

A U S T I N C I T Y C O U N C I L

# AGENDA



Thursday, January 11, 2007

Back Print

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 71**

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**Subject:** C14-06-0193 – Southridge Plaza Shopping Center - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 502 West William Cannon Drive (Williamson Creek Watershed) from commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district zoning and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district zoning for Tract 1, and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning for Tracts 2 and 3 Staff Recommendation: To grant commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district zoning for Tract 1, and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning for Tracts 2 and 3 Planning Commission Recommendation: To grant commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district zoning for Tract 1; and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning for Tracts 2 and 3 Applicant Weingarten Realty Investors (M Candace DuFour) Agent Land Answers (Jim Wittliff) City Staff: Wendy Walsh, 974-7719.

**Additional Backup Material**

(click to open)

- ☐ [Staff Report](#)
- ☐ [Ordinance](#)

**For More Information:**

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-06-0193

**P.C. DATE:** December 12, 2006

**ADDRESS:** 502 West William Cannon Drive

**OWNER:** Weingarten Realty Investors  
(M. Candace DuFour)

**AGENT:** Land Answers  
(Jim Wittliff)

**ZONING FROM:** CS-MU-CO-NP for Tracts 1 and 2; CS-1-MU-CO-NP for Tract 3

**ZONING TO:** CS-1-MU-CO-NP for Tract 1; CS-MU-CO-NP for Tracts 2 and 3

**AREA:** 0.094 acres (2,180 square feet)

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant commercial – liquor sales – mixed use – conditional overlay – neighborhood plan (CS-1-MU-CO-NP) combining district zoning for Tract 1 general commercial services – mixed use – conditional overlay – neighborhood plan (CS-MU-CO-NP) combining district zoning for Tracts 2 and 3. On all tracts, the Conditional Overlay prohibits automotive sales, automotive washing (of any type) and pawn shop services. On Tract 1, an additional Conditional Overlay establishes a 2,000 daily vehicle trip limit.

### **PLANNING COMMISSION RECOMMENDATION:**

December 12, 2006 *APPROVED STAFF RECOMMENDATION OF CS-1-MU-CO-NP DISTRICT ZONING FOR TRACT 1 AND CS-MU-CO-NP DISTRICT ZONING FOR TRACTS 2 AND 3.*

*[J REDDY, M DEALEY – 2<sup>ND</sup>] (8-0)*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject tracts consist of vacant shopping center space (Tract 1), a connecting accessway (Tract 2) and an existing grocery store (Tract 3). Tracts 1 and 2 are zoned general commercial services – mixed use – conditional overlay – neighborhood plan (CS-MU-CO-NP) combining district zoning and Tract 3 is zoned commercial – liquor sales (CS-1-MU-CO-NP) combining district zoning by way of the Sweetbriar Neighborhood Plan Rezoning. The Conditional Overlay applicable to all tracts prohibits automotive sales, automotive washing and pawn shop services. Access to the tracts is taken from driveways to West William Cannon Drive and South First Street. There are other retail uses, a service station and restaurants within the shopping center (CS-MU-CO-NP), convenience storage to the north

(CS-MU-CO-NP), and single family residences to the east, along South Meadows Boulevard (SF-3-NP). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has requested commercial – liquor sales (CS-1) district for Tract 1 to convert the vacant lease space to a liquor store. Noting that there is already an existing CS-1 base district footprint within the existing grocery store, Staff recommended that the Applicant rezone this footprint to the CS base district (Tract 3). Furthermore, a connecting tract (Tract 2) between the existing and proposed CS-1 footprints (Tracts 3 and 1, respectively) provides for this scenario to occur and continue as a single rezoning case. This provides for a limited amount of liquor sales use to occur within the shopping center, but rezones that portion that is not presently being used for liquor sales. The Conditional Overlay continues the three prohibited uses established by the Sweetbriar Neighborhood Plan: automotive sales, automotive washing and pawn shop services, and establishes a 2,000 daily trip limit for Tract 1.

Staff recommends CS-1-MU-CO-NP district zoning for Tract 1 and CS-MU-CO-NP district zoning for Tracts 2 and 3, based on the following considerations: 1) the proposed use is compatible with the surrounding uses within the retail center and its corresponding CS-MU-CO-NP zoning; 2) access will be taken to two major arterial roadways and 3) it provides for liquor sales to occur within the shopping center, while limiting the amount of square footage by rezoning that area not presently used for this purpose.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-MU-CO-NP, CS-1-MU-CO-NP	Vacant lease space within a shopping center, Grocery store
<i>North</i>	CS-MU-CO-NP; SF-3-NP	Shopping center; Convenience store; Single family residences
<i>South</i>	CS-MU-CO-NP; P;	Shopping center; Service station / food sales; Restaurants; Bedichek Middle School
<i>East</i>	CS-MU-CO-NP	Shopping center; Child care facility
<i>West</i>	CS-MU-CO-NP	Shopping center; Convenience store, Apartments, Retail, Single family residences

