

ORDINANCE NO. 20130411-076

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2700 NUECES STREET, SUITE 103 IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA FROM MULTI FAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-CO-NP) 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 multi family residence moderate high density-neighborhood plan (MF-4-NP) combining district to commercial liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district for an area measured from ground level to a height of 16 feet on the property described in Zoning Case No. C14-2013-0003 on file at the Planning and Development Review Department, as follows:

715 square feet of land, more or less, being a portion of Lot 17, Block 2, Leander Brown Subdivision of Outlot 63 and 68, Division D the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2700 Nueces Street, Suite 103 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4 of 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. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. 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.

715 SQUARE FEET
STREAM REALTY
2700 NUECES STREET, STE. 103

FN NO. 13-023(MJT)
JANUARY 18, 2013
BPI JOB NO. R011118110001.94

DESCRIPTION

OF 715 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 17, BLOCK 2, LEANDER BROWN SUBDIVISION OF OUTLOT 63 & 68, DIVISION "D" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN OF RECORD IN BOOK 1, PAGE 19 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 17 HAVING BEEN CONVEYED TO WEST CAMPUS PARTNERS LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2005065916 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 715 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found in the westerly right-of-way line of Nueces Street (80' R.O.W), being the southeasterly corner of Lot 18 of said Block 2, Leader Brown Subdivision of Outlot 63 & 68, Division "D" and the northeasterly corner of that certain 4.543 acre tract of land conveyed to ACC OP (26 West) LLC, by deed of record in Document No. 2011179072 of said Official Public Records, from which a 1/2 inch iron rod found in the easterly right-of-way line of a 20 foot alley, being the southwesterly corner of said Lot 18 bears N84°38'59"W, a distance of 195.58 feet;

THENCE, N05°39'32"E, along the westerly right-of-way line of Nueces Street, being the easterly lines of said Lots 17 and 18, a distance of 54.98 feet to a point;

THENCE, N84°20'28"W, leaving the westerly right-of-way line of Nueces Street, over and across said Lot 18, a distance of 2.63 feet to the **POINT OF BEGINNING**, and southeasterly corner hereof;

THENCE, continuing over and across said Lot 17, for the southerly, westerly, northerly and easterly lines hereof, the following eight (8) courses and distances:

- 1) N84°20'16"W, a distance of 21.90 feet to the southwesterly corner hereof;
- 2) N05°39'44"E, a distance of 31.40 feet to the northwesterly corner hereof;
- 3) S84°20'16"E, a distance of 6.90 feet to an angle point;
- 4) N05°39'44"E, a distance of 4.10 feet to an angle point;
- 5) S84°20'16"E, a distance of 7.80 feet to an angle point;
- 6) S05°39'44"W, a distance of 4.80 feet to an angle point;
- 7) S84°20'16"E, a distance of 7.20 feet to the northeasterly corner hereof;

SCANNED

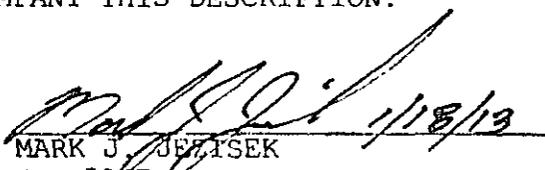
FN 13-023(MJJ)
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- 8) S05°39'44"W, a distance of 30.70 feet to the **POINT OF BEGINNING**, and containing 715 square feet of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE WEST RIGHT-OF-WAY LINE OF NUECES STREET AS SHOWN ON A SURVEY OF CONTESSA EAST AND CONTESSA WEST PROVIDED BY LIVE OAK SURVEYING DATED 02-03-1998. BEARING: S05°39'32"W

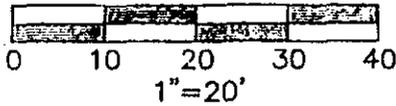
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
221 WEST SIXTH ST., SUITE 600
AUSTIN, TEXAS 78701


MARK J. JEZISEK
NO. 5267
STATE OF TEXAS



SCANNED



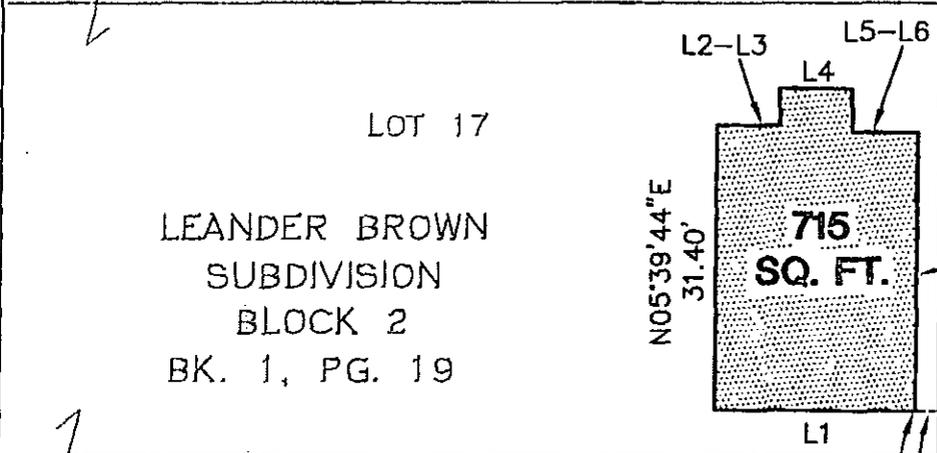
LOT 16

WEST CAMPUS PARTNERS
LIMITED PARTNERSHIP
DOC. NO. 2005065916

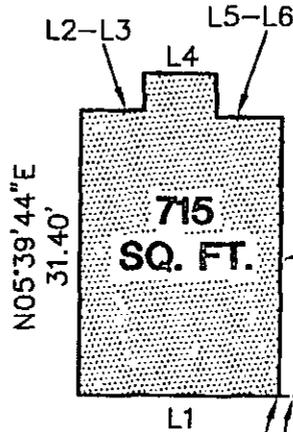
LEGEND

- 1/2" IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

20' ALLEY



LOT 17
LEANDER BROWN
SUBDIVISION
BLOCK 2
BK. 1, PG. 19



S05°39'44"W
30.70'

P.O.B.

