

ORDINANCE NO. 20100211-031

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 214 EAST ANDERSON LANE SERVICE ROAD WESTBOUND FROM COMMUNITY COMMERCIAL (GR) 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 (GR) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2009-0140, on file at the Planning and Development Review Department, as follows:

A 13,158 square foot tract of land, more or less, out of a tract in the J.T. Ltd Resubdivision No. 4, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 214 East Anderson Lane Service Road Westbound, 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:

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

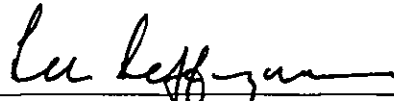
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 22, 2010.

PASSED AND APPROVED

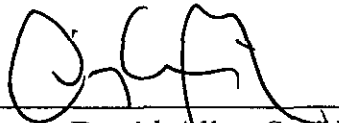
February 11, 2010

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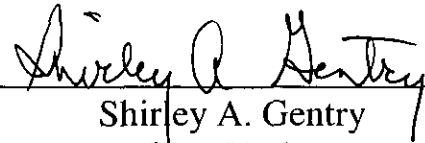
Lee Leffingwell
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084
EXHIBIT A

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Re-Zoning Tract (13,158 Square Feet)

THENCE entering the interior of said Lot 1-D with the North line of this tract, S 63 deg. 00' E 64.14 ft. to a point for the Northeast corner of this tract;

THENCE continuing across the interior of said Lot 1-D with the East line of this tract, the following five (5) courses;

- 1) S 27 deg. 00' W 151.00 ft.;
- 2) S 63 deg. 00' E 6.00 ft.;
- 3) S 27 deg. 00' W 25.00 ft.;
- 4) N 63 deg. 00' W 8.00 ft.;
- 5) S 27 deg. 00' W 35.00 ft. to a point for the Southeast corner of this tract;

THENCE continuing across the interior of said Lot 1-D with the South line of this tract, N 48 deg. 00' W 65.00 ft. to the **PLACE OF BEGINNING**, containing 13, 158 square feet of land.

PREPARED: September 17, 2009.



Holt Carson

Registered Professional Land Surveyor No. 5166

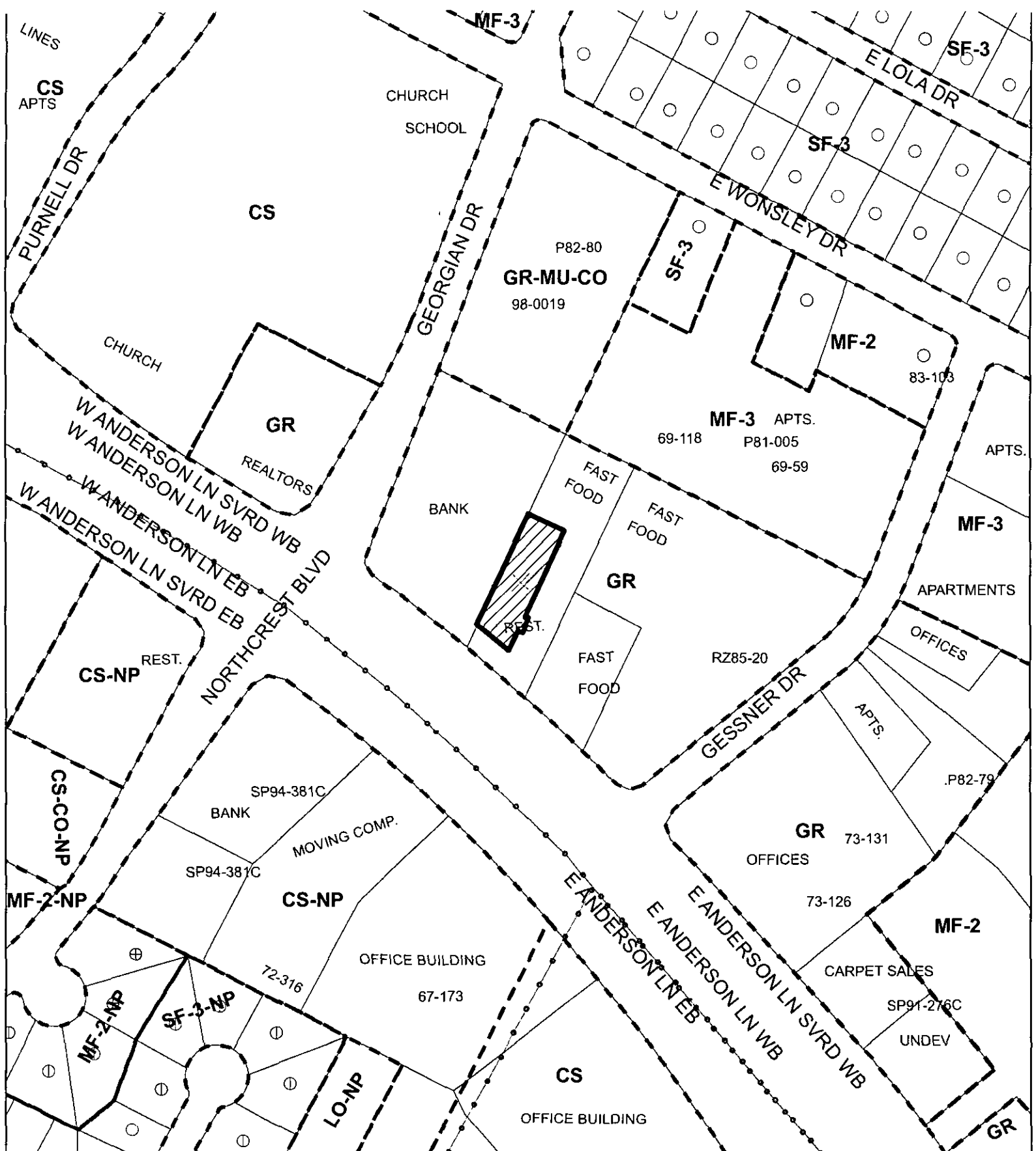
see accompanying sketch: C 830140

REFERENCES:

TCAD Parcel No. 02 3415 02 05

City of Austin Grid: L28 and L29





ZONING *EXHIBIT B*

ZONING CASE#: C14-2009-0140
 ADDRESS: 214 E ANDERSON LN WB
 SUBJECT AREA: 0.30 ACRES
 GRID: L28-29
 MANAGER: S. SIRWAITIS



1" = 200'

OPERATOR: S. MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness