

ORDINANCE NO. 20120112-098

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

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


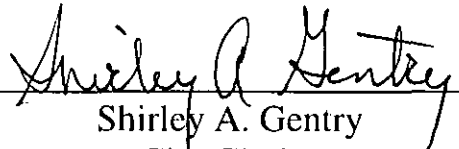
locally known as 12407 North Mopac Expressway Northbound, Unit 275, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

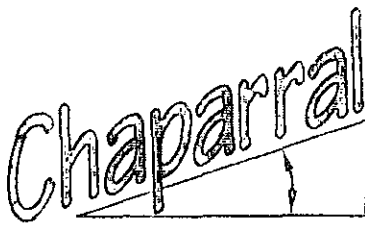
PART 2. This ordinance takes effect on January 23, 2012.

PASSED AND APPROVED

_____, 2012 §
January 12 §

Lee Leffingwell
Mayor

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



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

Office: 512-443-1724
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;

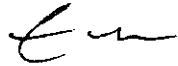
THENCE South 61°47'41" East, with the south line of said Lot 3, same being the north line of said Lot 1, a distance of 214.63 feet to a calculated point, from which a 1/2" rebar found bears South 61°47'41" East, a distance of 416.60 feet;

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:

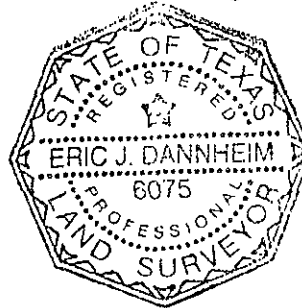
1. North 28°12'30" East, a distance of 69.96 feet to a calculated point;
2. South 61°46'56" East, a distance of 35.02 feet to a calculated point;
3. South 28°12'30" West, a distance of 69.95 feet to a calculated point;
4. North 61°48'02" West, a distance of 35.02 feet to the **POINT OF BEGINNING**, containing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

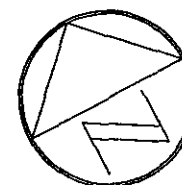
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



REFERENCES:

TCAD Parcel No. 0262130322
Austin Grid Map L-35

SKETCH TO ACCOMPANY 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, CONVEYED TO LPCCG PARMER LANE 1, LTD., ET AL. IN A SPECIAL WARRANTY DEED DATED JUNE 2, 2005 AND RECORDED IN DOCUMENT NO. 2005105426 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

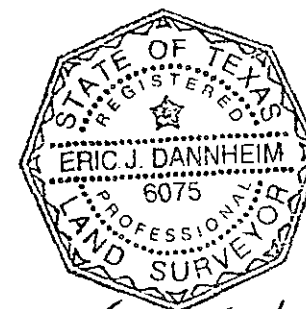


1"=50'