**NEIGHBORHOOD PLANNING AREA:** Sweetbriar NPA **TIA:** Is not required

**WATERSHED:** Williamson Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

#### **NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association

300 – Terrell Lane Interceptor Association

428 – Barton Springs / Edwards Aquifer Conservation District

511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District      949 – Sweetbriar I

**SCHOOLS:**

Pleasant Hill Elementary School      Bedichek Middle School      Crockett High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0158	GR; W/LO to W/LO	Approved W/LO	Approved W/LO (1-15-04).
C14-91-0088	LR to GR	Approved GR-CO	Approved GR-CO with CO for prohibited uses, max FAR for restaurant uses (7-9-92)

**RELATED CASES:**

Tract 3 was zoned C-1, Commercial First Height and Area to allow for liquor sales in May 1981 (C14-80-096). The subject tracts were rezoned (C14-05-0105) to CS-MU-CO-NP (Tracts 1 and 2) and CS-1-MU-CO-NP (Tract 3) by way of the Sweetbriar Neighborhood Plan Rezoning finalized on August 18, 2005 (C14-05-0105 – Ordinance 20050818-Z002). The property has the ability to develop under the neighborhood mixed use building or the neighborhood urban center special uses. Automotive sales, automotive washing (of any type) and pawn shop services are prohibited uses of the property.

The three tracts represent a portion of the Lot 1 of the Southridge Plaza, recorded in November 1982 (C8s-82-077). Please refer to Exhibit B.

**ABUTTING STREETS:**

Name	RO W	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
West William Cannon Drive	120 feet	100 feet	Major Arterial	Yes	No	Route 333
South First Street	80 feet	60 feet	Minor Arterial	Yes	No	Routes 10, 100

**CITY COUNCIL DATE:** January 11, 2007

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us

**PHONE:** 974-7719

## CONDOMINIUMS

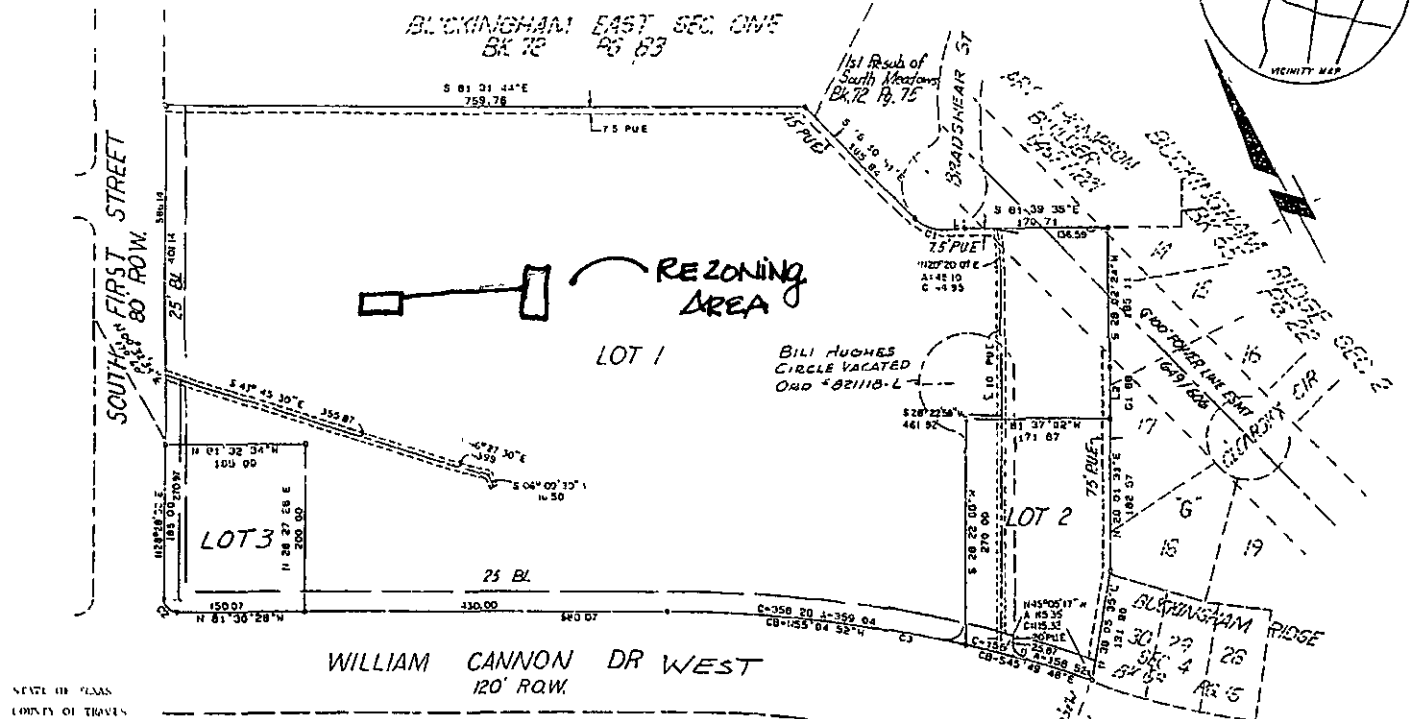
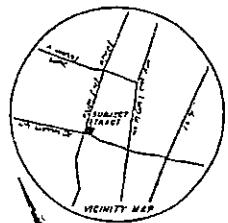
**85-336RC**

