of said Lot 1, 2.02 feet to an interior corner of an existing building for the Northwest corner of this tract and **POINT OF BEGINNING.**

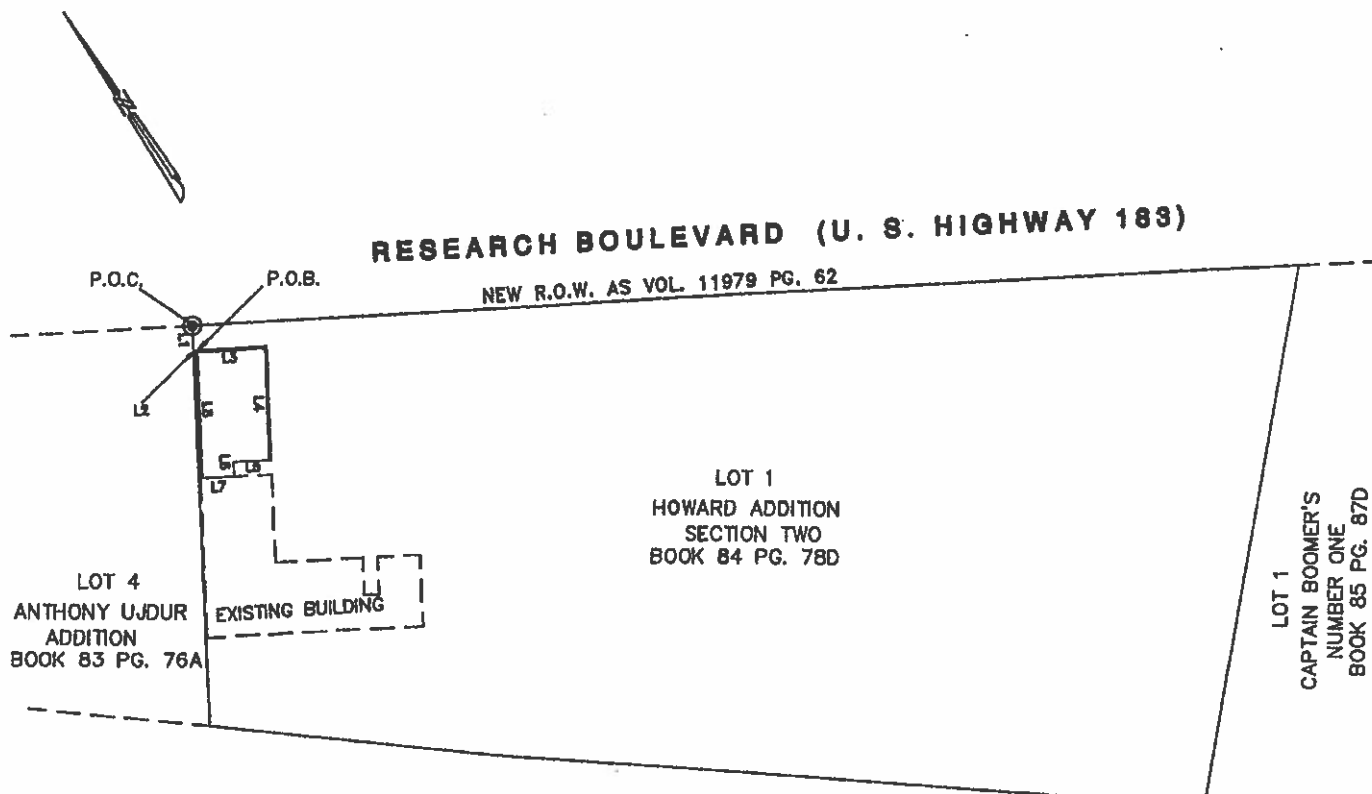
THENCE through the interior of said Lot 1 with the interior of an existing building the following six (6) courses:

- 1) S 59° 33' 49" E, 38.05 feet to a building corner for the Northeast corner of this tract.
- 2) S30° 48' 23" W, 61.76 feet to a building corner for the Southeast corner of this tract.
- 3) N 59° 11' 37" W, 20.00 feet to a building corner
- 4) S 30° 48' 23" W, 8.10 feet to a building corner
- 5) N 59° 14' 16" W , 18.00 feet to a point for the Southwest corner of this tract.
- 6) N 30° 45' 44" E 69.62 feet to the **POINT OF BEGINNING** and containing 2489 square feet more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal September 22, 2010
Herman Crichton, R.P.L.S. 4046 02_270





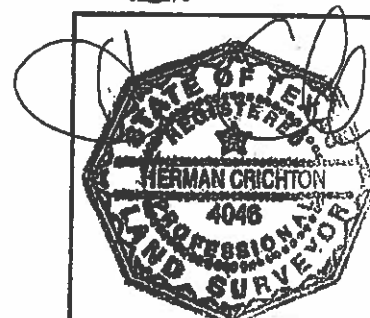
LINE TABLE		
LINE	LENGTH	BEARING
L1	14.81	S30°41'38"W
L2	2.02	S59°18'22"E
L3	38.05	S59°33'49"E
L4	61.76	S30°48'23"W
L5	20.00	N59°11'37"W
L6	8.10	S30°48'23"W
L7	18.00	N59°14'16"W
L8	69.62	N30°45'44"E

