ORDINANCE NO. 20160211-046

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13109 NORTH FM 620 ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING 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 and general commercial services-conditional overlay (CS-CO) combining district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-2015-0156, on file at the Planning and Zoning Department, as follows:

Being a description of a tract of land containing 0.6491 acre (30,236 square feet), being a portion of Lot 4 and a portion of Lot 5, both of amended Maconda Park 620/183, 5, a subdivision in Williamson County, Texas, recorded in Cabinet Q, Slides 369-397 of the Plat Records of Williamson County, Texas, said Lots 4 and 5 were conveyed to Vs Anna Plaza, LLC in Document No. 2014089228 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), said 0.6941 acre being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 13109 North FM 620 Road in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit “B”.

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PART 2. This ordinance takes effect on February 22, 2016.

PASSED AND APPROVED

February 11, 2016

Steve Adler
Mayor

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk
EXHIBIT “____________”

Zoning for Office Depot
Lot 4 & 5, Amended Maconda Park 620/183, 5

LEGAL DESCRIPTION
BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.6941 ACRE (30,236 SQUARE FEET), BEING A PORTION OF LOT 4 AND A PORTION OF LOT 5, BOTH OF AMENDED MACONDA PARK 620/183, 5, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET Q, SLIDES 396-397 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOTS 4 AND 5 WERE CONVEYED TO VS ANNA PLAZA, LLC IN DOCUMENT NO. 2014089228 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.6941 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a mag nail found at the southeast corner of said Lot 5, and being the southwest corner of Lot 6, both of said Amended Maconda Park 620/183, 5, and being in the west line of Lot 1 of Maconda Park 620/183, recorded in Cabinet O, Slide 222-224 (P.R.W.C.T.), from which a mag nail found at an angle point in the south line of said Lot 5, and being an angle point in the southwest line of said Lot 1 bears, S11°49'54"E, a distance of 14.00 feet, also from which a mag nail found at an interior ell corner of said Lot 5, and being an exterior ell corner of said Lot 6 bears, N48°03'54"W, a distance of 248.18 feet;

THENCE, leaving the common southerly corner of said Lot 5 and Lot 6, and the west line of said Lot 1, over and across said Lot 5, N53°53'21"W, a distance of 7.19 feet to a calculated point for the southeast corner and POINT OF BEGINNING hereof, said point being a building corner of an existing Office Depot;

THENCE, in part continuing over and across said Lot 5, and in part over and across said Lot 4, the following six (6) courses and distances, and with the common line of said Office Depot Building:

1) S41°56'06"W, a distance of 33.90 feet to a calculated point for an exterior ell corner hereof,
2) N48°03'54"W, a distance of 36.50 feet to a calculated point for an interior ell corner hereof,
3) S41°56'06"W, a distance of 130.80 feet to a calculated point for the southwest corner hereof, from which a mag nail found at an angle point in the common line between said Lot 4 and Lot 5 bears, S76°03'52"W, a distance of 101.99 feet,
4) N48°03'54"W, a distance of 176.07 feet to a calculated point for the northwest corner hereof, from which a mag nail found at an angle point in the common line between said Lot 4 and Lot 5 bears, N84°59'34"W, a distance of 42.51 feet,
5) N41°56'06"E, a distance of 164.70 feet to a calculated point for the northeast corner hereof, and
6) S48°03'54"E, a distance of 212.57 feet to the POINT OF BEGINNING and containing 0.6941 Acre (30,236 Square Feet) more or less.

NOTES:
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.00019331100. See attached sketch (reference drawing: 00299_Zoning Exhibit.dwg)

11/19/2015
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

P:\00299\Mettes & Bounds & Certifications\00299_Office Depot Zoning.docx

Exhibit A
**REFERENCES:**

WCAD PARCEL # R379607
COA GRID F39

**GRID N:** 10,142,844.63
**GRID E:** 3,096,810.55

**GRID N:** 10,142,848.87
**GRID E:** 3,096,804.75

**S10'57'14"E 14.02'
14.00'**

**S41'56'06"W 33.90'

**CS-CO ZONING**

**GENERAL NOTES:**
1) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.
2) SEE ATTACHED METES AND BOUNDS.
3) OTHER EASEMENTS EXIST ON THE SUBJECT TRACT, BUT WERE NOT SHOWN FOR THE PURPOSE OF THIS SURVEY.

**LEGEND**

**0.6941 ACRE**

**ZONING EXHIBIT OUT OF AMENDED MACONDA PARK 620/183, 5**

City of Austin,
Williamson County, Tx

**0.6941 ACRE ZONING EXHIBIT OUT OF AMENDED MACONDA PARK 620/183, 5**

City of Austin, Williamson County, Tx

**4WARD Land Surveying**
A Limited Liability Company

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WWW.4WARDLS.COM (512) 837-2384
TBPLS FIRM #10174300
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