INTLS: SM

1" = 200'



# SOUTHRIDGE PLAZA



That I, Jim Ray, Trustee, owner of Lot 1, Buckingham East Section One, a subdivision in the City of Austin, Travis County, Texas, recorded in Book 72, Page 83, of the Plat Records of Travis County, Texas, conveyed to me by deed recorded in Vol. 6901, Page 1786, of the Deed Records of Travis County, Texas, with lot having been vacated from the (foreclosed subdivision) by instrument recorded in Vol. 7916, Page 1822, of the Deed Records of Travis County, Texas, and which is a portion of the 3-4-5 & 6, Sunnyvale, Sub. Section 1, in the City of Austin, Travis County, Texas, recorded in Book 8, Page 17, of the Plat Records of Travis County, Texas, conveyed to me by deed recorded in Vol. 4872, Page 656, of the Deed Records of Travis County, Texas, said lots having been vacated by instrument recorded in Vol. 7520, Page 40, of the Deed Records of Travis County, Texas, and also including those portions of William Cannon Drive vacated by Ord. 12750508-D passed by the City of Austin on May 6, 1975 and placed of record in Vol. 5181, Page 1433 of the Deed Records of Travis County, Texas, and that portion of Bill Hughes Road vacated by Ordinance No. 821118-L passed by the City of Austin on September 18, 1982.

"I, J. Stanley Coates, am authorized under the laws of the State of Texas to practice the profession of Surveying and HEREBY CERTIFY that this plat complies with Chapter 13-3 of the Austin City Code, is true and correct and was prepared from an actual survey of the property made under my supervision on the ground."

WITNESS MY HAND AND SEAL this 27th day of JUNE, 1982 A.D.



CURRICIUM-CRAVES INC.  
J. Stanley Coates  
Notary Public  
Exp. Public Surveyor No. 1-81

WITNESS MY HAND the date shown below

11/1/82  
Jim Ray, Trustee

APPROVED FOR ACCEPTANCE

Richard L. Little, Director of Planning

DATE Nov 23, 1982

BEFORE ME the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jim Ray, Trustee, known to me, the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations herein expressed and in the capacity herein stated WITNESS MY HAND AND SEAL OF OFFICE this 11th day of June, 1982, A.D.



Shady J. Newman  
Notary Public  
My Commission Expires 8-6-85

This subdivision plat is hereby ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 23rd day of Nov., 1982.

Chairman GILBERT W. KEE ASST. SECRETARY JUDITH E. FOWLER  
FILED FOR RECORD this the 30th day of Nov. A.D. 1982 at 1:15 o'clock P.M.

DORIS SHROPSHIRE  
Clark County Clerk, Travis County, TEXAS

- NOTES
- No lot in this subdivision shall be occupied until connection is made to the City of Austin water and sewerage system.
  - Prior to construction drainage plan will be submitted to the City of Austin Department of Public Works for approval. Rainfall runoff shall be held to the amount existing at undeveloped status by use of ponding or other approved methods.
  - As part of this subdivision is within the boundaries of the 100 year flood plain as identified by the National Flood Insurance Map Panel 080.
  - Sidewalks shall be installed on the subdivision side of South First Street and William Cannon Drive. Such sidewalks shall be completed prior to any Type I or Type II drive way approach and/or certificate of occupancy.
  - Access to Pan in St from this subdivision is prohibited.

## LEGEND

LINE	BEARING	DISTANCE	POINT
1	S 83° 18' 44" E	0.22	
2	S 28° 01' 31" N	0.08	
CURVE	DELTA	RADIUS	ARC
1	81° 18' 53"	50.00	53.52
2	83° 18' 00"	29.45	29.45
3	18° 14' 21"	296.45	515.46

Concrete Monument Found  
Concrete Monument Put  
Iron Pin Found  
Building Line  
Public Utility Easement

By: L. Jones  
Deputy

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing, with its Certificate of Authentication was filed for record in my office on the 30th day of Nov. A.D. 1982, at 1:15 o'clock P.M., and duly recorded in the 83rd day of Nov. A.D. 1982, at 1:15 o'clock P.M. in the Plat Records of said County, in Plat Book 83, Page 21326.