SKETCH TO ACCOMPANY FIELD NOTES FOR 2489
SQUARE FEET OUT OF LOT 1 HOWARD ADDITION
SECTION TWO, A SUBDIVISION RECORDED IN
BOOK 87 PG. 78D OF THE TRAVIS COUNTY,
TEXAS PLAT RECORDS

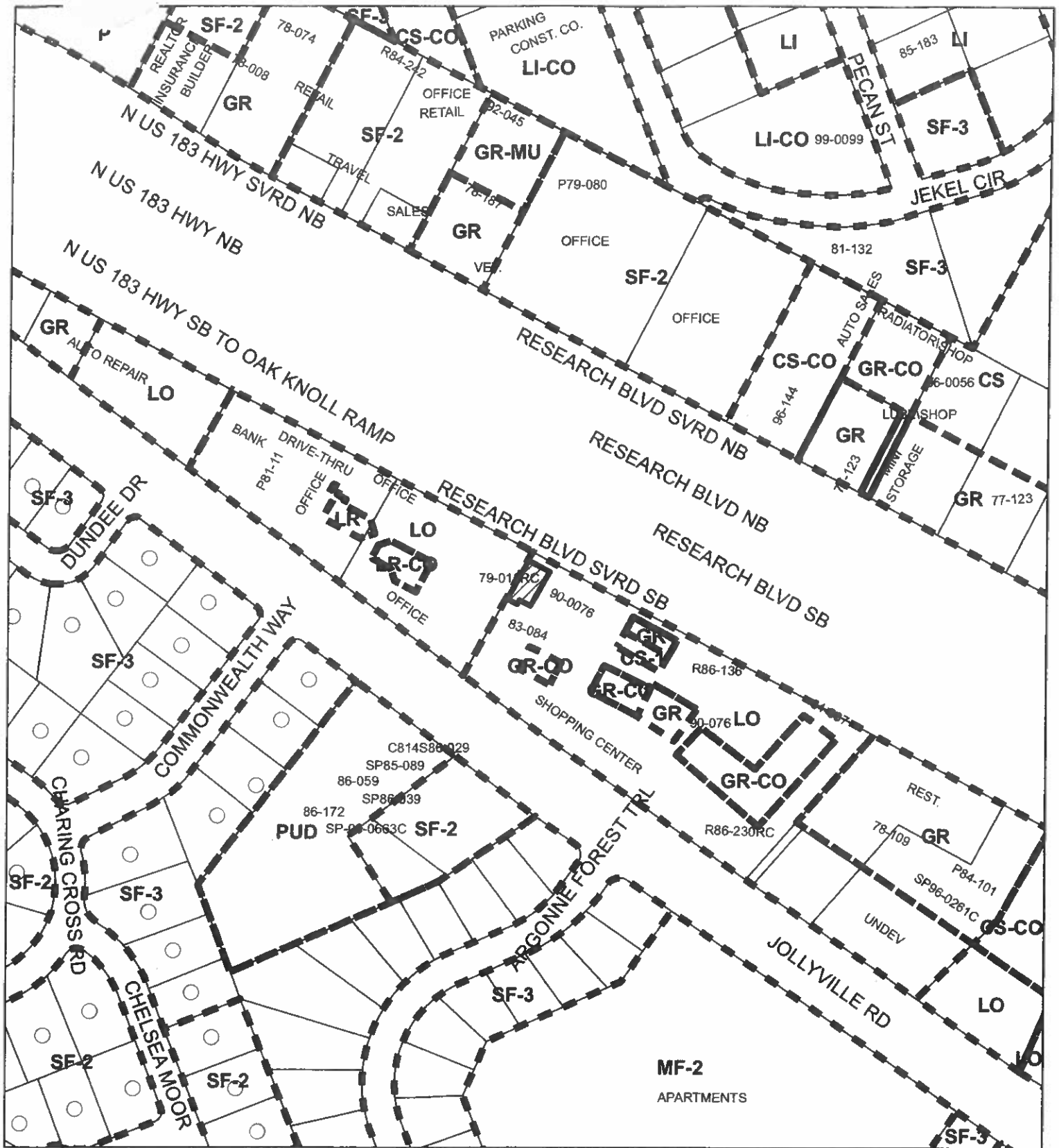
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AND ASSOCIATES INC.
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02_270



DATE: Sept. 22, 2010



ZONING EXHIBIT B



1" = 200'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING CASE#: C14-2010-0176
 LOCATION: 12636 RESEARCH BLVD
 SUBJECT AREA: 0.57 AC.
 GRID: H36
 MANAGER: S. SIRWAITIS



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.