

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 12407 NORTH MOPAC EXPRESSWAY
3 NORTHBOUND, UNIT 275, FROM COMMUNITY COMMERCIAL (GR)
4 DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) 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 (GR) district to commercial-liquor
10 sales (CS-1) district on the property described in Zoning Case No. C14-2011-0151, on file
11 at the Planning and Development Review Department, as follows:
12

13 A 2,450 square feet of land, more or less, out of the William Porter Survey,
14 Abstract No. 7, the tract of land being more particularly described by metes and
15 bounds in Exhibit "A" incorporated into this ordinance,
16

17 locally known as 12407 North Mopac Expressway Northbound, Unit 275, in the City of
18 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".
19

20 PART 2. This ordinance takes effect on _____, 2012.
21

22
23 PASSED AND APPROVED
24

25 §
26 §
27 _____, 2012 § _____
28

29 Lee Leffingwell
30 Mayor
31

32 APPROVED: _____ ATTEST: _____
33 Karen M. Kennard Shirley A. Gentry
34 City Attorney City Clerk



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

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Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**2,450 SQUARE FEET
ZONING DESCRIPTION
PARMER SQUARE SUBDIVISION**

A DESCRIPTION OF 2,450 SQUARE FEET IN THE WILLIAM PORTER SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, PARMER SQUARE SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 85, PAGES 19B THROUGH 19C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,450 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" rebar with "Terra Firma" cap found in the east right-of-way line of Mopac Expressway (Loop 1) (right-of-way width varies) for the southwest corner of said Lot 3, same being the northwest corner of Lot 1, Maund Subdivision, a subdivision recorded in Document No. 200300226 of the Official Public Records of Travis County, Texas, from which a TxDOT Type II highway monument found in the east right-of-way line of Mopac Expressway, same being the west line of said Lot 3, bears North 15°17'59" East, a distance of 142.90 feet;

THENCE South 61°47'41" East, with the south line of said Lot 3, same being the north line of said Lot 1, a distance of 214.63 feet to a calculated point, from which a 1/2" rebar found bears South 61°47'41" East, a distance of 416.60 feet;

THENCE North 28°12'19" East, crossing said Lot 3, a distance of 29.93 feet to a calculated point for the southwest corner of the herein described tract of land and the true **POINT OF BEGINNING** hereof;

THENCE continuing across said Lot 3, the following four (4) courses and distances:

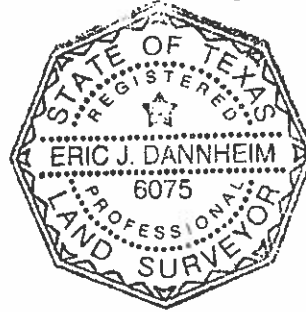
1. North 28°12'30" East, a distance of 69.96 feet to a calculated point;
2. South 61°46'56" East, a distance of 35.02 feet to a calculated point;
3. South 28°12'30" West, a distance of 69.95 feet to a calculated point;
4. North 61°48'02" West, a distance of 35.02 feet to the **POINT OF BEGINNING**, containing 2,450 square feet of land, more or less.

Surveyed on the ground September 30, 2011. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 040-077-ZN.



10/05/11

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



REFERENCES:

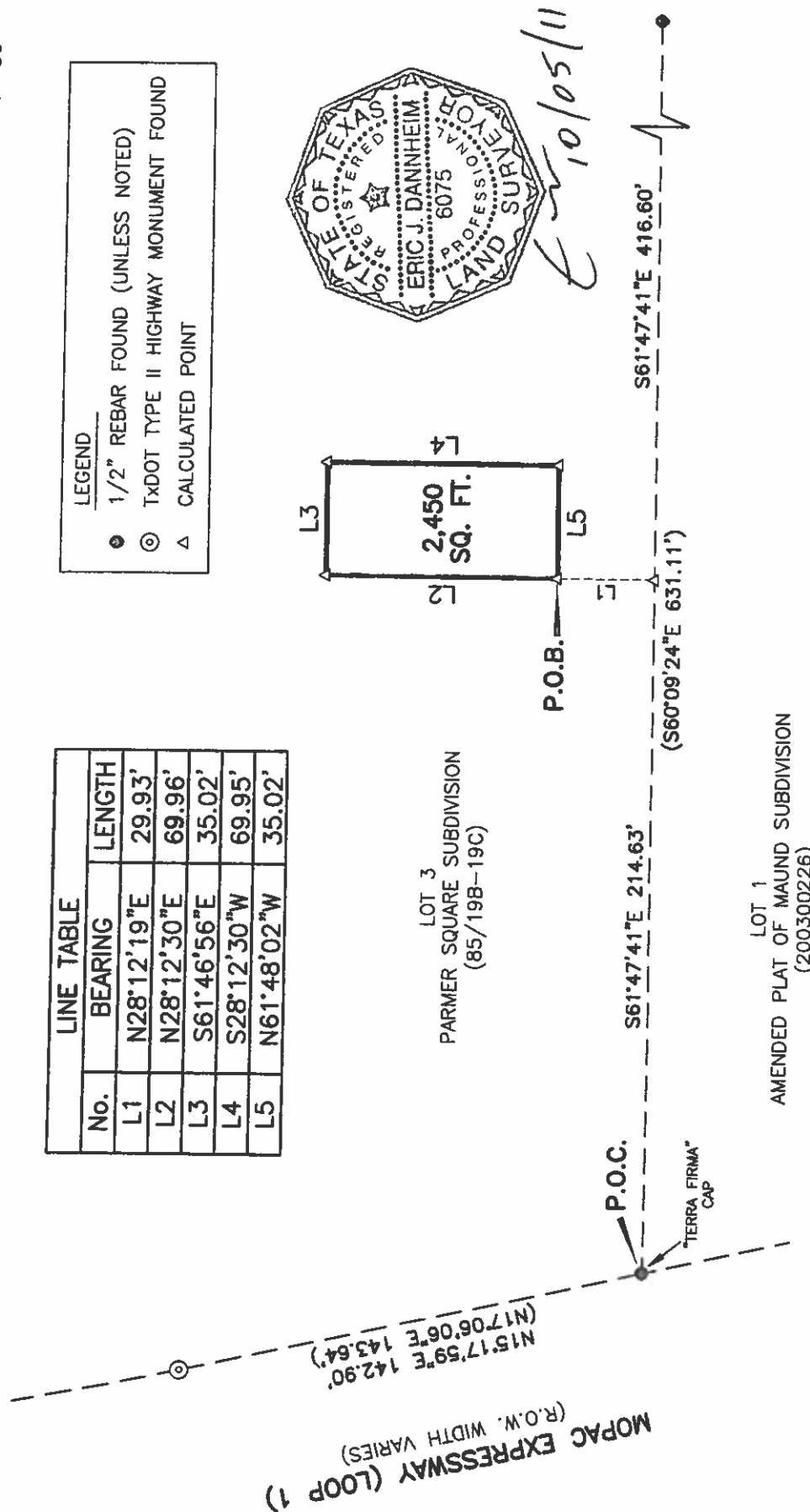
TCAD Parcel No. 0262130322
Austin Grid Map L-35

1"=50'

LINE TABLE		
No.	BEARING	LENGTH
L1	N28°12'19"E	29.93'
L2	N28°12'30"E	69.96'
L3	S61°46'56"E	35.02'
L4	S28°12'30"W	69.95'
L5	N61°48'02"W	35.02'

