

ORDINANCE NO. 20111215-080

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6400 SOUTH 1ST STREET FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (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 community commercial-conditional overlay (GR-CO) combining district to general commercial liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2011-0135, on file at the Planning and Development Review Department, as follows:

A 1,790 square feet of land, more or less, out of Lot 2, Buckingham Place Commercial Area 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 6400 South 1st Street 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:

The following uses are prohibited uses of the Property:

Automotive repair services
Automotive sales
Indoor entertainment
Pawn shop services

Automotive rentals
Automotive washing (of any type)
Indoor sports and recreation

Except as 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 December 26, 2011.

PASSED AND APPROVED

December 15, 2011 §
§

Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

HOLT CARSON, INC.**PROFESSIONAL LAND SURVEYORS****1904 FORTVIEW ROAD****AUSTIN, TEXAS 78704****TELEPHONE: (512) 442-0990****FACSIMILE: (512) 442-1084****www.hciaustin.com****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;

end of Page 1

LOT 3

BUCKINGHAM PLACE COMMERCIAL AREA
Volume 47 Page 94N28°28'00"E
150.00'N28°27'09"E
35.80'

N28°28'00"E 97.70'

wall line

existing building

S61°32'51"E 50.00'

1,790 Square Feet

N61°32'51"W 50.00'

wall line

N61°33'00"W 125.00'

Lot 24

Buckingham Place Sec. 5
Volume 46 Page 100

Lot 1-A

S61°33'00"E 125.00'

Bob Black Addition
Volume 59 Page 29

Lot 1-B

S61°33'00"E
125.00'S28°28'00"W
150.00'

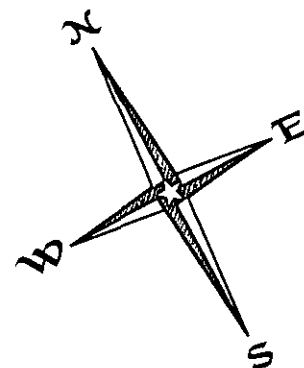
PLACE OF BEGINNING

LOT 2

S28°27'09"W
35.80'N19°49'05"W
92.43'

S28°28'00"W 97.70'

SOUTH FIRST STREET



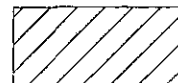
Orientation for this survey was based upon a bearing of N01°41'09"E between monuments A and B as labeled hereon.

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:

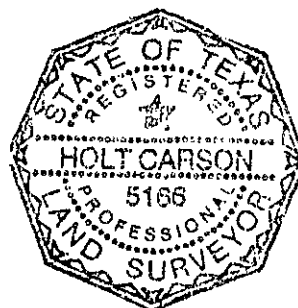
Holt Carson

Registered Professional Land Surveyor No. 5166

HOLT CARSON, INC.

1904 Fortview Road Austin, Texas 78704

www.hciaustin.com



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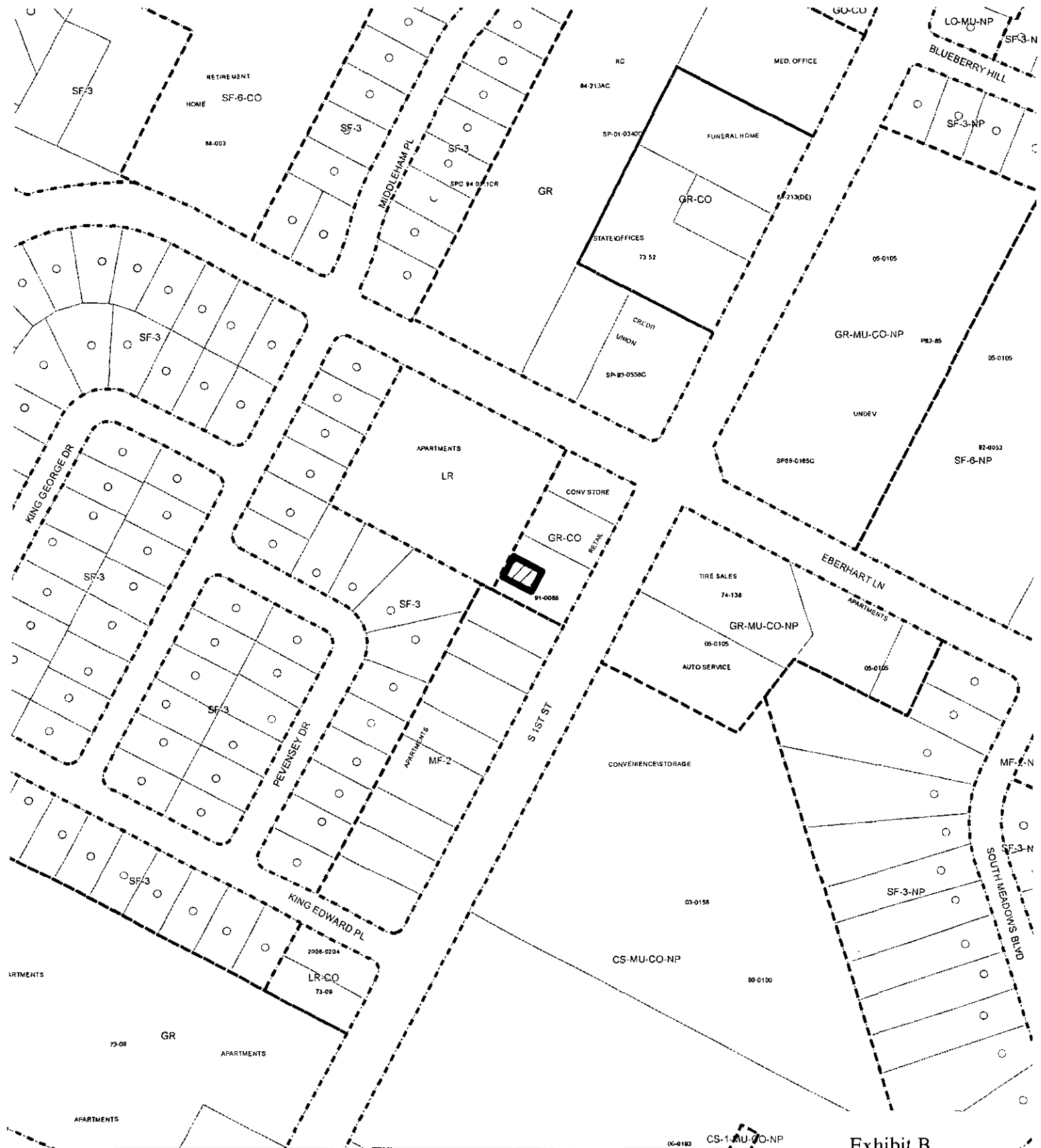






Exhibit B



 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.

