

ORDINANCE NO. 041216-Z-3

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7501 EAST BEN WHITE BOULEVARD IN THE SOUTHEAST NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) COMBINING 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 limited industrial services-neighborhood plan (LI-NP) combining district to commercial liquor sales-neighborhood plan (CS-1-NP) combining district on the property described in Zoning Case No.C14-04-0176, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.300 acre tract of land, more or less, out of a lot in the Metro Center Section 3 Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 7501 East Ben White Boulevard, in the Southeast neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 021010-12c that established the Southeast neighborhood plan combining district.

PART 3. This ordinance takes effect on December 27, 2004.

PASSED AND APPROVED

December 16, 2004

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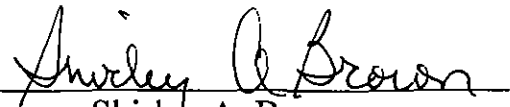
Will Wynn
Mayor

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

**0.300 ACRES ZONING DESCRIPTION
COMFORT SUITES, METRO CENTER**

A DESCRIPTION OF 0.300 ACRES (13060 S.F.), BEING A PORTION OF LOT TWO-A (2A), BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK A, METRO CENTER SECTION 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 199900140, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.300 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" rebar found in the south right-of-way line of East Ben White Boulevard (right-of-way width varies) for the northwest corner of said Lot 2A, Block A, and the northeast corner of Lot 1, Block A, Metro Center, Section 4, according to the map or plat of record in Volume 102, Page 104 of the Plat Records of Travis County, Texas, from which a ½" rebar with cap set for the southwest corner of Lot 2A bears South 34°06'13" East, a distance of 385.08 feet;

THENCE South 60°41'00" East, over and across said Lot 2A, Block A, a distance of 91.23 feet to a calculated point and the **POINT OF BEGINNING**;

THENCE, continuing over and across said Lot 2A, Block A, the following eighteen (18) courses:

1. North 55°54'47" East, a distance of 44.00 feet to a calculated point;
2. South 34°05'13" East, a distance of 9.30 feet to a calculated point;
3. North 55°54'47" East, a distance of 7.20 feet to a calculated point;
4. South 34°05'13" East, a distance of 38.40 feet to a calculated point;
5. North 55°54'47" East, a distance of 4.00 feet to a calculated point;
6. South 34°05'13" East, a distance of 51.60 feet to a calculated point;
7. South 55°54'47" West, a distance of 4.00 feet to a calculated point;
8. South 34°05'13" East, a distance of 88.90 feet to a calculated point;

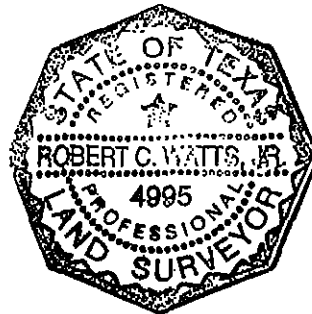
EXHIBIT A

9. South 55°54'47" West, a distance of 7.20 feet to a calculated point;
10. South 34°05'13" East, a distance of 9.40 feet to a calculated point;
11. South 55°54'47" West, a distance of 57.70 feet to a calculated point, from which a ½" rebar with cap set for the southwest corner of said Lot 2A, Block A, Metro Center, Section 3, bears South 19°46'06" East, a distance of 109.30 feet;
12. North 34°07'03" West, a distance of 116.92 feet to a calculated point;
13. South 55°44'58" West, a distance of 10.58 feet to a calculated point;
14. North 33°32'20" West, a distance of 26.98 feet to a calculated point;
15. North 55°52'57" East, a distance of 10.31 feet to a calculated point;
16. North 34°07'03" West, a distance of 44.42 feet to a calculated point;
17. North 55°54'47" East, a distance of 13.80 feet to a calculated point;
18. North 34°05'13" West, a distance of 9.30 feet to the **POINT OF BEGINNING**, containing 0.300 acres of land, more or less.

Based on a survey made in June, 2002. Bearing Basis: Record plat data for the west line of Lot 2A. Attachments: Survey Drawing 006-067-Z1.



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



9-27-04

EAST BEN WHITE BLVD.
(U.S. HIGHWAY 71)
R.O.W. WIDTH VARIES

P.O.C.

L19

P.O.B.

L1

L2

L3

COMFORT SUITES
LOT 2A
RESUB. LOT 2, BLK A
METRO CENTER SECTION 3
(199900140)

LOT TWO A
1.913 AC.

0.300 ACRES
PROPOSED ZONING
CHANGE AREA

AMERISUITES
SPIRIT DEVELOPMENT
III-LTD
LOT 2B
RESUB. LOT 2, BLK A
METRO CENTER
SECTION 3
(199900140)

COMFORT SUITES HOTEL
(EXISTING 4 STORY
CONCRETE BUILDING)

S34°06'13"E 385.08'
(S34°06'13"E 385.08')

L16

L15

L14

L13

L12

L7

L6

L5

L4

L3

L2

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L18

L17

L16

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L14

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SKETCH TO ACCOMPANY A DESCRIPTION OF 0.300 ACRES, BEING A PORTION OF LOT TWO-A (2A), BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK A, METRO CENTER SECTION 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 199900140, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