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
 TXDOT TYPE II HIGHWAY MONUMENT FOUND
 Δ CALCULATED POINT

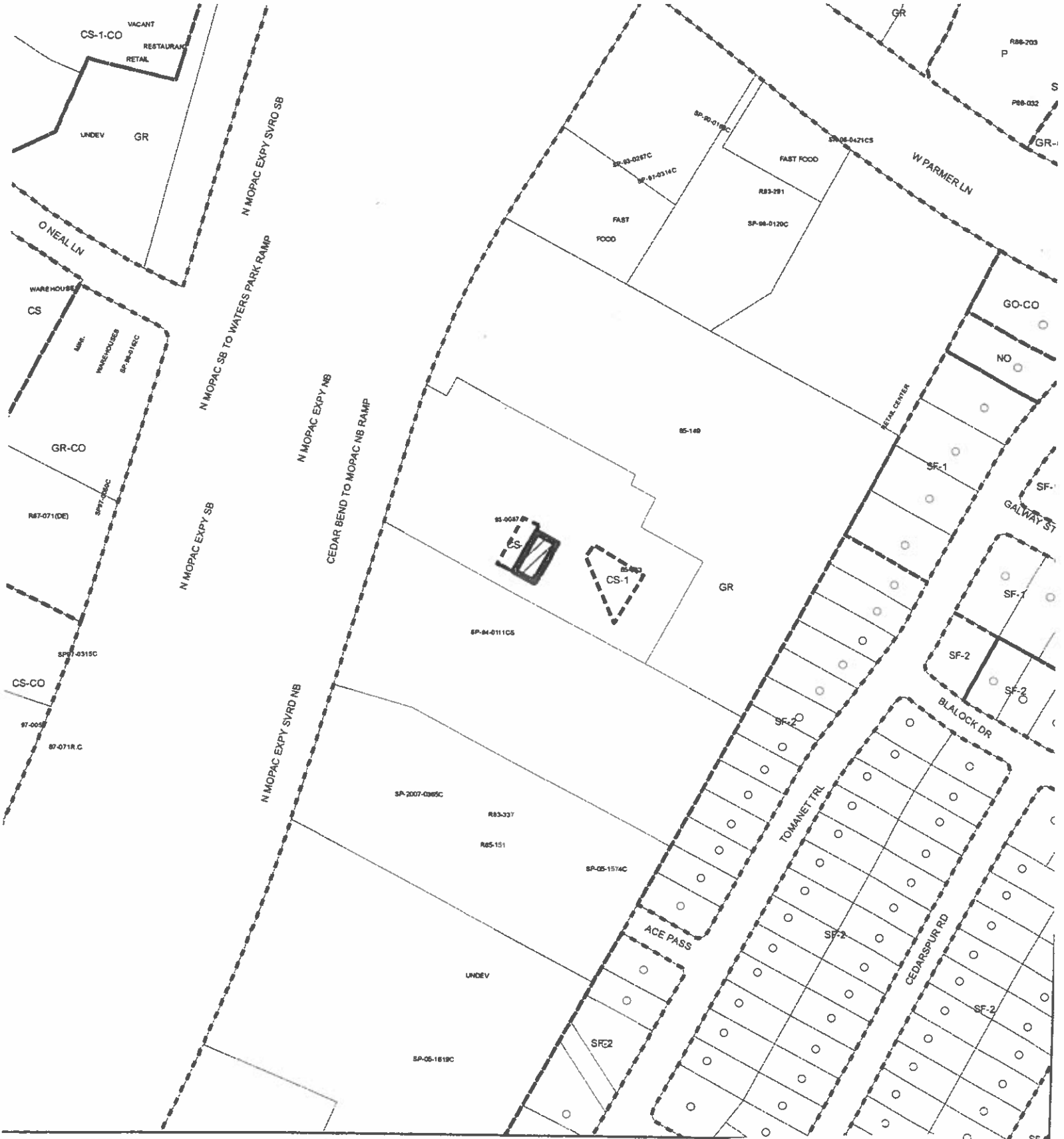



DATE OF SURVEY: 9/30/11
PLOT DATE: 10/05/11
DRAWING NO.: 040-077-ZN
PROJECT NO.: 040-077
DRAWN BY: EJD
SHEET 1 OF 1


BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE
STATE PLANE COORDINATES, 1983/93 HARN, BASED ON
GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY
(NGS) ON-LINE POSITIONING USER SERVICE (OPUS).


ATTACHMENTS: METES AND BOUNDS DESCRIPTION
040-077-ZN


Chaparral





 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2011-0151

Exhibit B

" = 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.

