

**ORDINANCE NO. 20050623-Z008**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3300 WEST ANDERSON LANE 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. C14-05-0047, on file at the Neighborhood Planning and Zoning Department, as follows:

A tract of land containing 0.0872 acres of land area, being a portion of Lot 1, Block "B" of "Anderson Lane Office Park" Subdivision, the tract being more particularly described by metes and bounds in Exhibit "A", incorporated into this ordinance,

locally known as 3300 West Anderson Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 3.** This ordinance takes effect on July 4, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, June 23, 2005

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\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A. Brown  
City Clerk

March 15, 2005

**Zoning Parcel**

STATE OF TEXAS

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COUNTY OF TRAVIS

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**FIELDNOTE DESCRIPTION** of a tract or parcel of land containing 0.0872 acres (3798 square feet) of land area, being a portion of Lot 1, Block "B" of "Anderson Lane Office Park" a subdivision of record in Book 71, Page 98 of The Plat Records of Travis County, Texas, and is more particularly described by metes and bounds as follows;

**COMMENCING** at a ½" iron rod found with a cap marked "S. A. Garza" at the point of curvature in the intersection of the north right-of-way line of Anderson Lane and the east right-of-way of Great Norther Blvd., also being the south and west lines of above said Lot 1, Block "B", said commencing point being N81°18'00"W, 224.48 feet from a ½" iron rod found in the common lines between said Lot 1, Block "B" and Anderson Lane;

**THENCE**, N22°45'07"E, crossing said Lot 1, Block "B", 225.16 feet to an angle point of an interior wall along the west line of an existing building;

**THENCE**, crossing through the said building with the following four corners;

- 1) N54°31'08"E, 11.40 feet to a calculated point;
- 2) S35°28'52"E, 33.65 feet to a calculated point;
- 3) S28°21'57"W, 8.50 feet to a calculated point;
- 4) S61°08'03"E, 48.30 feet to a point on an interior wall of the said building;

**THENCE**, S19°44'46"W, 33.90 feet to a calculated point on the interior southeast wall of the building;

**THENCE**, N70°12'39"W, crossing through the building 80.43 feet to a calculated point on the said interior west wall of the building;

**THENCE**, N19°41'44"E, 59.72 feet to the **POINT OF BEGINNING AND CONTAINING** within these metes and bounds 0.0872 acres (3798 square feet) of land area.

**EXHIBIT A**

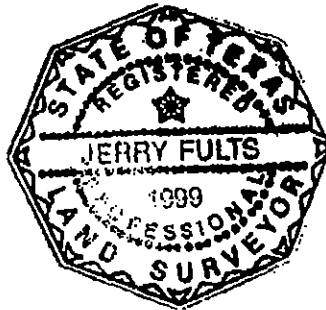
March 15, 2005

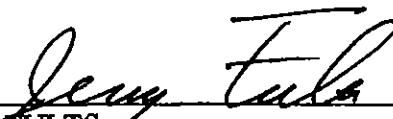
Bearing Basis is southwest line of above said Lot 1, Block "B" (Record)

Austin Grid MJ 30

That I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 15 day of MARCH, 2005.



  
JERRY FULTS  
Registered Professional Land Surveyor  
No. 1999 - State of Texas

**SURVEY OF A 0.0872 ACRE (3798 Sq.Ft.)  
BEING A PART OUT OF LOT 1, BLOCK B,  
ANDERSON LANE OFFICE PARK,  
TRAVIS COUNTY, TEXAS**