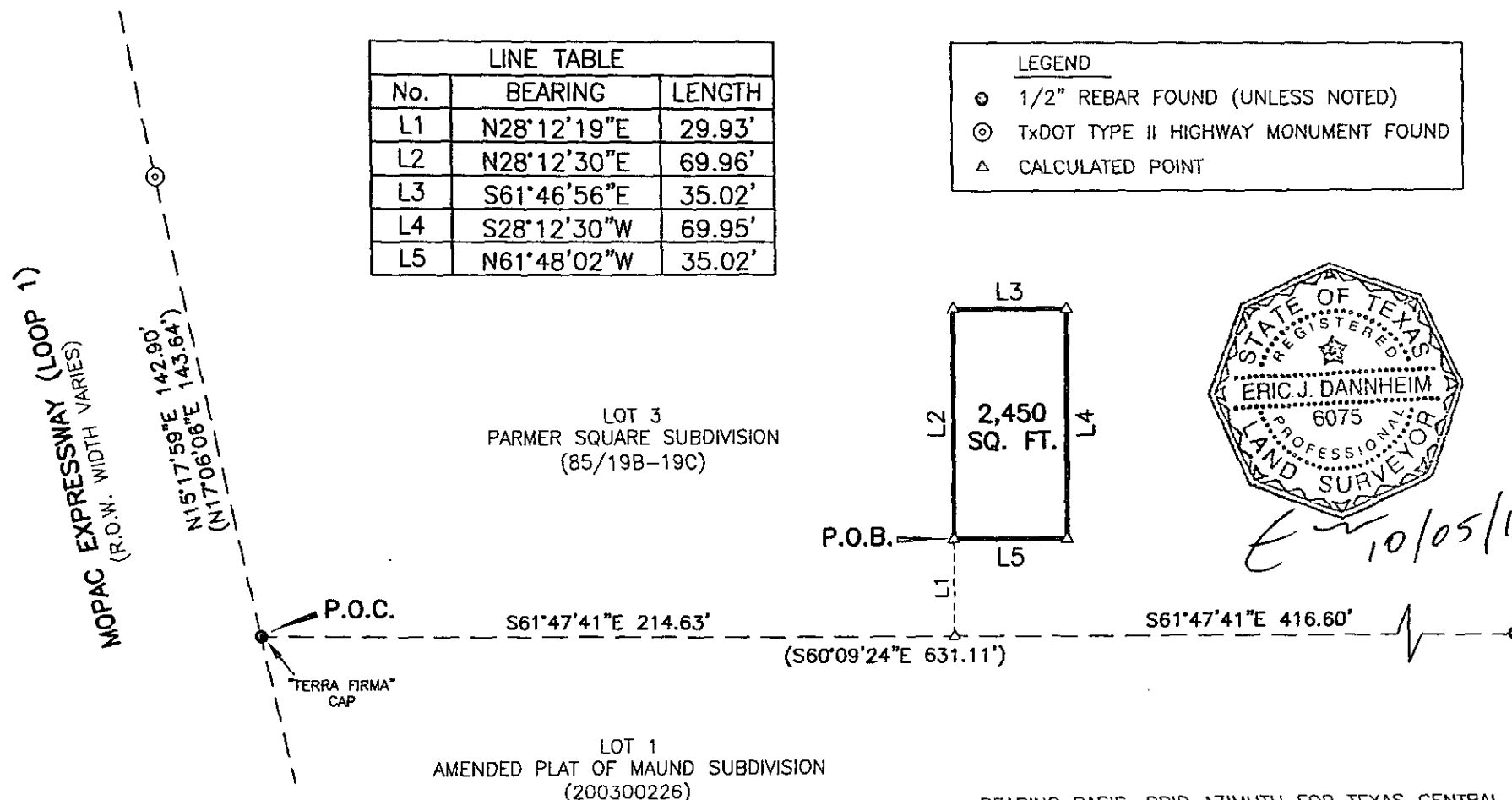
LINE TABLE		
No.	BEARING	LENGTH
L1	N28°12'19"E	29.93'
L2	N28°12'30"E	69.96'
L3	S61°46'56"E	35.02'
L4	S28°12'30"W	69.95'
L5	N61°48'02"W	35.02'

LEGEND

- ⊙ 1/2" REBAR FOUND (UNLESS NOTED)
- ⊙ TxDOT TYPE II HIGHWAY MONUMENT FOUND
- △ CALCULATED POINT



E 10/05/11

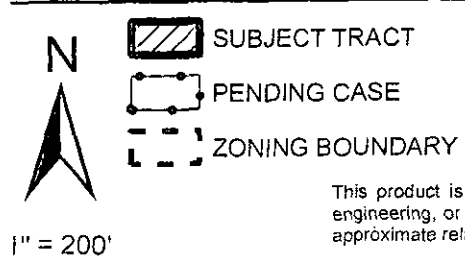


DATE OF SURVEY: 9/30/11
 PLOT DATE: 10/05/11
 DRAWING NO.: 040-077-ZN
 PROJECT NO.: 040-077
 DRAWN BY: EJD
 SHEET 1 OF 1

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



ZONING CASE#: C14-2011-0151

Exhibit B



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.