WITNESS MY HAND and seal of the County Court of said County, the date just above written.

DORIS SHROPSHIRE  
Clark County Clerk, Travis County, Texas

By: L. Jones  
Deputy

PREPARED BY  
cunningham-graves, inc  
APRIL '82  
SHEET 1 of 1

EXHIBIT B  
RECORDED PLAT

88-30-82-077  
Total No of Lots = 3  
DRAWN BY: AYB  
CHECKED BY:

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant commercial – liquor sales – mixed use – conditional overlay – neighborhood plan (CS-1-MU-CO-NP) combining district zoning for Tract 1 general commercial services – mixed use – conditional overlay – neighborhood plan (CS-MU-CO-NP) combining district zoning for Tracts 2 and 3. On all tracts, the Conditional Overlay prohibits automotive sales, automotive washing (of any type) and pawn shop services. On Tract 1, an additional Conditional Overlay establishes a 2,000 daily vehicle trip limit.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

- 1. The proposed zoning should be consistent with the purpose statement of the district sought*

Tract 1: The commercial – liquor sales (CS-1) zoning district is intended for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

Tracts 2 and 3: The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities

The lot takes access from West William Cannon Drive and South First Street, both arterial roadways.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends CS-1-MU-CO-NP district zoning for Tract 1 and CS-MU-CO-NP district zoning for Tracts 2 and 3, based on the following considerations: 1) the proposed use is compatible with the surrounding uses within the retail center and its corresponding CS-MU-CO-NP zoning; 2) access will be taken to two major arterial roadways and 3) it provides for liquor sales to occur within the shopping center, while limiting the amount of square footage by rezoning that area not presently used for this purpose.

**EXISTING CONDITIONS****Site Characteristics**

The rezoning area consists of vacant retail space, a connecting accessway and a grocery store.

### **Impervious Cover**

The maximum impervious cover allowed by the CS or CS-1 zoning district would be 80% based on the more restrictive watershed regulations.

### **Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. For projects under current watershed regulations, development or redevelopment on this site would be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

This site lies entirely within the structure of an existing shopping center, so there are no environmental features, and landscaping / tree protection is not relevant. Also, in this case the aforementioned impervious cover limits may not be relevant for a change of use of the store footprint alone.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

### **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

### **Water and Wastewater**

The site is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or utility adjustment, or relocation are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The

water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees

**Compatibility Standards**

There are no apparent issues for site plan regarding this proposed zoning change.

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 502 WEST WILLIAM CANNON DRIVE IN THE  
3 SWEETBRIAR NEIGHBORHOOD PLAN AREA FROM GENERAL  
4 COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-  
5 NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT AND  
6 COMMERCIAL-LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY-  
7 NEIGHBORHOOD PLAN (CS-1-MU-CO-NP) COMBINING DISTRICT TO  
8 COMMERCIAL-LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY-  
9 NEIGHBORHOOD PLAN (CS-1-MU-CO-NP) COMBINING DISTRICT FOR  
10 TRACT ONE AND GENERAL COMMERCIAL SERVICES-MIXED USE-  
11 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP)  
12 COMBINING DISTRICT FOR TRACTS TWO AND THREE.

13  
14 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

15  
16 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
17 change the base districts on the property (the "Property") described in Zoning Case No.  
18 C14-06-0193, on file at the Neighborhood Planning and Zoning Department, as follows:

19  
20 Tract One: From general commercial services-mixed use-conditional overlay-  
21 neighborhood plan (CS-MU-CO-NP) combining district to commercial-liquor  
22 sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP)  
23 combining district.

24  
25 A 2,180 square foot tract of land, more or less, out of Lot 1, Southridge Plaza  
26 Subdivision, in Travis County, the tract of land being more particularly described  
27 by metes and bounds in Exhibit "A" incorporated into this ordinance; and

28  
29 Tract Two: From general commercial services-mixed use-conditional overlay-  
30 neighborhood plan (CS-MU-CO-NP) combining district to general commercial  
31 services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP)  
32 combining district.

33  
34 A 1,767 square foot tract of land, more or less, out of Lot 1, Southridge Plaza  
35 Subdivision, in Travis County, the tract of land being more particularly described  
36 by metes and bounds in Exhibit "B" incorporated into this ordinance; and

1 Tract Three: From commercial-liquor sales-mixed use-conditional overlay-  
2 neighborhood plan (CS-1-MU-CO-NP) combining district to general commercial  
3 services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP)  
4 combining district.