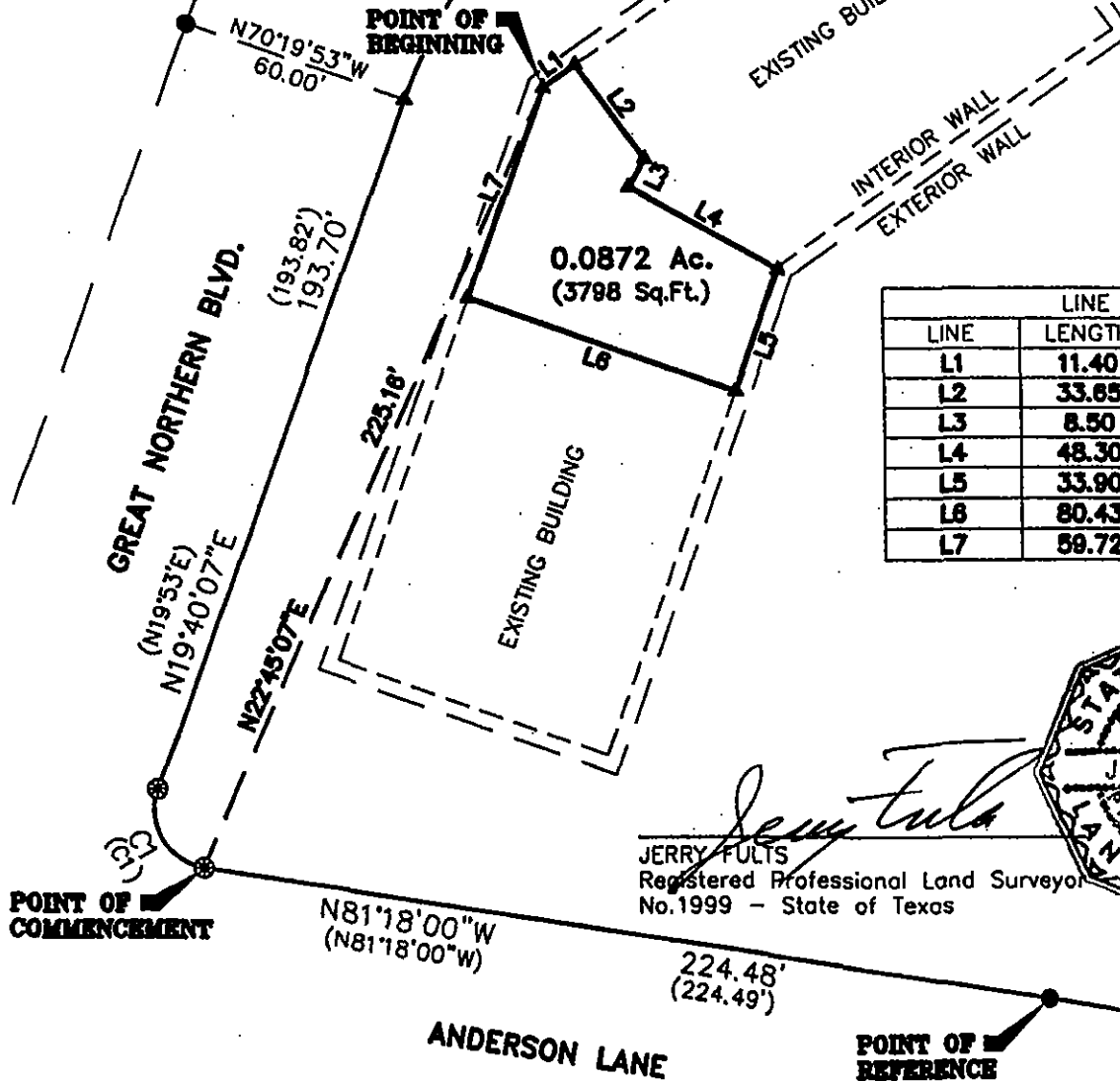


1" = 50'

**LEGEND**

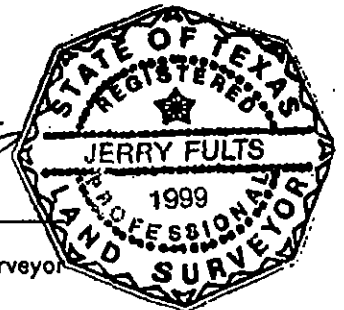
- T.C.P.R. TRAVIS COUNTY PLAT RECORD  
P.U.E. PUBLIC UTILITY EASEMENT  
● 1/2" IRON ROD FOUND  
UNLESS OTHERWISE NOTED  
⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP  
MARKED "S.A. GARZA."  
▲ CALCULATED POINT

LOT 1  
BLOCK "B"  
ANDERSON LANE  
OFFICE PARK  
Bk. 71 Pg. 98  
T.C.P.R.



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 11.40  | N54°31'08"E |
| L2         | 33.65  | S35°28'52"E |
| L3         | 8.50   | S28°51'57"W |
| L4         | 48.30  | S81°08'03"E |
| L5         | 33.90  | S19°44'46"W |
| L6         | 80.43  | N70°12'39"W |
| L7         | 59.72  | N19°41'44"E |

*Jerry Fults*  
JERRY FULTS  
Registered Professional Land Surveyor  
No. 1999 - State of Texas



| CURVE TABLE |            |        |        |       |             |
|-------------|------------|--------|--------|-------|-------------|
| CURVE       | DELTA      | RADIUS | LENGTH | CHORD | Ch. BEARING |
| C1          | 101°27'42" | 15.00  | 26.63  | 23.28 | N30°08'32"W |
| (C1)        | 101°11'    | 15.00  | 26.49  | 23.18 | N30°43'W    |

Dwg. # 05514P1.dwg

SHEET 1 OF 1

**CSCI**

1101 Capital of Texas Highway South  
Austin, Texas 78746

**CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED**

Building D, Suite 110  
(512) 327-4006



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: T. BOLT



CASE #: C14-05-0047  
ADDRESS: 3300 W. ANDERSON LANE  
SUBJECT AREA (acres): 0.087

### ZONING EXHIBIT B

DATE: 05-04  
INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
J30