

ORDINANCE NO. 20061102-061

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9200-9250 CULLEN LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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 community commercial-conditional overlay (GR-CO) combining district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No C14-06-0161, on file at the Neighborhood Planning and Zoning Department, as follows

A 0.357 acre (15,534 square feet) tract of land, more or less, out of the S F Slaughter League Survey No 1, Abstract No 20, 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 9200-9250 Cullen Lane, 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

Adult oriented business 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 November 13, 2006

PASSED AND APPROVED

_____, November 2, 2006 §
 §
 §

 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A Gentry
 City Attorney City Clerk

DESCRIPTION

DESCRIPTION OF 15,534 SQUARE FEET OR 0.357 OF ONE ACRE OF LAND SITUATED IN THE S F SLAUGHTER LEAGUE SURVEY NO 1, ABSTRACT NO 20, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4, BLOCK "A", SOUTHPARK MEADOWS SUBDIVISION, A RESUBDIVISION OF LOT 2, SLAUGHTER @ CULLEN COMMERCIAL, LOTS 12, 14 AND 16, TOM F DUNNAHOO SUBDIVISION, AND 256.975 ACRES OWNED BY SP MEADOWS CENTRAL, LTD, AND 112.855 ACRES OWNED BY ABEL J AND MARY ANN THERIOT FAMILY LIMITED PARTNERSHIP, A SUBDIVISION IN TRAVIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO 200600268 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SP MEADOWS CENTRAL, LTD, OF RECORD IN DOCUMENT NO 2005075471 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SP MEADOWS CENTRAL, LTD OF RECORD IN DOCUMENT NO 2005105994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 15,534 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING at a 1/2 inch rod with cap (Bury and Partners) found for the southwest corner of Lot 1, Block "A" of said Southpark Meadows Subdivision and an interior ell corner of said Lot 4, from which a 1/2 inch iron rod with cap (Bury and Partners) found in the north line of said Southpark Meadows Subdivision, the curving south right-of-way line of Slaughter Lane West (120' R O W), and being the south line of that certain Roadway Dedication described as Parcel No 58 to Travis County, Texas, of record in Volume 10890, Page 310 of the Real Property Records of Travis County, Texas, for the northwest corner of said Lot 1 and the northernmost northeast corner of said Lot 4, bears N14°36'50"E a distance of 273.02 feet,

THENCE over and across said Lot 4, S38°51'07"W a distance of 143.50 feet to a point for the northwest corner and POINT OF BEGINNING of the herein described tract,

THENCE continuing over and across said Lot 4, the following thirteen (13) courses and distances

- 1 S72°27'10"E a distance of 50.14 feet to a point for the northernmost northeast corner of the herein described tract,

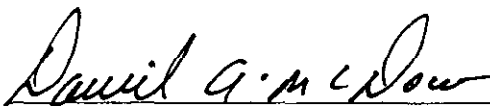
- 2 S17°35'51"W a distance of 8 84 feet to a point,
- 3 S72°24'09"E a distance of 21 56 feet to a point at the beginning of a curve to the right,
- 4 With said curve to the right an arc distance of 23 55 feet, having a radius of 15 00 feet, a central angle of 89°56'59", and a chord which bears S27°25'40"E a distance of 21 20 feet to a point,
- 5 S17°32'50"W a distance of 23 11 feet to a point,
- 6 S72°27'10"E a distance of 14 52 feet to a point for the easternmost northeast corner of the herein described tract,
- 7 S17°32'50"W a distance of 125 48 feet to a point for the southeast corner of the herein described tract,
- 8 N72°27'06"W a distance of 93 18 feet to a point for the southwest corner of the herein described tract, from which a 1/2 inch iron rod with cap set in the west line of said Lot 4 and an east line of Lot 29, Block "A" of said Southpark Meadows Subdivision, bears N48°51'16"W a distance of 27 28 feet,
- 9 N17°32'54"E a distance of 80 53 feet to a point,
- 10 S63°23'47"E a distance of 7 23 feet to a point,
- 11 N26°36'13"E a distance of 13 00 feet to a point,
- 12 N63°23'47"W a distance of 17 42 feet to a point,
- 13 N17°32'50"E a distance of 77 47 feet to the POINT OF BEGINNING, containing 15,534 square feet of land, more or less, within these metes and bounds

