

ORDINANCE NO. 20060309-Z004

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6800 BURNET ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) 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 general commercial services (CS) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-05-0166, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.034 acre tract of land, more or less, out of Lot 7, Block 2, Green Acres 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 6800 Burnet Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Cocktail lounge use is a prohibited use of the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 20, 2006.

PASSED AND APPROVED

March 9, 2006

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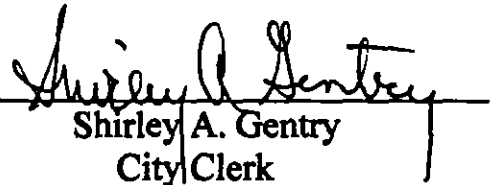
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT A

Office: 512-443-1724
Fax: 512-441-8987

2807 Manchaca Road
Building One
Austin, Texas 78704

**0.034 ACRES
LOT 7, BLOCK 2, GREEN ACRES
ZONING DESCRIPTION**

A DESCRIPTION OF 0.034 ACRES (1,500 S.F.), BEING A PORTION OF LOT 7, BLOCK 2 OF GREEN ACRES, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 333 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF 6800 BURNET ROAD, DESCRIBED IN A WARRANTY DEED TO HENDERSON L. BUFORD III DATED JUNE 22, 2004, OF RECORD IN DOCUMENT NO. 2004120933 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.034 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

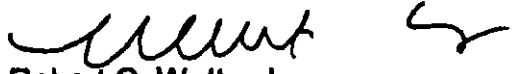
COMMENCING, for a point of reference, at a 1/2" rebar found at the common corner of Lots 5, 6, 15 and 16, Block 2, Green Acres, from which a 1/2" rebar found in the west right-of-way line of Burnet Road (120' right-of-way), at the common east corner of said Lots 5 and 6, bears South 60°10'00" East, a distance of 152.74 feet, and from said point of commencement, a 1/2" iron pipe found in the north right-of-way line of Addison Avenue at the common south corner of Lots 10 and 11, Block 2, Green Acres bears South 21°22'15" West, a distance of 303.16 feet;

THENCE South 14°10'53" East, over and across said Lots 6 and 7, a distance of 125.91 feet to a calculated point for the north corner of the herein described tract of land and the true **POINT OF BEGINNING** hereof;

THENCE continuing over and across Lot 7, the following four (4) courses:

1. South 68°35'20" East, a distance of 65.00 feet to a calculated point;
2. South 21°24'40" West, a distance of 23.08 feet to a calculated point;
3. North 68°35'20" West, a distance of 65.00 feet to a calculated point;
4. North 21°24'40" East, a distance of 23.08 feet to the **POINT OF BEGINNING**, containing 0.034 acres of land, more or less.

Surveyed on the ground in August 5, 2005. Bearing Basis: Record plat info. from Volume 4, Page 133 of the Plat Records of Travis County, Texas. Attachments: Drawing 488-001-ZON1.


