

**ORDINANCE NO. 20050728-Z003**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8440 BURNET ROAD #142 FROM GENERAL COMMERCIAL SERVICES (CS) 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 general commercial services (CS) district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-05-0068, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1,988 square foot tract of land, more or less, out of Lot 1, Woodchase Section One Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 8440 Burnet Road #142, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on August 8, 2005.

**PASSED AND APPROVED**

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July 28, 2005

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

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk

**EXHIBIT "A"**

**BEING A 1988 SQUARE FEET PORTION OF A BUILDING KNOWN LOCALLY AS 8440 BURNET ROAD, #142, AUSTIN, IN AUSTIN TEXAS, SAID BUILDING BEING LOCATED ON LOT 1 OF WOODCHASE SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS DEPICTED BY THE INSTRUMENT RECORDED IN VOLUME 83, PAGE 58A OF THE PLAT RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING at a ½" rebar found in the West line of Burnet Road, at the northeast corner of Lot 2 of the aforementioned subdivision;**

**THENCE, with the West line of Burnet Road and the east line of the aforementioned subdivision, South 13°51'47" West, a distance of 100.00 feet to the northeast corner of Lot 1 of said subdivision;**

**THENCE, with the dividing line of said lots 1 and 2 North 60°53'00" West, a distance of 207.87 feet;**

**THENCE, into the interior of Lot 1 South 29°07'00" West, a distance of 41.03 feet to the northeast exterior corner of a building;**

**THENCE, with the East exterior wall of said building South 13°31'46" West, a distance of 315.60 feet to the intersection of said exterior wall with A prolongation of the North interior wall of the aforementioned 1988 square feet of the building for the northeast corner hereof, and the PLACE OF BEGINNING of this description;**

**THENCE, continuing with said East exterior wall South 13°31'46" West, a distance of 23.90 feet to the intersection of said exterior wall with a prolongation of the South interior wall of the 1988 square feet of the building for the Southeast corner hereof;**

**THENCE, in line with said South interior wall North 76°28'14" West, a distance of 67.14 feet to the intersection of a prolongation of the South interior wall with the West exterior wall of said building for the Southwest corner hereof;**

**THENCE, with the said West exterior wall North 13°31'46" East, a distance of 35.60 feet to the intersection of said West exterior wall with a prolongation of the North interior wall of the 1988 square feet of the building for the Northwest corner hereof;**

THENCE, in line with the North interior wall the following 3 courses:

- 1.) South 76°28'14" East, a distance of 32.74 feet to an exterior ell corner;
- 2.) South 13°31'46" West, a distance of 11.70 feet to an interior ell corner
- 3.) South 76°28'14" East a distance of 34.4 feet to the PLACE OF BEGINNING of the herein described space, and containing a calculated area of 1988 square feet, more or less.

THIS DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING SKETCH ONLY.