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Reference Grid North, Texas State Plane coordinate system NAD83 (CORS) Central Zone

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision

CUNNINGHAM-ALLEN, INC



David A McDow

Registered Professional Land Surveyor No 5908

Date 09/27/06



SKETCH TO ACCOMPANY DESCRIPTION

15,534 SQ. FT. TRACT
SHEET 1 OF 2

ROADWAY DEDICATION
PARCEL # 57
TRAVIS COUNTY
VOL. 11553 PG. 208 R.P.R.T.C.

SLAUGHTER LANE WEST
(120' R.O.W.)

ROADWAY DEDICATION
PARCEL # 58
TRAVIS COUNTY
VOL. 10890 PG. 310 R.P.R.T.C.

LOT 31
BLOCK A

S.F. SLAUGHTER LEAGUE SURVEY NO. 1
ABSTRACT NO. 20

SP MEADOWS CENTRAL, LTD.
(30.300 ACRES)
DOC. NO. 2005106430
O.P.R.T.C.

LOT 28
BLOCK A

LOT 29

LOT 1
BLOCK A

W/CAP
(BURY & PARTNERS)

SP MEADOWS CENTRAL, LTD.
DOC. NO. 2005075471 O.P.R.T.C.

P.O.B.

P.O.C.

DEED LINE

LOT 4
BLOCK A

SP MEADOWS CENTRAL, LTD
DOC. NO. 2005105994
O.P.R.T.C.

BEARING REFERENCE GRID NORTH,
TEXAS STATE PLANE COORDINATE
SYSTEM NAD83 (CORS) CENTRAL
ZONE

REFERENCE IS HEREIN MADE TO THE
METES AND BOUNDS DESCRIPTION TO
ACCOMPANY THIS SKETCH

SOUTHPARK MEADOWS SUBDIVISION
A RESUBDIVISION OF LOT 2, SLAUGHTER CULLEN COMMERCIAL,
LOTS 12, 14 AND 16, TOM F. DUNNAHOO SUBDIVISION; AND
256.975 ACRES OWNED BY SP MEADOWS CENTRAL, LTD., AND
112.855 ACRES OWNED BY ABEL J. AND MARY ANN THERIOT
FAMILY LIMITED PARTNERSHIP
DOC. NO. 200600268 O.P.R.T.C.



Cunningham | Allen

Engineers • Surveyors

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel (512) 327-2946

Fax (512) 327-2973

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SKETCH TO ACCOMPANY DESCRIPTION

15,534 SQ FT TRACT
SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°27'10"E	50.14'
L2	S17°35'51"W	8.84'
L3	S72°24'09"E	21.56'
L4	S17°32'50"W	23.11'
L5	S72°27'10"E	14.52'
L6	N17°32'54"E	80.53'
L7	S63°23'47"E	7.23'
L8	N26°36'13"E	13.00'
L9	N63°23'47"W	17.42'
L10	N17°32'50"E	77.47'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	15.00'	23.55'	89°56'59"	S27°25'40"E	21.20'

LEGEND

- ⊙ ½" IRON PIPE FOUND (UNLESS STATED)
- ½" IRON ROD W/CAP SET (UNLESS STATED)
- ½" IRON ROD FOUND (UNLESS STATED)
- ▽ PK NAIL WITH WASHER SET
- ⊗ COTTON SPINDLE FOUND
- P R T C PLAT RECORDS TRAVIS COUNTY
- R P R T C REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O P R T C OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P O B POINT OF BEGINNING
- P O C POINT OF COMMENCEMENT

SURVEYED BY

David A. McDow
DAVID A MCDOW
REG PROF LAND SURVEYOR
NO 5908
DATE 09/27/06



CA
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