5  
6 A 168 square foot tract of land, more or less, out of Lot 1, Southridge Plaza  
7 Subdivision, in Travis County, the tract of land being more particularly described  
8 by metes and bounds in Exhibit "C" incorporated into this ordinance,  
9

10 locally known as 502 West William Cannon Drive, in the City of Austin, Travis County,  
11 Texas, and generally identified in the map attached as Exhibit "D".  
12

13 **PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be  
14 developed and used in accordance with the regulations established for their respective base  
15 districts and other applicable requirements of the City Code.  
16

17 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
18 established by this ordinance is subject to the following conditions:  
19

20 1. A site plan or building permit for Tract One may not be approved, released, or issued,  
21 if the completed development or uses of the Property, considered cumulatively with  
22 all existing or previously authorized development and uses, generate traffic that  
23 exceeds 2,000 trips per day.  
24

25 2. The following uses are prohibited uses on Tracts One, Two and Three:  
26

27 Automotive sales Automotive washing (of any type)  
28 Pawn shop services  
29

30 **PART 4.** The Property is subject to Ordinance No. 20050818-Z002 that established the  
31 Sweetbriar neighborhood plan combining district.  
32  
33  
34  
35  
36  
37  
38  
39  
40

1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2007.  
2  
3

4 **PASSED AND APPROVED**  
5

6 \_\_\_\_\_, 2007  
7  
8

§  
§  
§

9 Will Wynn  
10 Mayor  
11

12 **APPROVED:** \_\_\_\_\_  
13

14 David Allan Smith  
15 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk

2,180 SQUARE FEET  
PORTION OF LOT 1  
SOUTHRIDGE PLAZA

TRACT 1

C14-06-0193  
FN. NO. 06-504 (MJJ)  
SEPTEMBER 7, 2006  
BPI JOB NO. 712-03.91

EXHIBIT A  
DESCRIPTION

OF 2,180 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,180 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a drill hole found in concrete in the northerly line of William Cannon Drive (120' R.O.W.), being the southeasterly corner of Lot 3 of said Southridge Plaza and the southwesterly corner of said Lot 1, from which the northeasterly corner of said Lot 3 bears, N28°28'48"E, a distance of 199.89 feet;

**THENCE**, S61°30'26"E, along the northerly line of William Cannon Drive, being the southerly line of said Lot 1, a distance of 362.16 feet to a point, from which an iron pipe found in the northerly line of William Cannon Drive for the point of curvature of a curve to the right bears, S61°30'26"E, a distance of 68.03 feet;

**THENCE**, N28°29'34"E, leaving the northerly line of William Cannon Drive, over and across said Lot 1, a distance of 431.08 feet to the **POINT OF BEGINNING** and southwesterly corner hereof;

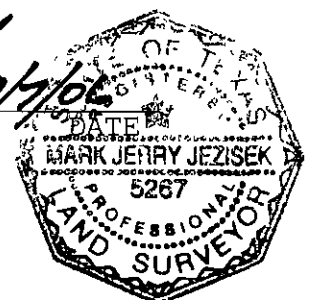
**THENCE**, continuing over and across said Lot 1, for the westerly, northerly, easterly and southerly lines hereof, the following four (4) courses and distances:

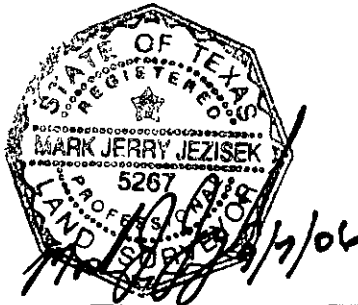
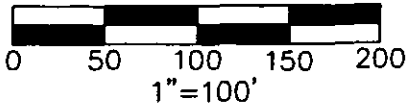
- 1) N28°34'31"E, a distance of 73.40 feet to the northwesterly corner hereof, from which a drill hole in concrete found at the northeasterly corner of said Lot 3 bears, S78°25'25"W, a distance of 473.17 feet;
- 2) S61°35'29"E, a distance of 29.70 feet to the northeasterly corner hereof;
- 3) S28°34'31"W, a distance of 73.40 feet to the southeasterly corner hereof;
- 4) N61°35'29"W, a distance of 29.70 feet to the **POINT OF BEGINNING**, containing an area of 2,180 square feet of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION

BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

*Mark J. Jezisek*  
MARK J. JEZISEK  
NO. 5267  
STATE OF TEXAS





# LEGEND

- DRILL HOLE FOUND IN CONCRETE
- ⊙ IRON PIPE FOUND
- P O B POINT OF BEGINNING
- P O C POINT OF COMMENCEMENT

## LINE TABLE

No	Bearing	Distance
L1	N28°34'31"E	73.40'
L2	S61°35'29"E	29.70'
L3	S28°34'31"W	73.40'
L4	N61°35'29"W	29.70'

**SOUTH FIRST STREET**

(80' R.O.W.)

