

**ORDINANCE NO. 20141211-162**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9005 TUSCANY WAY FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO COMMERCIAL LIQUOR SALES-CONDITIONAL OVERLAY (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 limited industrial services (LI) district to commercial liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2014-0133, on file at the Planning and Development Review Department, as follows:

0.078 acre tract of land, more or less, out of Lot 6, Block E, Walnut Creek Business Park Phase C Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 9005 Tuscanay Way 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 condition:

Adult oriented business use is a not permitted use on the Property.


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 22, 2014.

**PASSED AND APPROVED**

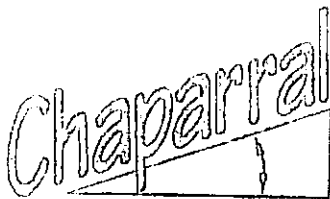
December 11, 2014

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Lee Leffingwell  
Mayor

**APPROVED:**   
Karen M. Kennard  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk



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

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**0.078 ACRES  
ZONING DESCRIPTION**

A DESCRIPTION OF 0.078 ACRES (APPROXIMATELY 3,411 SQ. FT.) OUT OF LOT 6, BLOCK E, WALNUT CREEK BUSINESS PARK PHASE C, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 84D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.078 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar found in the north right-of-way line of Tuscany Way (80' right-of-way width) for the southwest corner of said Lot 6, being also the southeast corner of Lot 7, Block E, Walnut Creek Business Park Phase C2, a Resubdivision, of record in Volume 96, Page 381 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for a point of curvature in the north line of Tuscany Way bears South 62°48'45" East, a distance of 194.90 feet;

**THENCE** North 60°54'30" East, crossing Lot 6, a distance of 196.15 feet to a calculated point for the **POINT OF BEGINNING**;

**THENCE** continuing over and across Lot 6, the following fourteen (14) courses and distances:

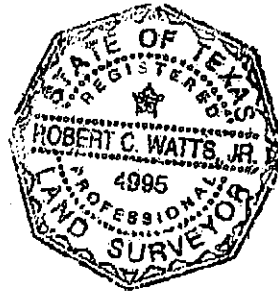
1. North 25°40'40" East, a distance of 18.85 feet to a calculated point;
2. South 65°04'55" East, a distance of 122.70 feet to a calculated point;
3. North 24°55'05" East, a distance of 19.70 feet to a calculated point;
4. South 65°04'55" East, a distance of 7.25 feet to a calculated point;
5. South 24°55'05" West, a distance of 6.15 feet to a calculated point;
6. South 65°04'55" East, a distance of 5.60 feet to a calculated point;
7. South 24°55'05" West, a distance of 5.25 feet to a calculated point;
8. South 65°04'55" East, a distance of 12.20 feet to a calculated point;
9. South 24°55'05" West, a distance of 15.05 feet to a calculated point;
10. North 65°04'55" West, a distance of 4.95 feet to a calculated point;
11. South 24°55'05" West, a distance of 30.25 feet to a calculated point;

12. North 65°04'55" West, a distance of 20.05 feet to a calculated point;
13. North 24°55'05" East, a distance of 18.15 feet to a calculated point;
14. North 65°04'55" West, a distance of 123.00 feet to **THE POINT OF BEGINNING**, containing 0.078 acres of land, more or less.

Surveyed on the ground July 11, 2014. Bearing Basis: Grid Azimuth for Texas Central Zone State Plane Coordinates based on GPS solutions from the National Geodetic Survey (NGS) on-line positioning user service (OPUS). Attachments: Drawing 059-022-Z1.

*RCW*

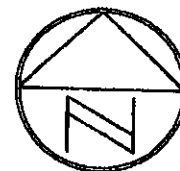
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995  
TBPLS Firm No. 10124500



7-24-14

LOT 7, BLOCK E  
WALNUT CREEK BUSINESS PARK  
PHASE C2, A RESUBDIVISION  
(96/381)

0.078 ACRES  
APPROX. 3411 SQ. FT.



1" = 50'

LEGEND	
○	1/2" REBAR FOUND
△	CALCULATED POINT

P.O.B.

N60°54'30"E 196.15'

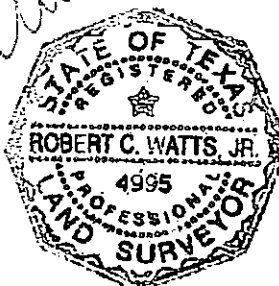
P.O.C.

S62°48'45"E 194.90'  
(S60°51'20"E 194.19')  
TUSCANY WAY  
(80' R.O.W.)