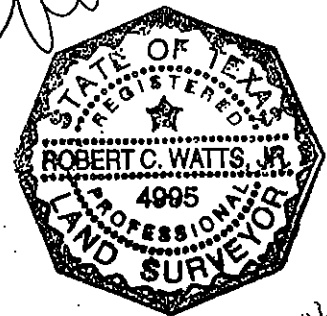
BEARING BASIS: RECORD PLAT DATA FOR THE WEST LINE OF LOT 2-A.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 006-067-Z1

LEGEND

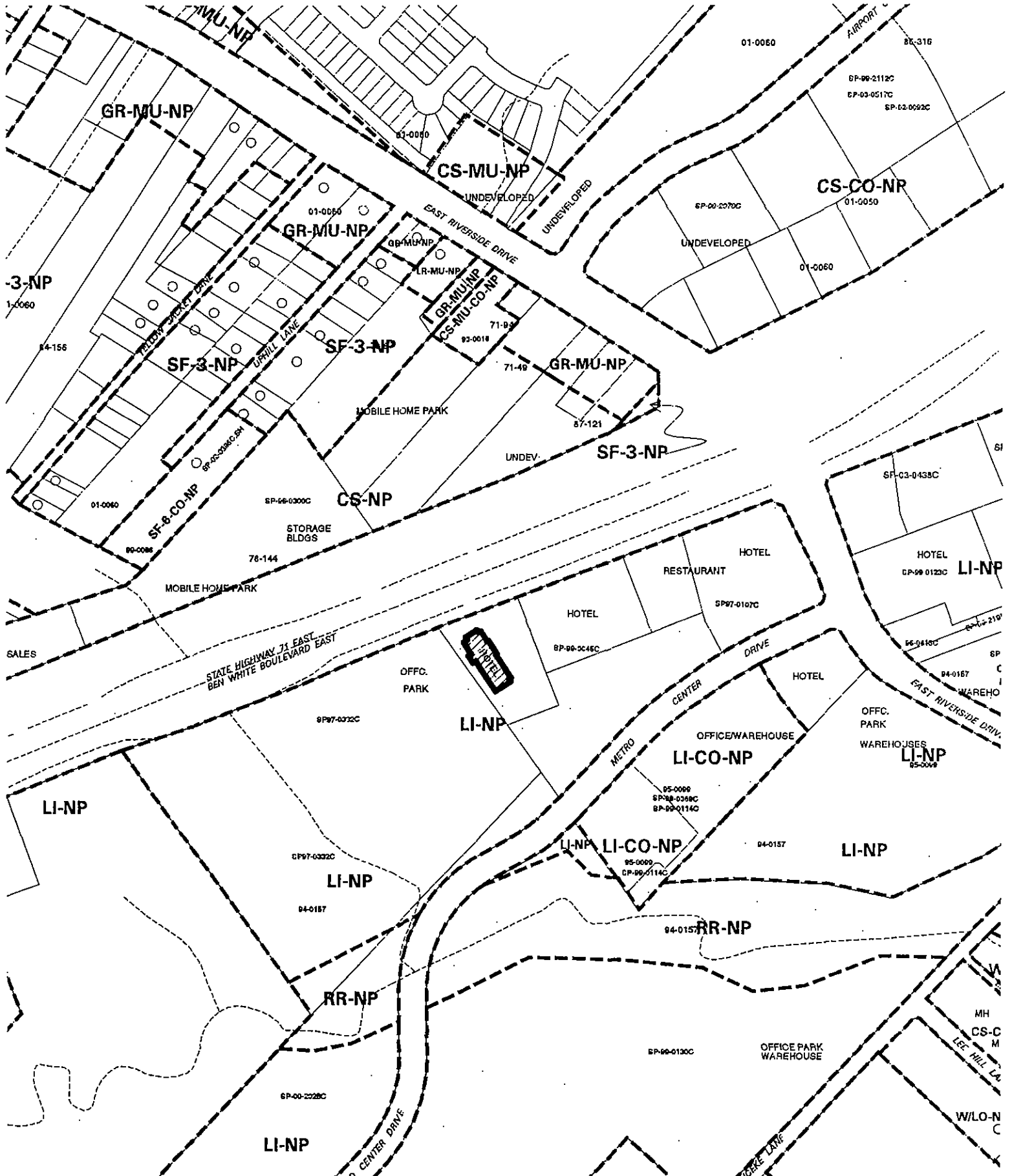
- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- CALCULATED POINT



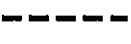
LINE TABLE		
No.	BEARING	LENGTH
L1	N55°54'47"E	44.00'
L2	S34°05'13"E	9.30'
L3	N55°54'47"E	7.20'
L4	S34°05'13"E	38.40'
L5	N55°54'47"E	4.00'
L6	S34°05'13"E	51.60'
L7	S55°54'47"W	4.00'
L8	S34°05'13"E	88.90'
L9	S55°54'47"W	7.20'
L10	S34°05'13"E	9.40'
L11	S55°54'47"W	57.70'
L12	N34°07'03"W	116.92'
L13	S55°44'58"W	10.58'
L14	N33°32'20"W	26.98'
L15	N55°52'57"E	10.31'
L16	N34°07'03"W	44.42'
L17	N55°54'47"E	13.80'
L18	N34°05'13"W	9.30'
L19	S60°41'00"E	91.23'
L20	S19°46'06"E	109.30'



9-27-04

Chaparral



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: W. WALSH

CASE #: C14-04-0176
 ADDRESS: 7501 E BEN WHITE BLVD
 SUBJECT AREA (acres): 0.300

ZONING *EXHIBIT B*

DATE: 04-11
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 L18

SF-2-NP MH X