N84°20'28"W
2.63'

N05°39'32"E 54.98'

NUECES STREET
(80' R.O.W.)

LINE TABLE

No.	Bearing	Distance
L1	N84°20'16"W	21.90'
L2	S84°20'16"E	6.90'
L3	N05°39'44"E	4.10'
L4	S84°20'16"E	7.80'
L5	S05°39'44"W	4.80'
L6	S84°20'16"E	7.20'

LOT 18

OUTLOT 63
DIVISION " D"

N84°38'59"W 195.58'

OUTLOT 61
DIVISION " D"

4.543 ACRES
ACC OP (26 WEST) LLC.
DOC. NO. 2011179072

P.O.C.

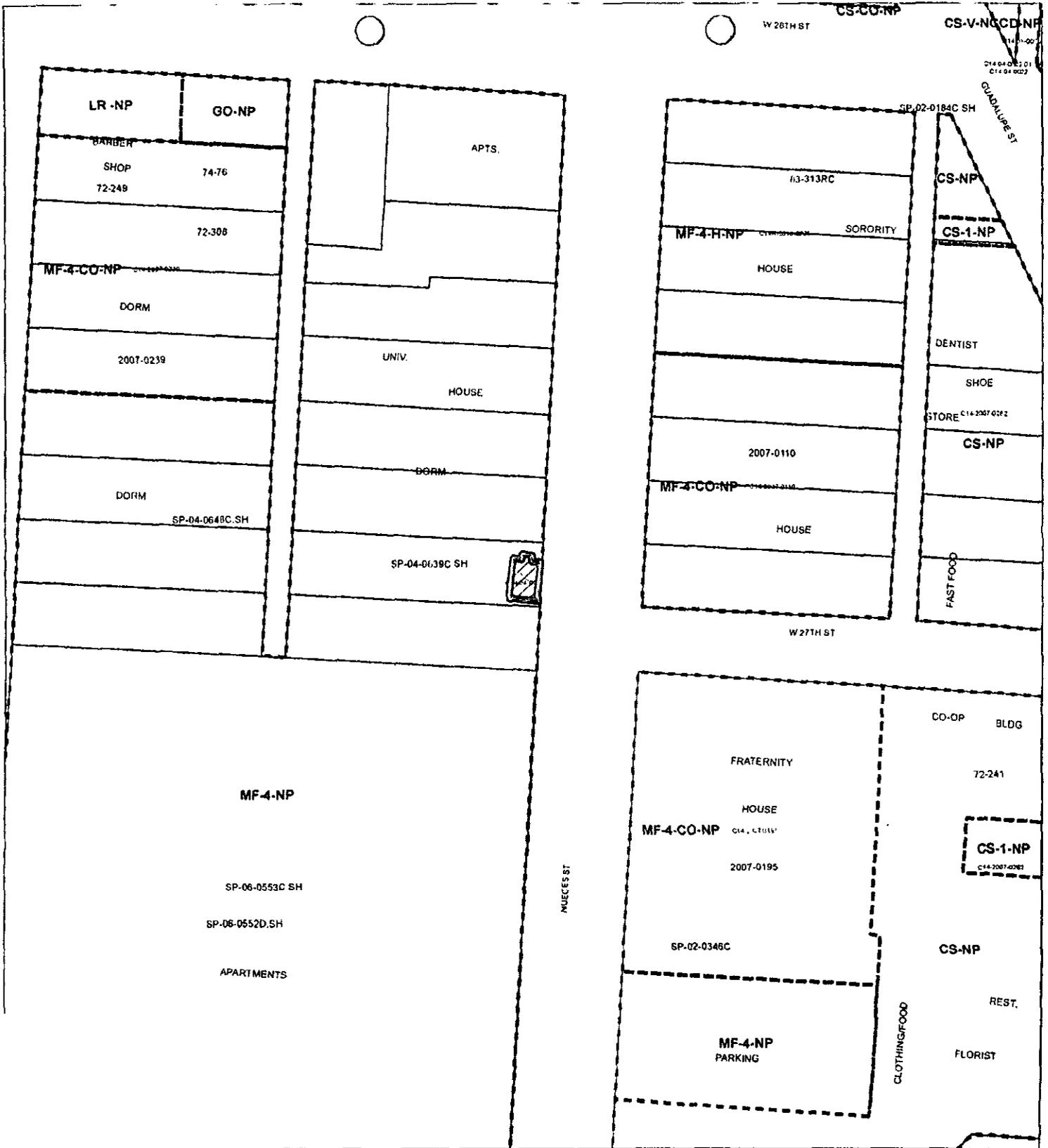


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SKETCH TO ACCOMPANY DESCRIPTION
OF 715 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 17, LEANDER BROWN SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 1, PAGE 19 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

STREAM REALTY

2700 NUECES
SUITE 103



Zoning

ZONING CASE#: C14-2013-0003



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

