

**ORDINANCE NO. 20111110-100**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6607 NORTH IH-35 SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 district from general commercial services (CS) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2011-0112, on file at the Planning and Development Review Department, as follows:

A 0.352 acre tract of land, more or less, out of a portion of La Costa Subdivision in 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 6607 North IH-35 Service Road Northbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 21, 2011.

**PASSED AND APPROVED**

\_\_\_\_\_  
November 10, 2011

§  
§  
§ \_\_\_\_\_  
Lee Jeffingwell  
Mayor

APPROVED: \_\_\_\_\_  
Karen M. Kennard  
City Attorney

ATTEST: \_\_\_\_\_  
Shirley A. Gentry  
City Clerk

C14-2011-0112

EXHIBIT A  
**HOLT CARSON INCORPORATED**  
**PROFESSIONAL LAND SURVEYORS**  
1904 FORTVIEW ROAD  
AUSTIN, TEXAS 787074  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

September 29, 2010

**FIELD NOTE DESCRIPTION OF 0.352 ACRE OF LAND, BEING A PORTION OF LOT 1C, BLOCK A, AMENDED PLAT OF LOT 1B, LA COSTA PHASE TWO, SECTION ONE-D AND LA COSTA PHASE THREE, A RESUBDIVISION OF LOTS 4 AND 5, LA COSTA PHASE TWO, SECTION ONE-A, AND LOTS 1A AND 1C, LA COSTA PHASE TWO, SECTION ONE-D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96, PAGE 186 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at ½" iron rod found at the Southeast corner of Lot 1C, same being an angle corner of Lot 4, Block A, Amended Plat of Lot 1B, La Costa Phase Two, Section One-D and La Costa Phase Three, a Resubdivision of Lots 4 and 5, La Costa Phase Two, Section One-A and Lots 1A and 1C, La Costa Phase Two, Section One-D, according to the map or plat thereof recorded in Volume 96, Page 186 of the Plat Records of Travis County, Texas;

**THENCE** with the South line of said Lot 1C and a Northerly line of said Lot 4, S 86 deg. 40'24" W 63.63 ft. to a calculated point, from which a chiseled "X" found in concrete at a point of curvature in the common line of said Lot 1C and said Lot 4 bears, S 86 deg. 40' 24" W 341.48 ft;

**THENCE** entering the interior of said Lot 1C, N 03 deg. 19' 38" W 8.50 ft. to a calculated point for the most Southerly Southeast corner and **PLACE OF BEGINNING** of the herein described tract;

**THENCE** continuing through the interior of said Lot 1C the following ten (10) courses:

- 1.) S 86 deg. 40' 24" W 105.80 ft. to a calculated point at a point of curvature for the most Southerly Southwest corner of the herein described tract;
- 2.) along a curve to the right with a radius of 10.00 ft. for an arc length of 15.68 ft. and which chord bears, N 48 deg. 37' 16" W 14.07 ft. to a calculated point at a point of tangency for the most Westerly Southwest corner of the herein described tract;
- 3.) N 03 deg. 30' 44" W 152.52 ft. to a calculated point at a point of curvature for the most Westerly Northwest corner of the herein described tract;
- 4.) along a curve to the right with a radius of 6.00 ft. for an arc length of 10.28 ft. and which chord bears, N 45 deg. 25' 23" E 9.07 ft. to a calculated point at a point of tangency for the most Northerly Northwest corner of the herein described tract;
- 5.) S 84 deg. 47' 23" E 54.60 ft. to a calculated point for an angle corner of the herein described tract;
- 6.) S 05 deg. 12' 37" W 61.67 ft. to a calculated point for an angle corner of the herein described tract;
- 7.) S 84 deg. 47' 23" E 64.43 ft. to a calculated point at a point of curvature;
- 8.) along a curve to the right with a radius of 4.00 ft. for an arc length of 5.40 ft. and which chord bears, S 46 deg. 05' 55" E 5.00 ft. to a calculated point at a point of tangency;
- 9.) S 07 deg. 23' 26" E 77.70 ft. to a calculated point at a point of curvature for the most Easterly Southeast corner of the herein described tract;
- 10.) along a curve to the right with a radius of 8.00 ft. for an arc length of 13.13 ft. and which chord bears, S 39 deg. 38' 26" W 11.71 ft. to the **PLACE OF BEGINNING** and containing 0.352 acre of land.