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

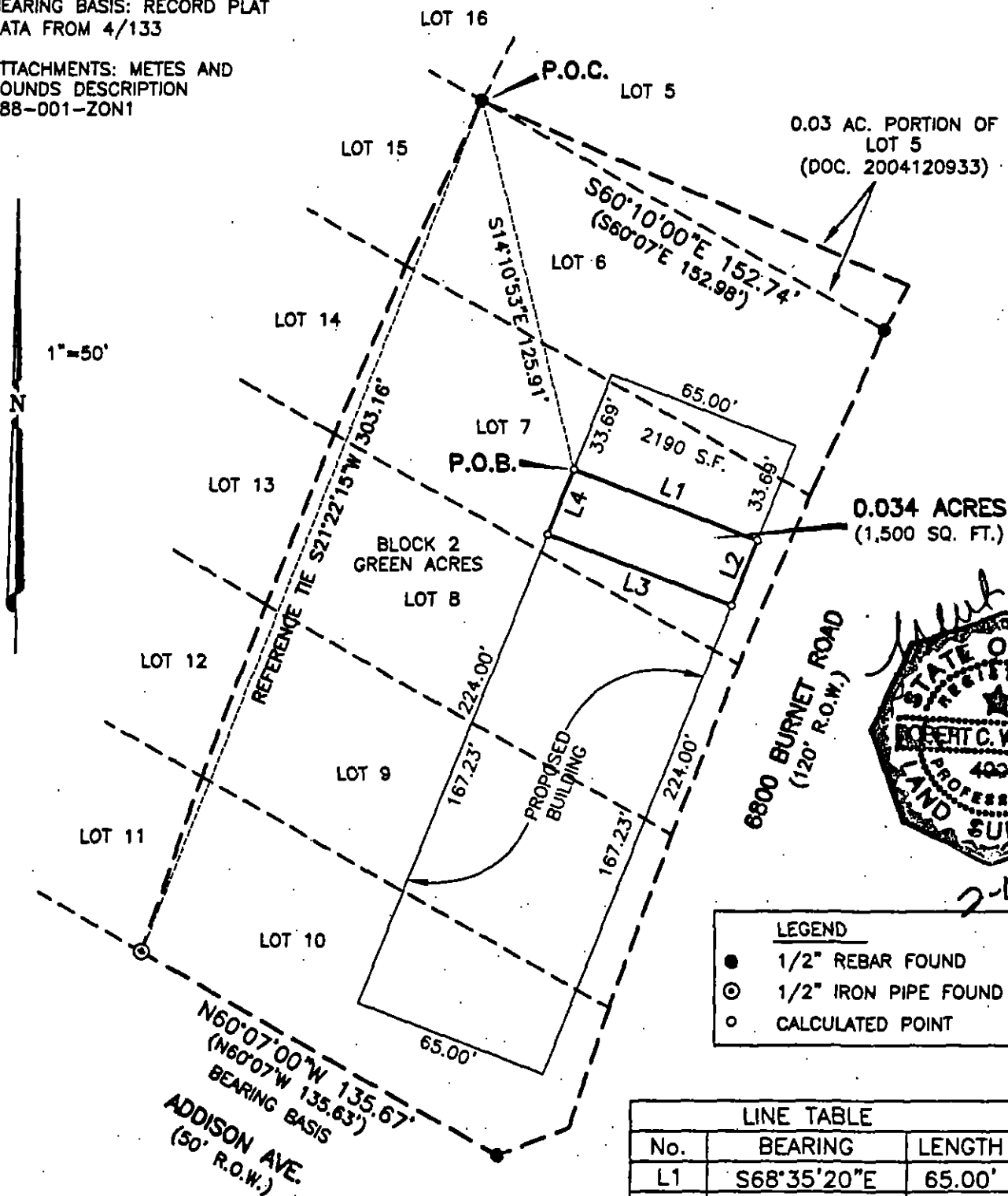


REFERENCES
TCAD Parcel #02-3403-0321
Austin Grid map J-29

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.034 ACRES (1,500 S.F.), BEING A PORTION OF LOT 7, BLOCK 2 OF GREEN ACRES, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 333 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF 6800 BURNET ROAD, DESCRIBED IN A WARRANTY DEED TO HENDERSON L. BUFORD III DATED JUNE 22, 2004, OF RECORD IN DOCUMENT NO. 2004120933 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: RECORD PLAT
DATA FROM 4/133

