

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 6400 SOUTH 1<sup>ST</sup> STREET FROM COMMUNITY**  
3 **COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT**  
4 **TO COMMERCIAL-LIQUOR SALES (CS-1-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from community commercial-conditional overlay (GR-CO)  
10 combining district to general commercial liquor sales-conditional overlay (CS-1-CO)  
11 combining district on the property described in Zoning Case No. C14-2011-0135, on file at  
12 the Planning and Development Review Department, as follows:

13  
14 A 1,790 square feet of land, more or less, out of Lot 2, Buckingham Place  
15 Commercial Area Subdivision in Travis County, the tract of land being more  
16 particularly described by metes and bounds in Exhibit "A" incorporated into this  
17 ordinance (the "Property"),

18  
19 locally known as 6400 South 1<sup>st</sup> Street in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "A".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

24  
25 The following uses are prohibited uses of the Property:

26  
27 Automotive repair services Automotive rentals  
28 Automotive sales Automotive washing (of any type)  
29 Indoor entertainment Indoor sports and recreation  
30 Pawn shop services  
31

32 Except as specifically restricted under this ordinance, the Property may be developed and  
33 used in accordance with the regulations established for the commercial-liquor sales (CS-1)  
34 base district, and other applicable requirements of the City Code.  
35  
36  
37

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.

**PASSED AND APPROVED**

\_\_\_\_\_, 2011

§  
§  
§

\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
 Karen M. Kennard Shirley A. Gentry  
 City Attorney City Clerk

C14-2011-0135

# HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
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### RE-ZONING AREA

FIELD NOTE DESCRIPTION OF 1,790 SQUARE FEET OF LAND, BEING A PORTION OF LOT 2, BUCKINGHAM PLACE COMMERCIAL AREA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47 PAGE 94 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING AN AREA TO BE RE-ZONED, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found in the South right-of-way line of Eberhart Lane for the Northeast corner of Lot 3, Buckingham Place Commercial Area, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 47 Page 94 of the Plat Records of Travis County, Texas, and for the Northwest corner of Lot 1-A, Bob Black Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 59 Page 29 of the Plat Records of Travis County, Texas;

THENCE with the South right-of-way line of Eberhart Lane and with the North line of said Lot 1-A, Bob Black Addition, S 61 deg. 33' 00" E 125.00 ft. to a point at the intersection with the West right-of-way line of South First Street for the Northeast corner of said Lot 1-A, Bob Black Addition;

THENCE with the West right-of-way line of South First Street, S 28 deg. 28' 00" W at 150.00 ft. passing the Southeast corner of Lot 1-B of said Bob Black Addition and the Northeast corner of Lot 2, of said Buckingham Place Commercial Area, and continuing with the same bearing for a total distance of 247.70 ft. to a ½" iron rod found for the Southeast corner of said Lot 2, Buckingham Place Commercial Area and for the Northeast corner of Lot 24, Buckingham Place Sec. 5, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 46 Page 100 of the Plat Records of Travis County, Texas;

THENCE leaving the West right-of-way line of South First Street and entering the interior of said Lot 2, Buckingham Place Commercial Area, N 19 deg. 49' 05" W 92.43 ft. to a point on the East wall line of a existing building for the Northeast corner and **PLACE OF BEGINNING** of the herein described area for re-zoning;

THENCE continuing across the interior of said Lot 2 with the East wall line of said building, S 28 deg. 27' 09" W 35.80 ft. to a point for the Southeast corner of this area for re-zoning;

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RE-ZONING AREA (1,790 Square Feet)

THENCE continuing across the interior of said Lot 2 and crossing through the interior of said building with the South line of this area of re-zoning, N 61 deg. 32' 51" W 50.00 ft. to a point on the West wall line of said building for the Southwest corner of this area for re-zoning;

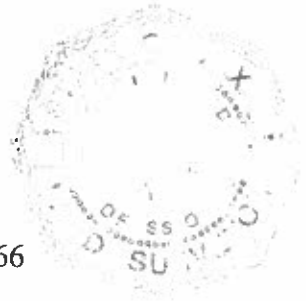
THENCE continuing across the interior of said Lot 2 with the West wall line of said building, N 28 deg. 27' 09" E 35.80 ft. to a point for the Northwest corner of this area for re-zoning;

THENCE continuing across the interior of said Lot 2 and re-crossing the interior of said building with the North line of this area of re-zoning, S 61 deg. 32' 51" E 50.00 ft. to the **PLACE OF BEGINNING**, containing 1,790 square feet of land.

