

**ORDINANCE NO. 20140213-076**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11901 ANDERSON MILL ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND 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 on the property (the "Property") described in Zoning Case No. C14-2013-0146, on file at the Planning and Development Review Department, as follows:

Tract 1:

From interim-rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district

Lot 4, Block A, Volente Subdivision, a subdivision in the City of Austin, Travis County, Texas, in Document No. 200000061 of the Official Public Records of Travis County, Texas,

Tract 2:

From interim-rural residence (I-RR) district to commercial-liquor sales (CS-1-CO) combining district

10,123 square feet of land, more or less, out of Lot 4, Block A, Volente Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 11901 Anderson Mill Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundary of the conditional overlay combining district established by this ordinance is subject to the following condition:

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

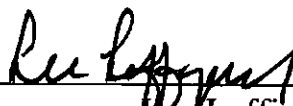
with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day, unless a Transportation Impact Analysis (TIA) is submitted and approved by the director of the Planning and Development Review Department.

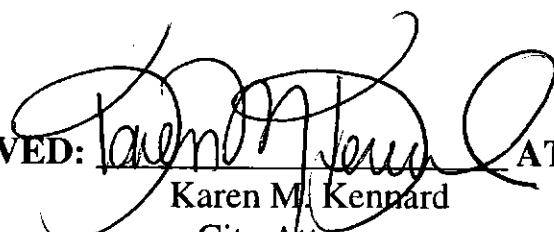
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

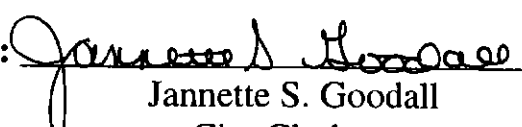
**PART 3.** This ordinance takes effect on February 24, 2014.

**PASSED AND APPROVED**

February 13, 2014

§  
§  
§   
Lee Leffingwell  
Mayor

APPROVED:  Karen M. Kennard  
City Attorney

ATTEST:  Jannette S. Goodall  
City Clerk

**CRICHTON AND ASSOCIATES  
LAND SURVEYORS  
6448 HIGHWAY 290 EAST  
SUITE B-105 AUSTIN, TEXAS 78727  
PH. (512) 244-3395**

**FIELD NOTES**

**SKETCH TO ACCOMPANY FIELD NOTES FOR 10,123 SQUARE FEET  
OUT OF LOT 4, BLOCK A VOLENTE SUBDIVISION, A SUBDIVISION  
RECORDED IN DOCUMENT NUMBER 200000061 OF THE TRAVIS  
COUNTY, TEXAS OFFICIAL RECORDS. SAID TRACT BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUND DESCRIPTION  
AS FOLLOWS:**

Beginning at a 1/2" iron pin found at the Southeast corner of said Lot 4, Block A also being on the North line of Lot 1 Sophies Choice Subdivision, a subdivision recorded in Plat Book 100 Page 270 of the Travis County, Texas Plat Records for the POINT OF COMMENCING.

THENCE N 51° 26' 28" W with the common line of said Lot 4, Block A and Lot 1, 97.93 feet to a point.

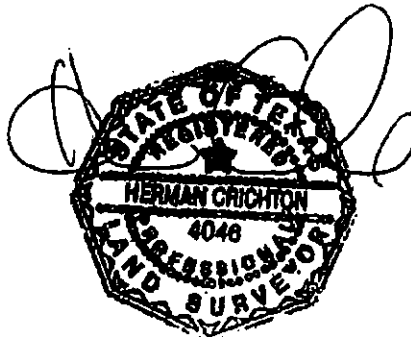
THENCE through the interior of said Lot 4 the following seven (7) courses:

- 1) N46°25'52"W, a distance of 138.44 feet to a point for the Southwest corner of this tract.
- 2) N43°34'08"E, a distance of 49.39 feet to a point for the Northwest corner of this tract.
- 3) N88°34'08"E, a distance of 29.14 feet to a point.
- 4) S46°25'52"E, a distance of 110.79 feet to a point for the Northeast corner of this tract.
- 5) S01°25'52"E, a distance of 29.14 feet to a point.
- 6) S43°34'08"W, a distance of 35.83 feet to a point for the Southeast corner of this tract.
- 7) S88°34'08"W, a distance of 19.18 feet to a point. to the POINT OF BEGINNING and containing 10,123 square feet, more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal Sept. 24, 2013

Hernan Crichton, R.P.L.S. 4046  
10\_276



F.M. 2769  
VOLENTE ROAD

SCALE: 1" = 100'

RICHARD SCHULTZ  
1.004 AC.  
DOC. 200247909

5.3806 ACRES  
LOT 4, BLOCK A  
VOLENTE SUBDIVISION

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.14	S88°34'08"W
L2	29.14	N01°25'52"W
L3	19.18	N88°34'08"E
L4	97.93	N51°26'28"W
L5	20.10	N38°33'32"E

LOT 1 BLC  
VOLENTE SUB  
DOC. 2000

LOT 2 BLOCK A  
VOLENTE SUBDIVISION  
DOC. 200000061

LOT 3 BLOCK A  
VOLENTE SUBDIVISION  
DOC. 200000061

LOT 1  
SDPHIES CHOICE  
SUBDIVISION  
PB. 100 PG. 270

P.O.B.  
P.O.C.