ATTACHMENTS: METES AND
BOUNDS DESCRIPTION
488-001-ZON1



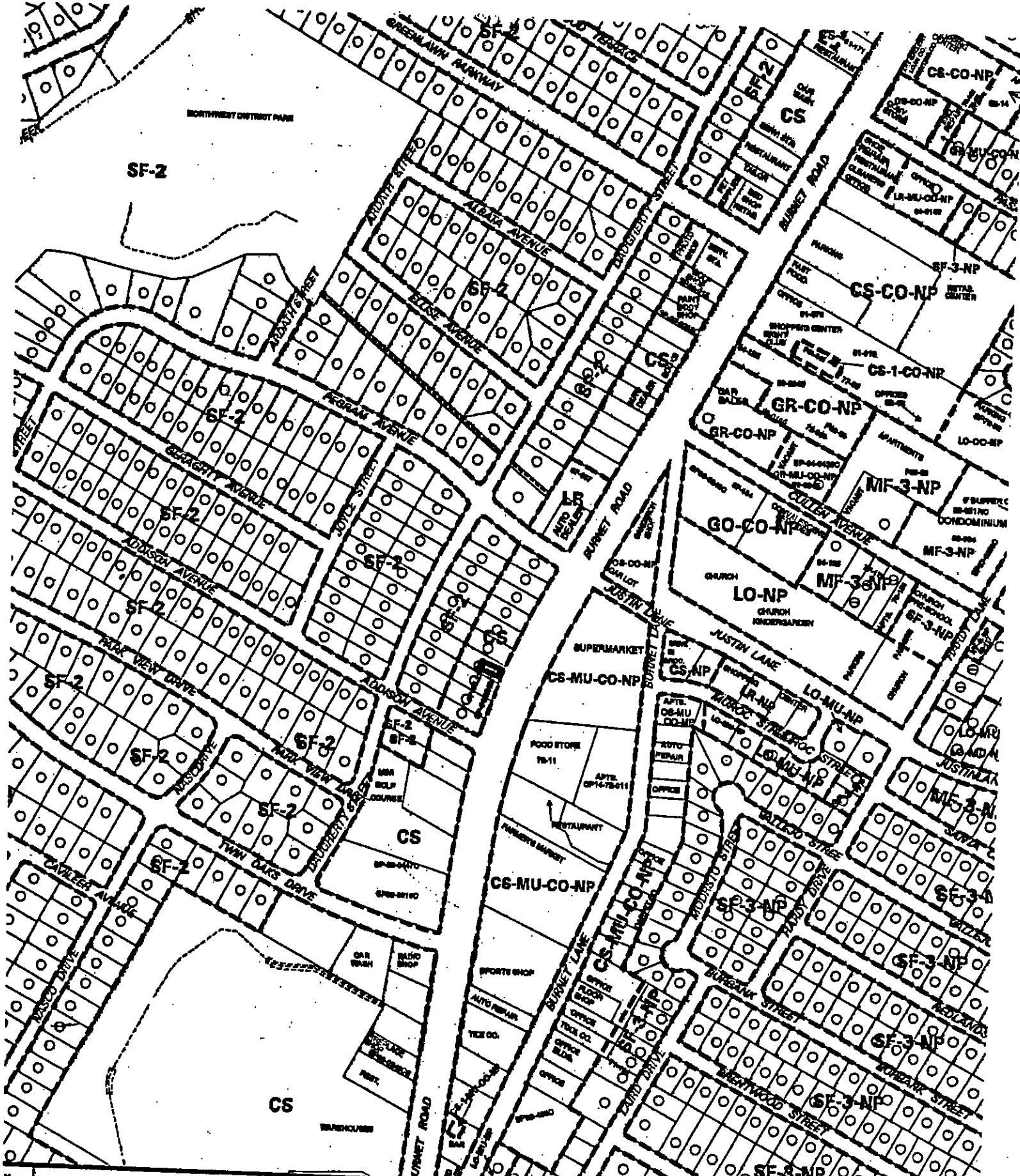
LEGEND




- 1/2" REBAR FOUND
- ⊙ 1/2" IRON PIPE FOUND
- CALCULATED POINT

LINE TABLE		
No.	BEARING	LENGTH
L1	S68°35'20"E	65.00'
L2	S21°24'40"W	23.08'
L3	N68°35'20"W	65.00'
L4	N21°24'40"E	23.08'

DATE OF SURVEY: 8/5/05
PLOT DATE: 8/18/05, REV. 2/16/06
DRAWING NO.: 488-001
PROJECT NO.: 488-001-ZON1

Chaparral



<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: J. ROUSSELIN</p>	<p align="center">ZONING EXHIBIT B</p> <p>CASE #: C14-05-0166</p> <p>ADDRESS: 6800 BURNET RD</p> <p>SUBJECT AREA (acres): 0.034</p> <p align="right">DATE: 05-09</p> <p align="right">INTLS: SM</p>	<p align="center">CITY GRID REFERENCE NUMBER</p> <p align="center">J29</p>
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