  
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David L. Bell R.P.L.S. 3994

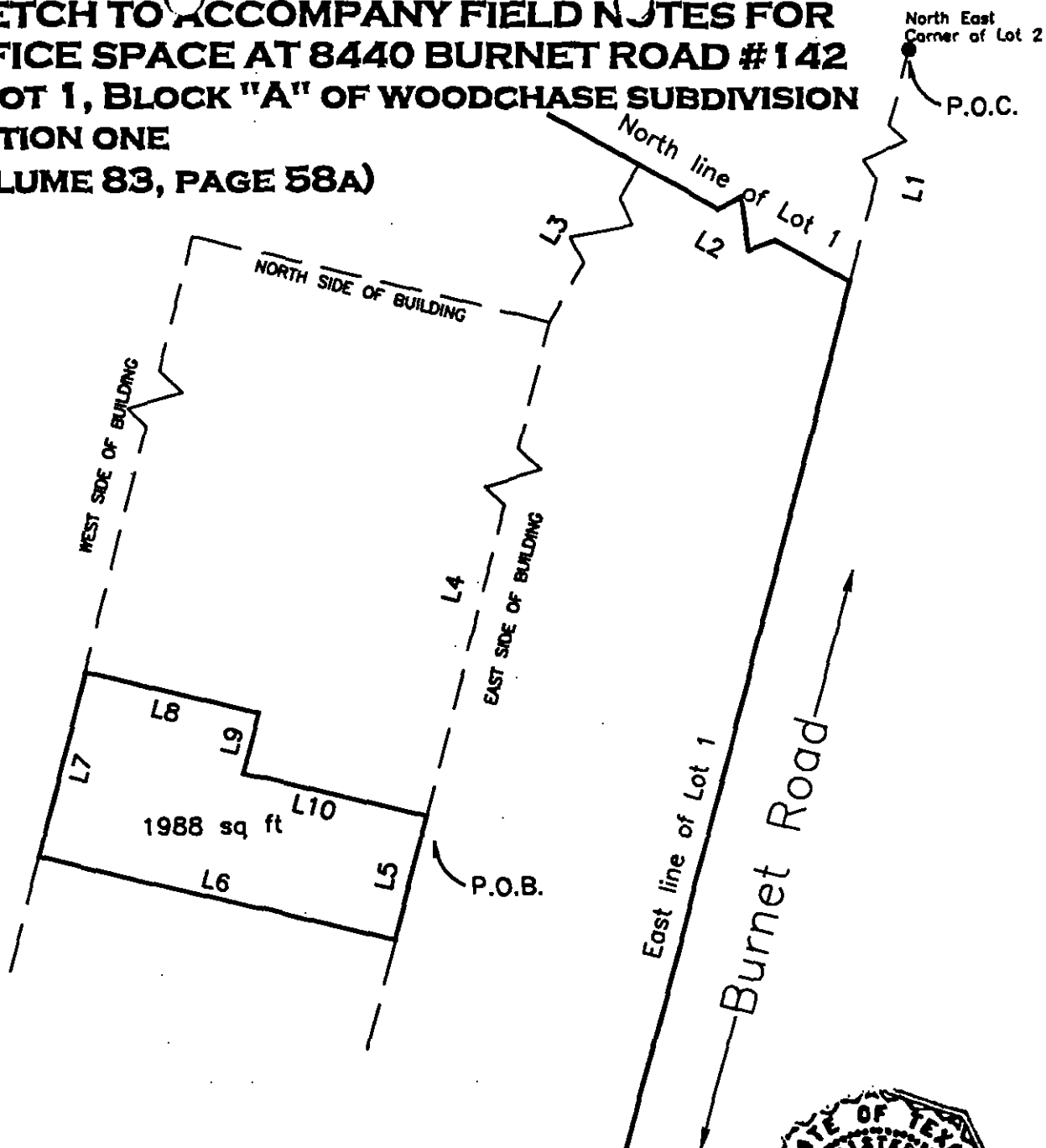
4-5-05  
Date

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas  
78756  
(512)-458-6969

3/31/05  
JOB#: B0320805



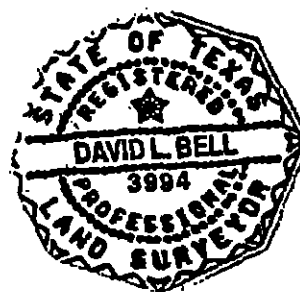
**SKETCH TO ACCOMPANY FIELD NOTES FOR  
OFFICE SPACE AT 8440 BURNET ROAD #142  
IN LOT 1, BLOCK "A" OF WOODCHASE SUBDIVISION  
SECTION ONE  
(VOLUME 83, PAGE 58A)**



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 13°51'47" W	100.00
L2	N 60°53'00" W	207.87
L3	S 29°07'00" W	41.03
L4	S 13°31'46" W	315.60
L5	S 13°31'48" W	23.90
L6	N 76°28'14" W	87.14
L7	N 13°31'46" E	35.60
L8	S 76°28'14" E	32.74
L9	S 13°31'46" W	11.70
L10	S 76°28'14" E	34.40

*D. L. Bell 4/5/05*



30 0 30 60 90 Feet

**B&G Surveying, Inc.**

Victor M. Garza R.P.L.S.