**2,180 SQ. FT.**

LOT 1

SOUTHRIDGE PLAZA  
VOL. 83, PG. 1

LOT 3

P.O.C.

N28°28'48"E 199.89'

S78°25'25"W 473.17'

P.O.B.

N28°29'34"E 431.08'

S61°30'26"E 362.16'

BEARING BASIS

S61°30'26"E  
68.03'

**WILLIAM CANNON DRIVE**

(120' R.O.W.)

**Bury+Partners**

ENGINEERING SOLUTIONS

3345 Bee Caves Road, Suite 200

Austin, Texas 78746

Tel (512)328-0011 Fax (512)328-0325

Bury+Partners, Inc ©Copyright 2006

## SKETCH TO ACCOMPANY DESCRIPTION

OF 2,180 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT, RECORDS OF TRAVIS COUNTY, TEXAS

**WEINGARTEN  
REALTY**

DATE 09/07/06 FILE H \712\03\71203EX1.dwg

FN No 06-504(MJJ) DRAWN BY MJJ

PROJ No 712-03.91

## TRACT 2

1,767 SQUARE FEET  
PORTION OF LOT 1  
SOUTHRIDGE PLAZA

FN. NO. 06-689 (MJJ)  
NOVEMBER 22, 2006  
BPI JOB NO. 712-03.99

### EXHIBIT B DESCRIPTION

OF 1,767 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,767 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a drill hole found in concrete in the northerly line of William Cannon Drive (120' R.O.W.), being the southeasterly corner of Lot 3 of said Southridge Plaza and the southwesterly corner of said Lot 1, from which the northeasterly corner of said Lot 3 bears, N28°28'48"E, a distance of 199.89 feet;


**THENCE**, S61°30'26"E, along the northerly line of William Cannon Drive, being the southerly line of said Lot 1, a distance of 207.77 feet to a point, from which an iron pipe found in the northerly line of William Cannon Drive for the point of curvature of a curve to the right bears, S61°30'26"E, a distance of 222.42 feet;

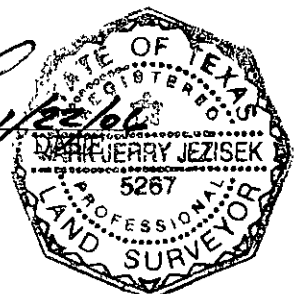
**THENCE**, N28°29'34"E, leaving the northerly line of William Cannon Drive, over and across said Lot 1, a distance of 404.18 feet to the **POINT OF BEGINNING** and southeasterly corner hereof;

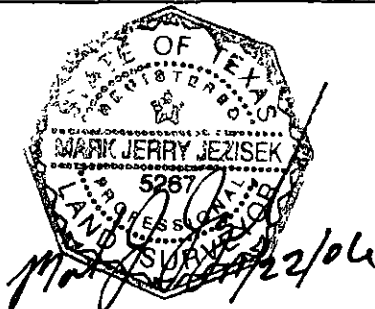
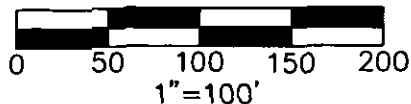
**THENCE**, continuing over and across said Lot 1, for the southerly, westerly, northerly and easterly lines hereof, the following six (6) courses and distances:

- 1) N61°31'44"W, a distance of 61.13 feet to the southwesterly corner hereof, from which a drill hole in concrete found at the northeasterly corner of said Lot 3 bears, S64°10'30"W, a distance of 251.47 feet;
- 2) N28°28'16"E, a distance of 9.38 feet to an angle point;
- 3) S61°31'44"E, a distance of 9.88 feet to an angle point;
- 4) N28°28'16"E, a distance of 23.29 feet to the northwesterly corner hereof;
- 5) S61°31'44"E, a distance of 51.25 feet to the northeasterly corner hereof;
- 6) S28°28'16"W, a distance of 32.67 feet to the **POINT OF BEGINNING**, containing an area of 1,767 square feet of land, more or less, within these metes and bounds.

BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
MARK J. JEZISEK  
NO. 5267  
STATE OF TEXAS





# LEGEND

- DRILL HOLE FOUND IN CONCRETE
- ⊙ IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

## LINE TABLE

No.	Bearing	Distance
L1	N61°31'44"W	61.13'
L2	N28°28'16"E	9.38'
L3	S61°31'44"E	9.88'
L4	N28°28'16"E	23.29'
L5	S61°31'44"E	51.25'
L6	S28°28'16"W	32.67'

**SOUTH FIRST STREET**

(80' R.O.W.)