**PREPARED:** September 21, 2011



Holt Carson  
Registered Professional Land Surveyor No. 5166



see accompanying sketch: C 883058

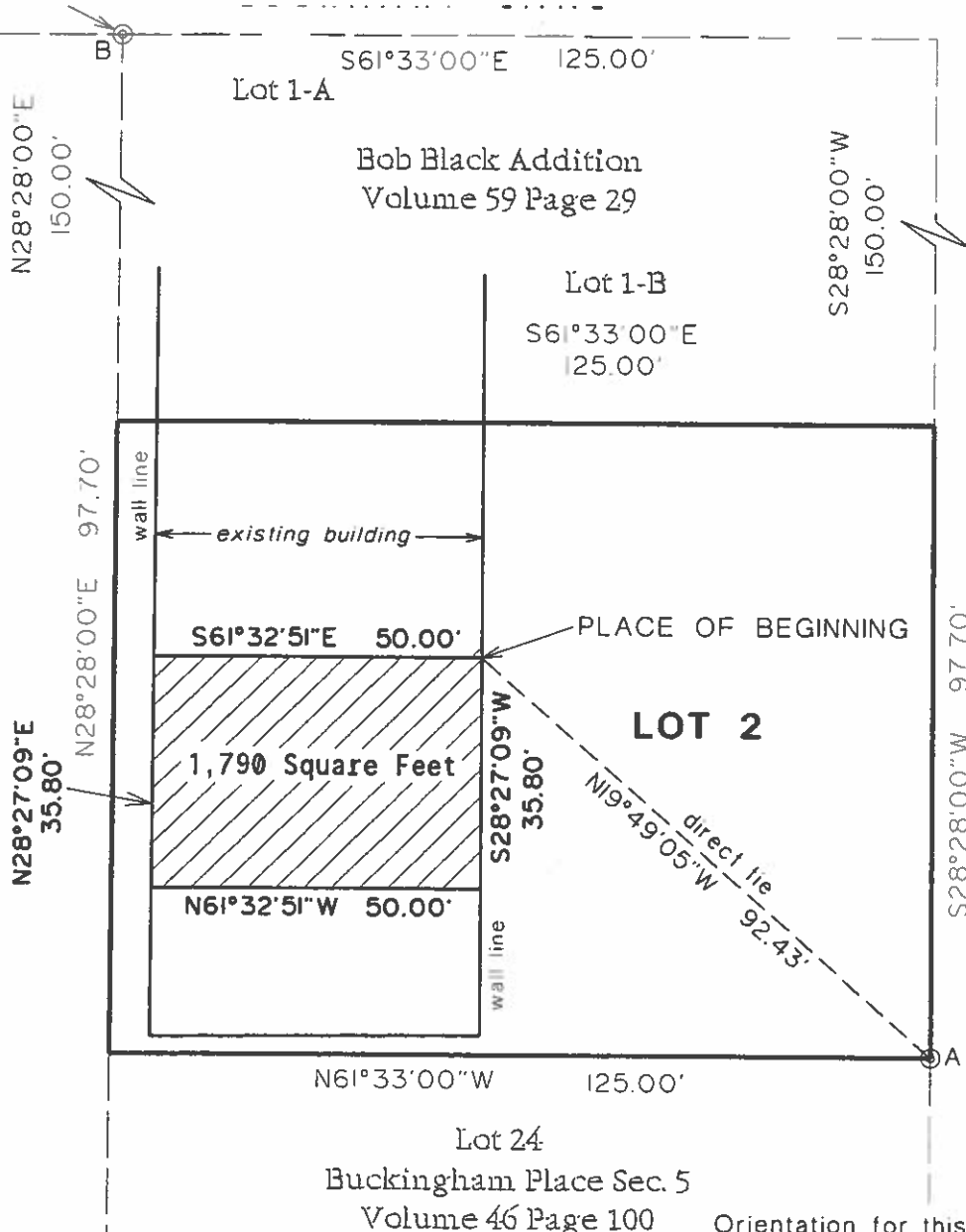
references:

TCAD Parcel No. 04 1812 03 20

City of Austin Grid: G16

LOT 3

BUCKINGHAM PLACE COMMERCIAL AREA  
Volume 47 Page 94

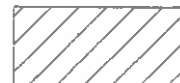


SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF

1,790 SQUARE FEET OF LAND, BEING A PORTION OF  
LOT 2, BUCKINGHAM PLACE COMMERCIAL AREA,  
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 47 PAGE 94 OF THE  
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Legend