Office 512\*458-6969

Fax 512\*458-9845

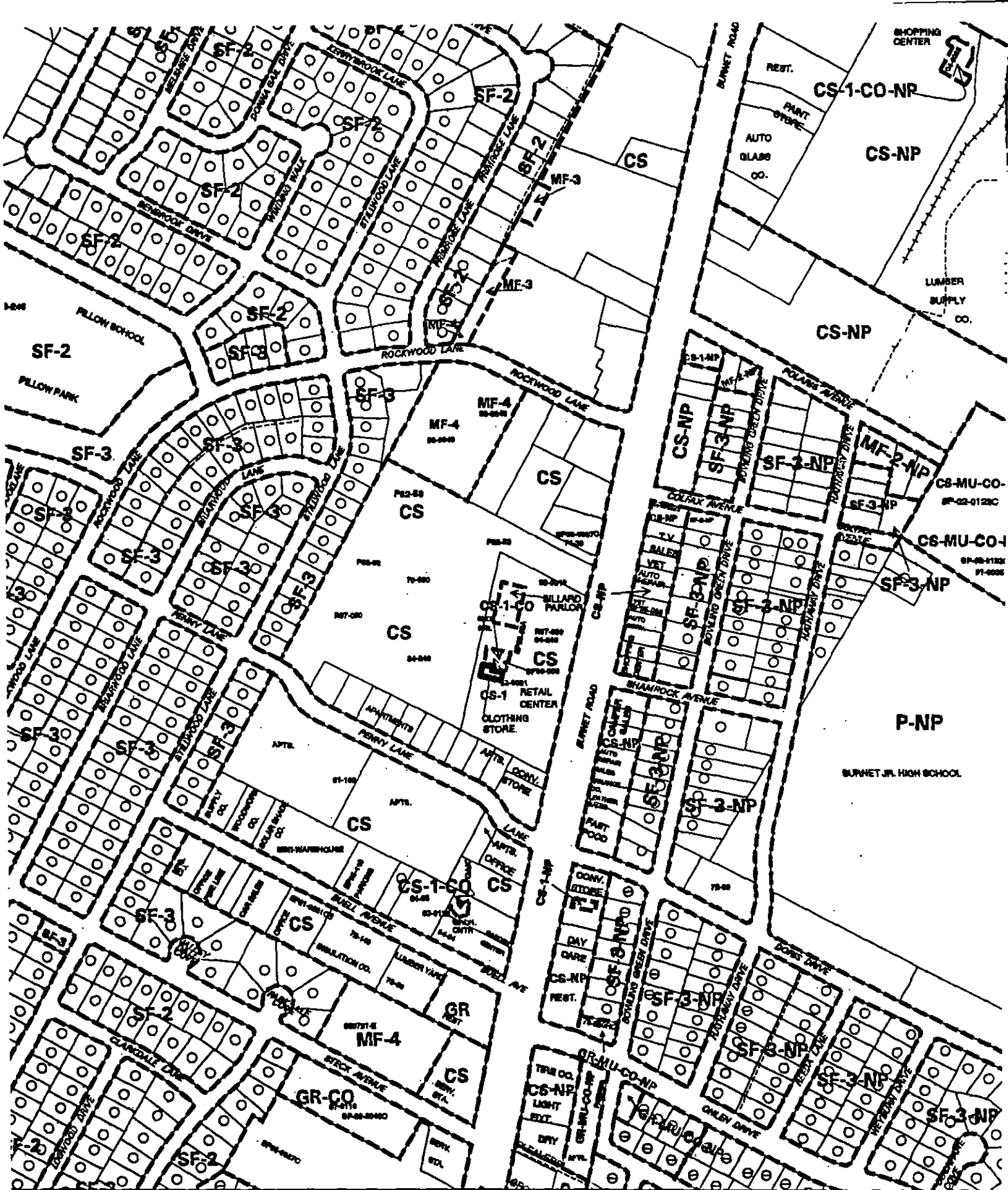
1404 West North Loop Blvd.  
Austin, Texas 78756

DATE: 3/31/05

JOB#: B0320805

DRAWN BY J.A.

SCALE: 1"=30'



<p> </p> <p> <b>SUBJECT TRACT</b>  <b>PENDING CASE</b>  <b>ZONING BOUNDARY</b>  <b>CASE MGR: T. BOLT</b> </p>	<p align="center"> <b>ZONING EXHIBIT B</b> </p> <p> <b>CASE #: C14-05-0068</b>  <b>ADDRESS: 8440 BURNET RD UNIT 142</b>  <b>SUBJECT AREA (acres): 0.046</b> </p> <p> <b>DATE: 05-05</b>  <b>INTLS: SM</b> </p>	<p> <b>CITY GRID REFERENCE NUMBER</b>  <b>K30</b> </p>
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