**1,767 SQ. FT.**

L2-L4

L5

L6

P.O.B.

LOT 1

SOUTHRIDGE PLAZA  
VOL. 83, PG. 1

LOT 3

P.O.C.

N28°28'48"E 199.89'

S64°10'30"W 251.47'

N28°29'34"E 404.18'

S61°30'26"E 207.77'

S61°30'26"E 222.42'

BEARING BASIS

**WILLIAM CANNON DRIVE**

(120' R.O.W.)



**Bury+Partners**

ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746  
Tel (512)328-0011 Fax (512)328-0325  
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## SKETCH TO ACCOMPANY DESCRIPTION

OF 1,767 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

**WEINGARTEN  
REALTY**

DATE 11/22/06

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FN No. 06-689(MJJ)

DRAWN BY MJJ

PROJ No 712-03 99

# TRACT 3

168 SQUARE FEET  
PORTION OF LOT 1  
SOUTHRIDGE PLAZA

FN. NO. 06-690 (MJJ)  
NOVEMBER 22, 2006  
BPI JOB NO. 712-03.99

## EXHIBIT C DESCRIPTION

OF 168 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 168 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a drill hole found in concrete in the northerly line of William Cannon Drive (120' R.O.W.), being the southeasterly corner of Lot 3 of said Southridge Plaza and the southwesterly corner of said Lot 1, from which the northeasterly corner of said Lot 3 bears, N28°28'48"E, a distance of 199.89 feet;

**THENCE**, S61°30'26"E, along the northerly line of William Cannon Drive, being the southerly line of said Lot 1, a distance of 207.75 feet to a point, from which an iron pipe found in the northerly line of William Cannon Drive for the point of curvature of a curve to the right bears, S61°30'26"E, a distance of 222.44 feet;

**THENCE**, N28°29'34"E, leaving the northerly line of William Cannon Drive, over and across said Lot 1, a distance of 435.76 feet to the **POINT OF BEGINNING** and southwesterly corner hereof, from which a drill hole in concrete found at the northeasterly corner of said Lot 3 bears, S69°52'24"W, a distance of 314.34 feet;

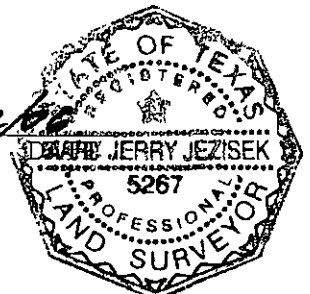
**THENCE**, continuing over and across said Lot 1, for the westerly, northerly, easterly and southerly lines hereof, the following four (4) courses and distances:

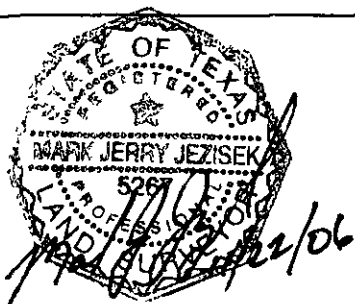
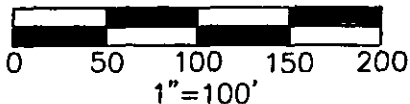
- 1) N28°28'16"E, a distance of 1.09 feet to the northwesterly corner hereof,
- 2) S85°10'27"E, a distance of 168.47 feet to the northeasterly corner hereof;
- 3) S28°24'31"W, a distance of 1.09 feet to the southeasterly corner hereof;
- 4) N85°10'27"W, a distance of 168.47 feet to the **POINT OF BEGINNING**, containing an area of 168 square feet of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

*Mark J. Jezisek* 11/22/06  
MARK J. JEZISEK  
NO. 5267  
STATE OF TEXAS





# LEGEND

- DRILL HOLE FOUND IN CONCRETE
- ⊙ IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

## LINE TABLE

No	Bearing	Distance
L1	N28°28'16"E	1.09'
L2	S85°10'27"E	168.47'
L3	S28°24'31"W	1.09'
L4	N85°10'27"W	168.47'

**SOUTH FIRST STREET**  
(80' R.O.W.)

**168 SQ. FT.**

EXISTING  
1,767 SF  
TRACT

P.O.B.

PROPOSED  
2,180 SF  
TRACT

LOT 1

SOUTHRIDGE PLAZA  
VOL. 83, PG. 1

LOT 3

P.O.C.

N28°28'48"E 199.89'

S61°30'26"E 207.75'

N28°29'34"E 435.76'

S61°30'26"E 222.44'

BEARING BASIS

**WILLIAM CANNON DRIVE**

(120' R.O.W.)