© 1/2" Iron Rod Found



Re-Zoning Area

PREPARED: September 21, 2011

BY:

*Holt Carson*

Holt Carson

Registered Professional Land Surveyor No. 5166

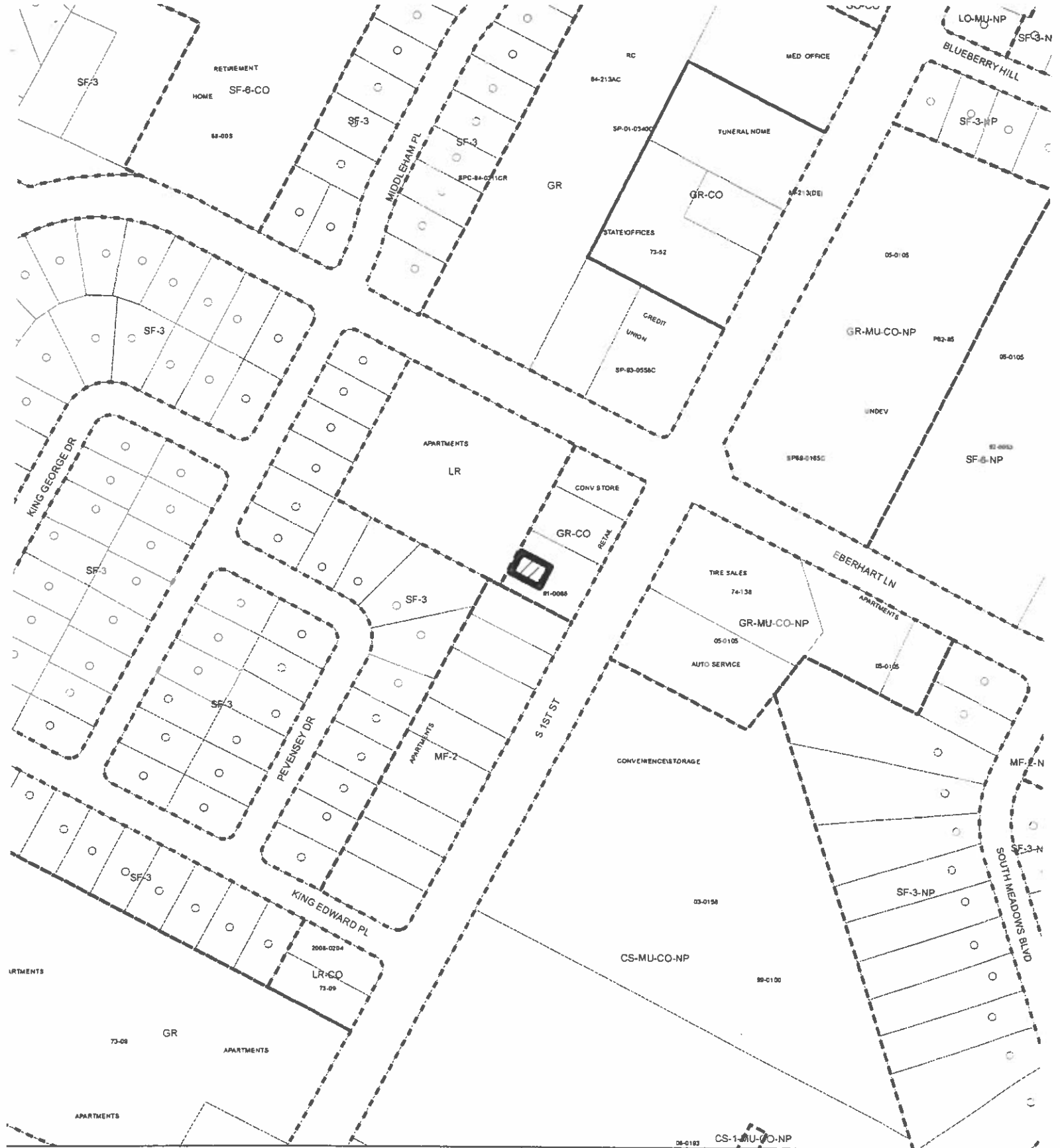
HOLT CARSON, INC.

1904 Fortview Road Austin, Texas 78704

www.hciaustin.com



C 883058



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2011-0135

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness