

ORDINANCE NO. 040930-88

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5320 BURNET ROAD 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. C14-04-0098, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.015 acre tract of land (661 square feet), more or less, out of the George W. Spear League No. 7, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 5320 Burnet Road, 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 October 11, 2004.

PASSED AND APPROVED

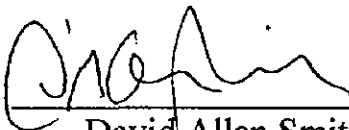
September 30, 2004

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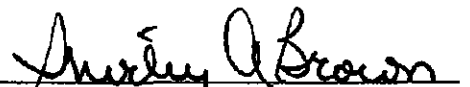
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

EXHIBIT A

**DESENBERG TRACT
ZONING DESCRIPTION**

A DESCRIPTION OF 0.015 ACRES (661 S.F.), BEING A PORTION OF A 3.355 ACRE TRACT OF LAND OUT OF GEORGE W. SPEAR LEAGUE No. 7, CONVEYED TO MILFORD DESENBERG AND ELINOR DESENBERG IN A DEED RECORDED IN VOLUME 1963, PAGE 543 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.015 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 North Loop Blvd. (80' right-of-way), for the southwest corner of said 3.355 acres, being also the southeast corner of Lot 4 Lawnmont Subdivision, a subdivision of record in Volume 41, Page 22 of the Plat Records of Travis County, Texas;

THENCE with the west line of said 3.355 acres, being also the east line of Lot 4 Lawnmont Subdivision, North 04°56'40" West, a distance of 145.46 feet to a calculated point;

THENCE North 85°03'20" East, crossing said 3.355 acres, a distance of 5.64 feet to the **POINT OF BEGINNING**;

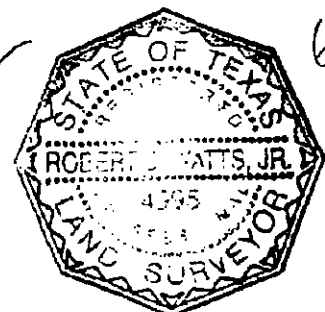
THENCE continuing over and across said 3.355 acres, the following four (4) courses:

1. North 04°44'56" West, a distance of 9.18 feet;
2. North 85°18'10" East, a distance of 71.99 feet;
3. South 04°44'56" East, a distance of 9.18 feet;
4. South 85°18'10" West, a distance of 71.99 feet to the **POINT OF BEGINNING**, containing 0.015 acres of land more or less.

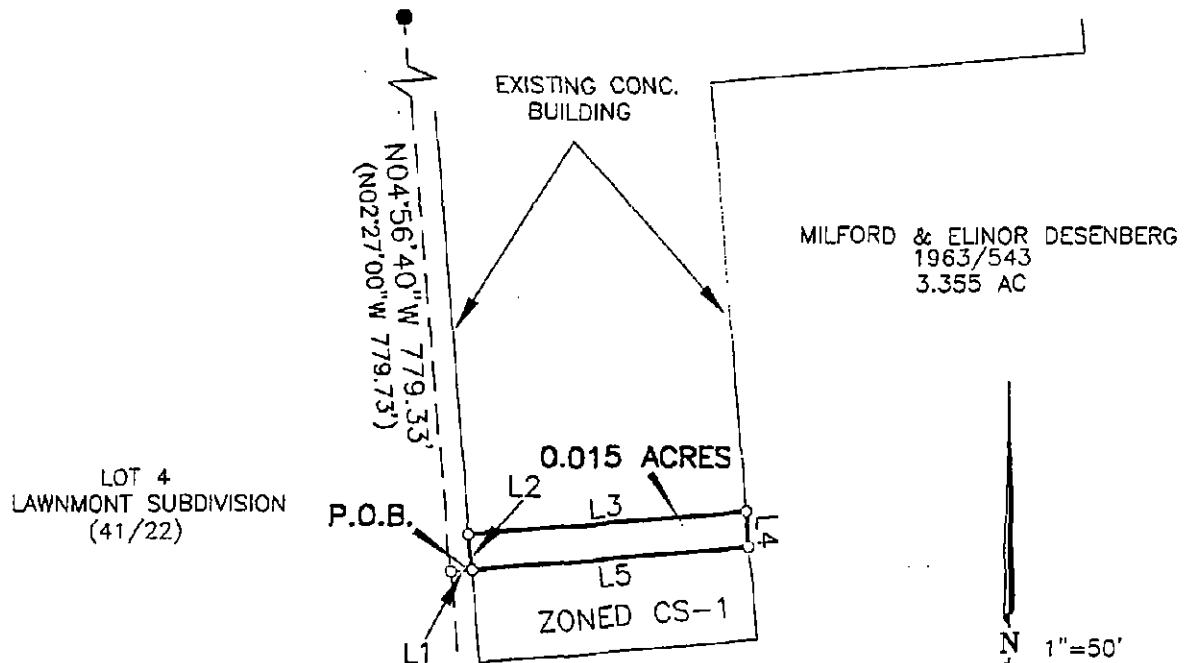
Building dimensions surveyed on the ground May, 2004. Bearing basis is grid azimuth for Texas Central Zone, 1983/93 Ham Values from LCRA Control Network. Attachments: Survey Drawing 040-030-ZN.

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

Robert C. Watts, Jr.

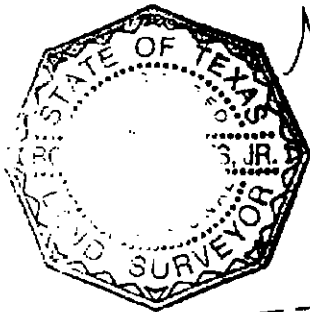


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.015 ACRES (661 S.F.), BEING A PORTION OF A 3.355 ACRE TRACT OF LAND OUT OF GEORGE W. SPEAR LEAGUE No. 7, CONVEYED TO MILFORD DESENBERG AND ELINOR DESENBERG IN A DEED RECORDED IN VOLUME 1963, PAGE 543 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- 1/2" REBAR FOUND
- CALCULATED POINT



*Walter
6-22-04*

NORTH LOOP BLVD.
(80' R.O.W. WIDTH)

LINE TABLE		
No.	BEARING	LENGTH
L1	N85°03'20"E	5.64'
L2	N04°44'56"W	9.18'
L3	N85°18'10"E	71.99'
L4	S04°44'56"E	9.18'
L5	S85°18'10"W	71.99'

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 040-030-ZN

DATE OF SURVEY: 04/30/04
PLOT DATE: 06/22/04
DRAWING NO.: 040-030-ZN
PROJECT NO.: 040-030

Chaparral