**Bury+Partners**

ENGINEERING SOLUTIONS

3345 Bee Caves Road, Suite 200

Austin, Texas 78746

Tel (512)328-0011 Fax (512)328-0325

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## SKETCH TO ACCOMPANY DESCRIPTION

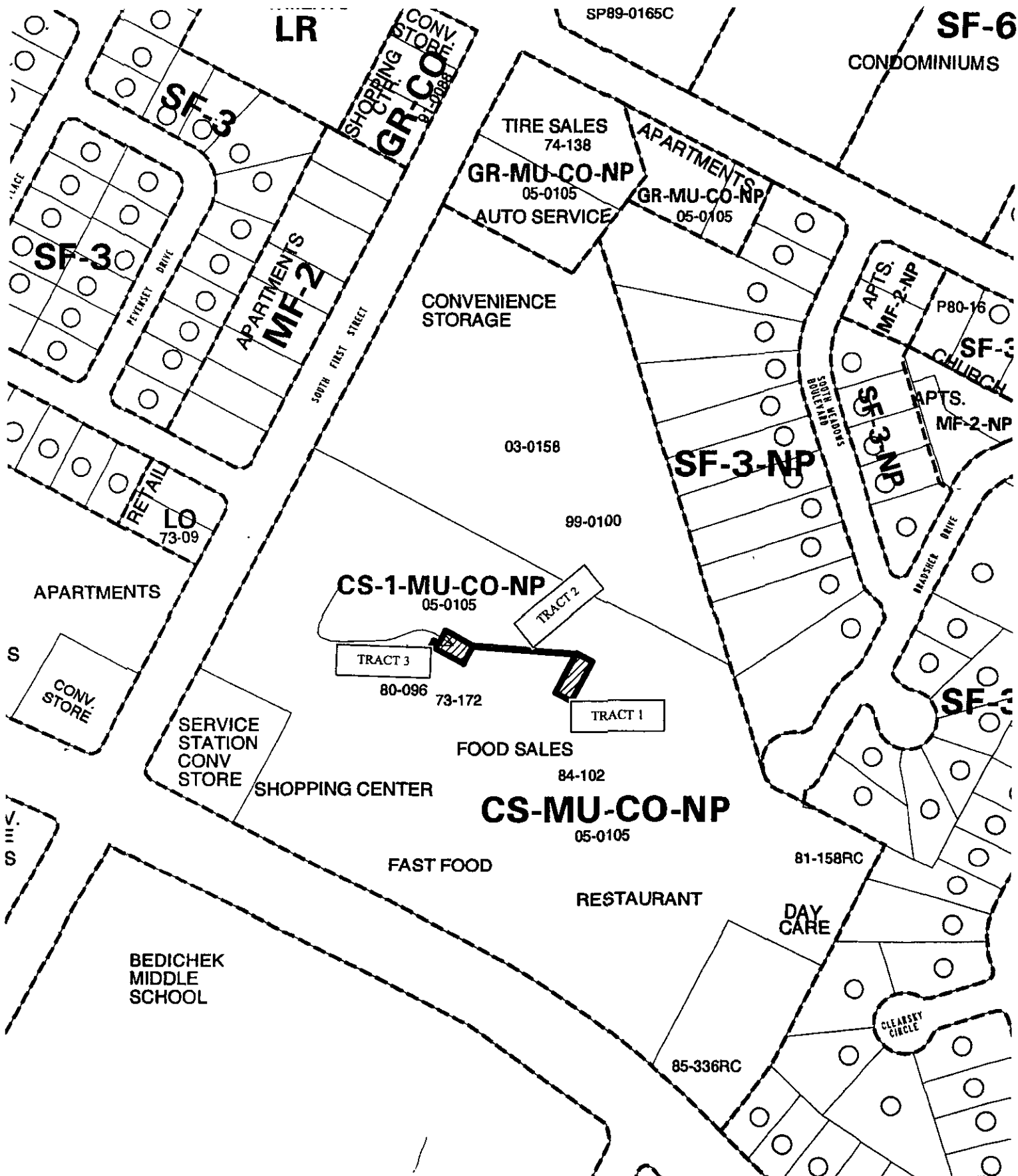
OF 168 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 SOUTHRIDGE PLAZA, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

**WEINGARTEN  
REALTY**

DATE 11/22/06 FILE H \712\03\71203EX3.dwg

FN No 06-690(MJJ) DRAWN BY M J J

PROJ No 712-03 99



 1" = 200'	SUBJECT TRACT		ZONING EXHIBIT D		CITY GRID REFERENCE NUMBER  G16
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-06-0193	DATE: 08-11	
	CASE MGR: W.WALSH		ADDRESS: 502 W WILLIAM CANNON DR	INTLS: SM	
			SUBJECT AREA (acres): 0.094		

BEDICHEK JR. HIGH SCHOOL

DRIVE