LOT 6, BLOCK E  
WALNUT CREEK BUSINESS PARK  
PHASE C (86/84D)

LOT 5, BLOCK E  
WALNUT CREEK BUSINESS PARK  
PHASE C4  
(99/264)

DATE OF SURVEY: 7/11/14  
PLOT DATE: 7/24/14  
DRAWING NO.: 059-022-Z1  
PROJECT NO.: 059-022  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: RCW  
SHEET 1 OF 2



*Chaparral*

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.078 ACRES (APPROXIMATELY 3411 SQ. FT.) OUT OF LOT 6, BLOCK E, WALNUT CREEK BUSINESS PARK PHASE C, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 84D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

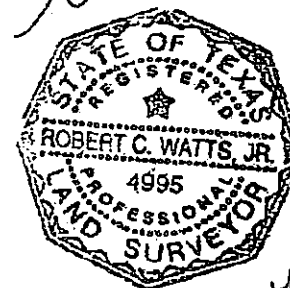
CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	365.00'	19°38'07"	125.09'	S53°08'13"E	124.47'	(S51°02'07"E 124.52')

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25°40'40"E	18.85'
L2	S65°04'55"E	122.70'
L3	N24°55'05"E	19.70'
L4	S65°04'55"E	7.25'
L5	S24°55'05"W	6.15'
L6	S65°04'55"E	5.60'
L7	S24°55'05"W	5.25'
L8	S65°04'55"E	12.20'
L9	S24°55'05"W	15.05'
L10	N65°04'55"W	4.95'
L11	S24°55'05"W	30.25'
L12	N65°04'55"W	20.05'
L13	N24°55'05"E	18.15'
L14	N65°04'55"W	123.00'

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

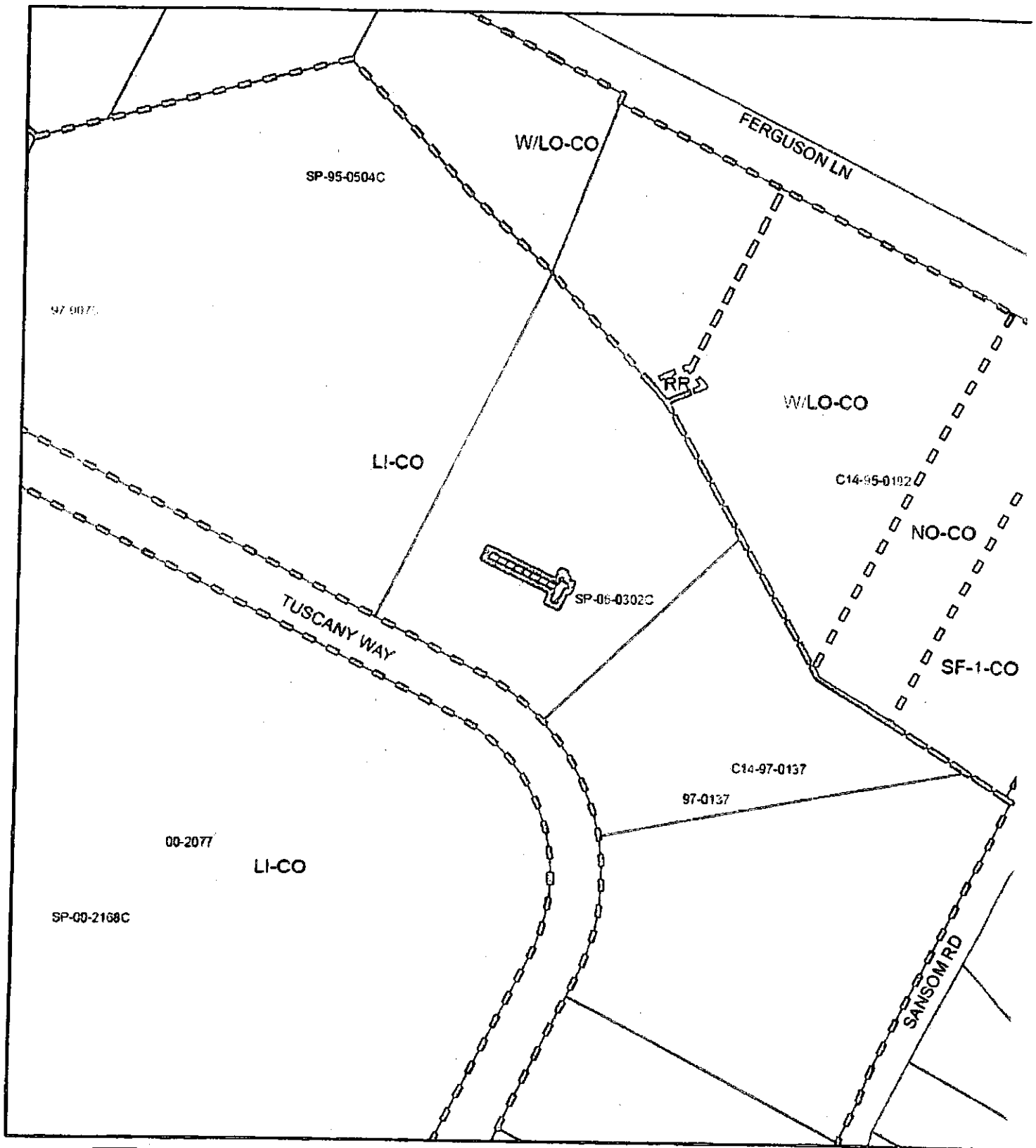
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 059-022-21

DATE OF SURVEY: 7/11/14  
 PLOT DATE: 7/24/14  
 DRAWING NO.: 059-022-21  
 PROJECT NO.: 059-022  
 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: RCW  
 SHEET 2 OF 2



Chaparra

7-24-14



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2014-0133

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.



Exhibit B