SURVEYED: September 29<sup>th</sup>, 2011



Holt Carson

Registered Professional Land Surveyor No. 5166

reference map no. C 870134

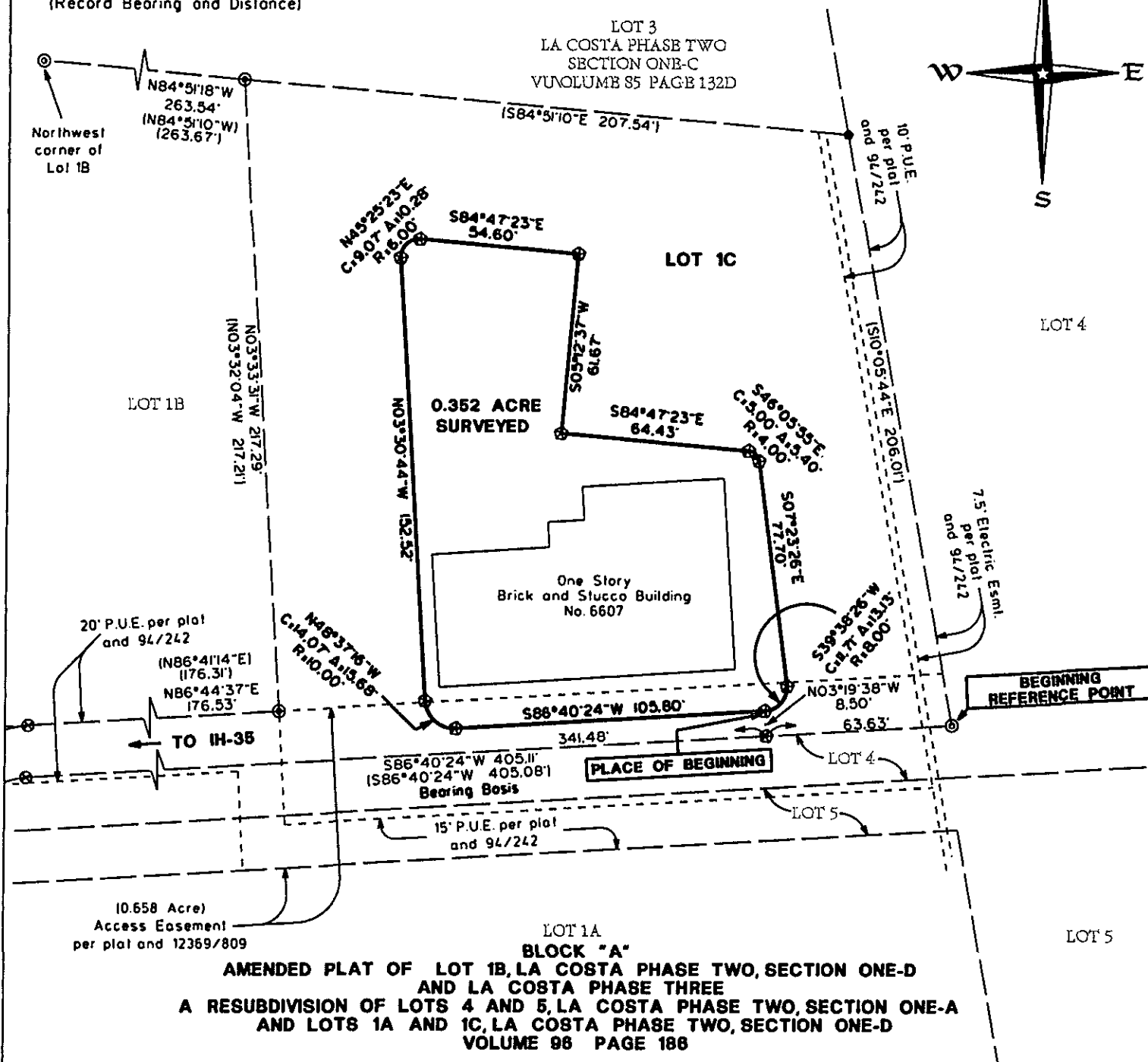
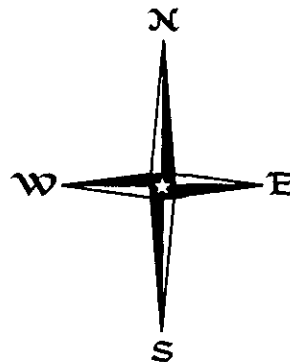


# Legend

- ⊙ 1/2" Iron Rod Found
- ⊗ Chiseled "X" Found
- ⊕ Calculated Point
- (Record Bearing and Distance)

Note:  
This map was prepared without the benefit of  
a current title commitment and therefore this tract  
may be subject to easements and/or restrictions  
not shown hereon.

SCALE: 1" = 50'



## SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF

0.352 ACRE OF LAND, BEING A PORTION OF LOT 1C, BLOCK A, AMENDED PLAT OF LOT 1-B, LA COSTA PHASE TWO, SECTION ONE-D, AND LA COSTA PHASE THREE A RESUBDIVISION OF LOTS 4 AND 5, LA COSTA PHASE TWO, SECTION ONE-A AND LOTS 1A AND 1C, LA COSTA PHASE TWO, SECTION ONE-D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96, PAGE 186 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 6607 NORTH INTERSTATE HIGHWAY 35.  
see accompanying field note description.

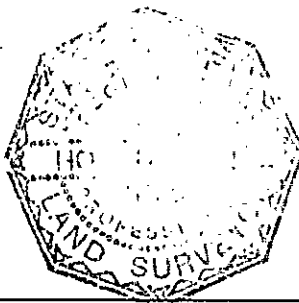
PREPARED: SEPTEMBER 29, 2011

BY

*Holt Carson*

Holt Carson

Registered Professional Land Surveyor No. 5166



HOLT CARSON, INCORPORATED  
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AUSTIN, TX 78704  
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