

ORDINANCE NO. 040617-47

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6705 U.S. HIGHWAY 290 WEST 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.C14-04-0039, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.04 acre (1,556 square feet) tract of land, more or less, out of the Thomas Anderson Survey No. 17 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 6705 U.S. 290 West, 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 June 28, 2004.

PASSED AND APPROVED

June 17, 2004

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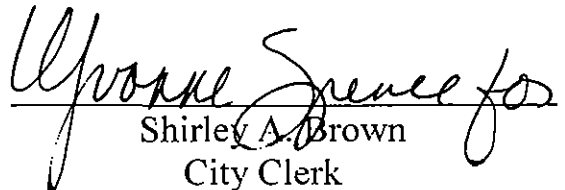
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

FOR ZONING PURPOSES ONLY

BEING A 0.04 OF AN ACRE (1,556 SQUARE FOOT) PARCEL OF LAND OUT OF AND PART OF THE THOMAS ANDERSON SURVEY NUMBER 17, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2 OF BLOCK A OF BRIAR CREEK AMENDED, A SUBDIVISION, AS DEPICTED BY THE INSTRUMENT RECORDED IN VOLUME 81, PAGE 344 OF THE PLAT RECORDS OF TRAVIS COUNTY AND A PORTION OF LOT 4 OF BLOCK A OF G.K. BECKETT ESTATE AS DEPICTED BY THE INSTRUMENT RECORDED IN VOLUME 6, PAGE 119 OF THE PLAT RECORDS OF TRAVIS COUNTY, THE AFOREMENTIONED 0.04 OF AN ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 60d nail found for the northwesterly corner of Lot 3 and the northeasterly corner of Lot 4 of Convict Hill Section II, a subdivision, as depicted by the instrument recorded in Volume 77, Page 178 of the Plat Records of Travis County and in the southerly line of the aforementioned Lot 2;

THENCE, South 62 degrees 58 minutes 52 seconds East, along the southerly line of the aforementioned Lot 2, a distance of 65.50 feet to an iron rod found for the northwesterly corner of Lot 1 of the aforementioned Convict Hill Section II;

THENCE, within the interior of the aforementioned Lot 2 for the next two (2) courses as follows:

- 1.) North 56 degrees 15 minutes 22 seconds East, a distance of 386.48 feet to a cotton spindle found for an angle point in a called 0.3329 of an acre for City of Austin as described by the instrument recorded in Volume 9294, Page 32 of the Real Property Records of Travis County;
- 2.) North 63 degrees 25 minutes 01 seconds West, passing the northerly line of the aforementioned Lot 2 and the southerly of the aforementioned Lot 4 at a distance of 69.18 feet and continuing for a total distance of 74.89 feet to a point on a wall of a building for the POINT OF BEGINNING of the herein described parcel;

THENCE, North 30 degrees 21 minutes 34 seconds East, along the wall of a building, a distance of 1.10 feet to a point on the wall of a building;

THENCE, North 59 degrees 38 minutes 26 seconds West, along the wall of a building, a distance of 1.46 feet to a point on the wall of a building;

THENCE, South 30 degrees 21 minutes 34 seconds West, along the wall of a building, a distance of 1.10 feet to a point on the wall of a building;

THENCE, South 73 degrees 07 minutes 11 seconds West, along the wall of a building, passing the northerly line of the aforementioned Lot 2 and the southerly of the aforementioned Lot 4 at a distance of 38.68 feet and continuing for a total distance of 52.02 feet to a point on the wall of a building;

THENCE, South 16 degrees 52 minutes 49 seconds East, along the wall of a building, a distance 4.90 feet to a point on the wall of a building;

THENCE, North 73 degrees 07 minutes 11 seconds East, along the wall of a building, a distance of 3.70 feet to a point on the wall of a building;

THENCE, South 16 degrees 52 minutes 49 seconds East, along the wall of a building, a distance of 26.27 feet to a point on the wall of a building for the center of the common wall of the aforementioned building;

THENCE, North 73 degrees 07 minutes 11 seconds East, along the center of the aforementioned common wall, a distance of 49.31 feet a point on the wall of a building;

THENCE, North 16 degrees 52 minutes 49 seconds West, along the wall of a building, passing the northerly line of the aforementioned Lot 2 and the southerly of the aforementioned Lot 4 at a distance of 26.64 feet and continuing for a total distance of 30.10 feet to the POINT OF BEGINNING of the herein described parcel and containing a calculated area of 0.04 of an acre (1,556 square feet) of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

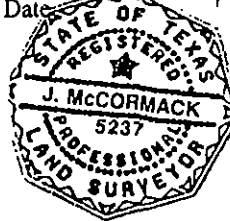
This legal description is prepared from an on the ground survey, performed under my supervision, and is true and correct to the best of my knowledge.