SKETCH TO ACCOMPANY FIELD NOTES FOR 10,123  
SQUARE FEET OUT OF LOT 4, BLOCK A VOLENTE  
SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT  
NUMBER 200000061 OF THE TRAVIS COUNTY, TEXAS  
OFFICIAL RECORDS.

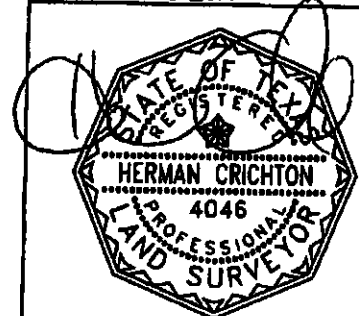
**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

6448 East Highway 290  
Suite B105  
Austin, Texas 78723  
PHONE: (512) 244-3395  
FAX: (512) 244-9508

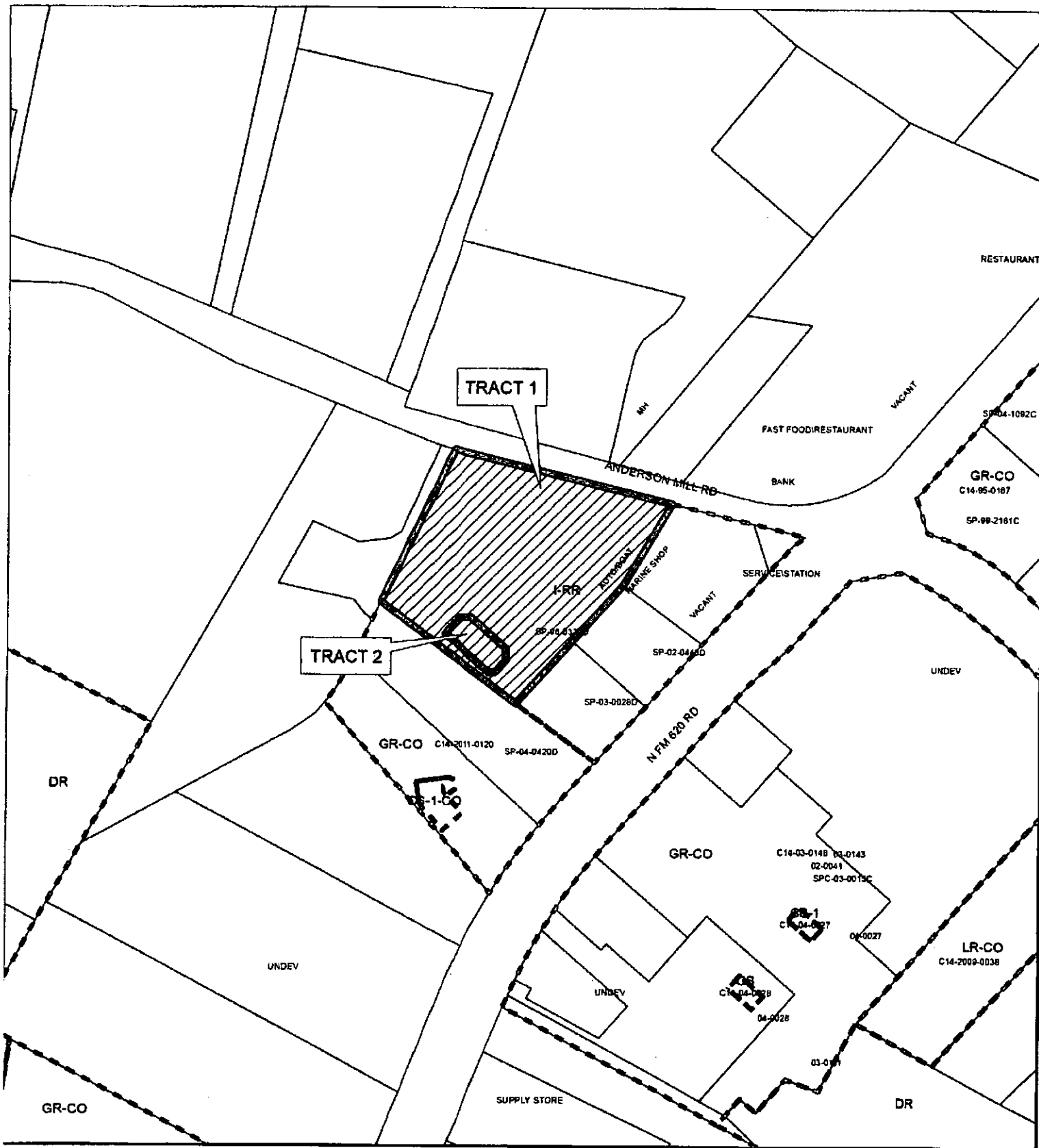
LEGEND




- ⊙ 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- △ NAIL FOUND
- ⊕ POWER POLE
- ⌵ DUY WIRE
- ⊗ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ GAS METER
- ⊙ SEWER CLEANOUT
- ⊙ UTILITY PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CONC. PAD WITH ELEC.
- WOOD FENCE
- CHAIN LINK FENCE
- X — WIRE FENCE
- E — OVERHEAD ELECTRIC LINE
- ( ) RECORD INFORMATION

JOB NUMBER: 10\_278



DATE: Sept. 24, 2013



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2013-0146

1" = 300'

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.



Exhibit B