J. McCormack
Tx. R.P.L.S. No. 5237

03-01-04
Revised Date

Job No.B0111604_sketch_1



[illegible][illegible]

15' FUTURE R.O.W.
RESERVED FOR
WILLIAM CANNON DR

**WILLIAM CANNON
DRIVE**

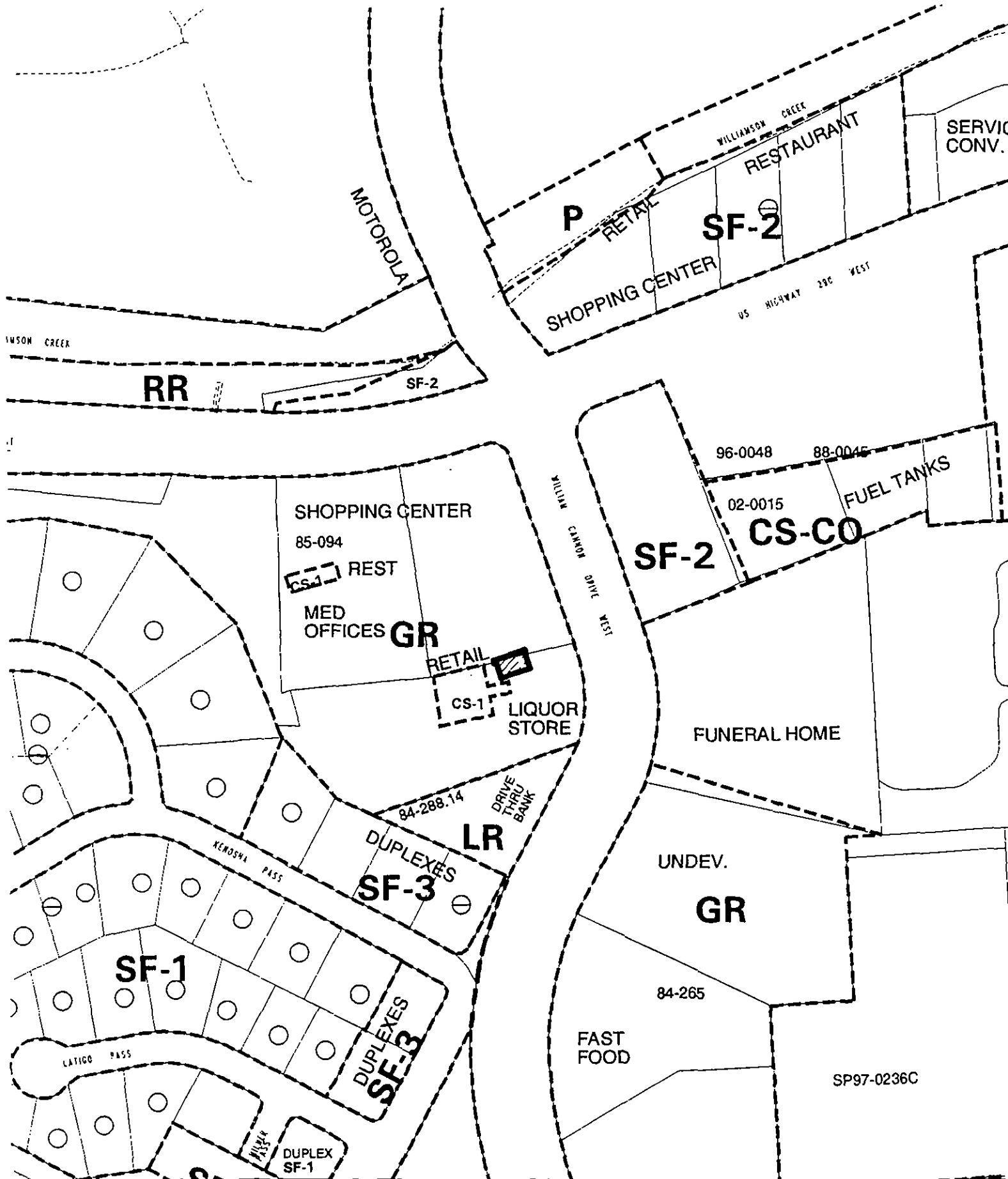
Lot 5 Bik. A

Lot 4 A
BIK.

U.S. HIGHWAY 290

BEARING BASIS
S 16°41'00" E 352.22' (352.22')
ANNON

JOB No B0111604 SKETCH 1



 1" = 200'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER C19
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0039	DATE: 04-03	
	CASE MGR: W. WALSH	ADDRESS: 6705 W US HWY 290	INTLS: SM	
SUBJECT AREA (acres): 0.036				