

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13817 NORTH U.S. HIGHWAY 183 NORTH BOUND FROM DEVELOPMENT RESERVE (DR) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 development reserve (DR) district and community commercial (GR) district to community commercial (GR) district on the property described in Zoning Case No. C14-2015-0155, on file at the Planning and Zoning Department, as follows:

Being a tract containing 2.070 acres of land situated in the Elisha Allen Survey No. 2 Abstract 18 of Williamson County, Texas and being the remainder of Lot 8, Block "A", Lake Creek, Section Four as recorded in Cabinet "T", Slide 317 of the Williamson County Plat Records (W.C.P.R.) and being the same tract as conveyed to Luby's Cafeteria's, Inc. and recorded in Doc. No. 9726174 in the Official Records of Williamson County, Texas. Said 2.070 acre tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13817 North U.S. Highway 183 North Bound in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2016.

**PASSED AND APPROVED**

\_\_\_\_\_, 2016      §  
   §  
   §

\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk

Austin #05  
13817 U.S. Highway 183 North  
Austin, TX 78750

**Metes and Bounds Description  
2.070 Acres (Store No. 131)  
Elisha Allen Survey No. 2, A-18  
Williamson County, Texas**

Being a tract containing 2.070 acres of land situated in the Elisha Allen Survey No. 2, Abstract 18 of Williamson County, Texas and being the remainder of Lot 8, Block "A", Lake Creek, Section Four as recorded in Cabinet "I", Slide 317 of the Williamson County Plat Records (W.C.P.R.) and being the same tract as conveyed to Luby's Cafeteria's, Inc. and recorded in Doc. No. 9726174 in the Official Records of Williamson County, Texas. Said 2.070 acre tract being more particularly described by metes and bounds with all bearings based South 69°47'11" West along the south line of said plat:

**BEGINNING** at an "X" cut set in concrete located at the northeast corner of said Lot 8 and being on the southerly right-of-way line of Pecan Park Boulevard (120 foot wide), same being the northwest corner of Lot 1, Block "A," Lake Creek Subdivision; Section 10 as recorded in Cabinet "L", Slide 70 of the Williamson County Plat Records;

**THENCE**, South 39°25'00" East, a distance of 25.00 feet along the common line between said Lot 8 and Lot 1 to an "X" cut set in concrete for an angle point;

**THENCE**, South 20°12'49" East, a distance of 313.31 feet to "X" cut set in concrete for the southeast corner of said Lot 8 and southwest corner of said Lot 1. Said point also being in the north line of Tower of the Hills Subdivision as recorded in Cabinet "P", Slide 126 in the W.C.P.R.;

**THENCE** along the common line between Tower of the Hills Subdivision and the south line of said Lot 8, Lake Creek, Section Four the following five (5) courses and distances:

1. South 69°47'11" West, a distance of 119.29 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON INC." set for corner;
2. North 20°31'42" West, a distance of 4.50 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON INC." set for corner;
3. South 69°47'11" West, a distance of 62.60 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON INC." set for corner;
4. South 20°31'42" East, a distance of 4.50 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON INC." set for corner;
5. South 69°47'11" West, a distance of 112.24 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON INC." set for corner and being on the east right-of-way line of North U.S. 183 Highway (width varies);

Exhibit A

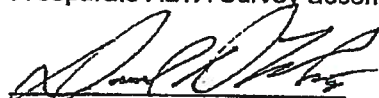
THENCE along said east right-of-way line of North U.S. 183 the following four (4) courses and distances:

1. North 20°31'42" West, a distance of 219.30 feet to a 1/2-inch iron rod found for corner;
2. North 00°21'20" East, a distance of 45.51 feet to a 1/2-inch iron rod with plastic cap stamped "Tx 4707" found for corner;
3. North 24°11'14" East, a distance of 43.90 feet to a TxDOT Brass Disk found for corner;
4. North 53°54'03" East, a distance of 64.99 feet to a TxDOT Brass Disk found for corner and being at the intersection of the east right-of-way line of said North U.S. 183 and the aforementioned south right-of-way line of Pecan Park Boulevard;

THENCE along said south right-of-way line of Pecan Park Boulevard the following two (2) courses and distances:

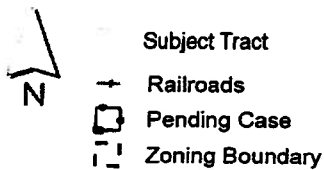
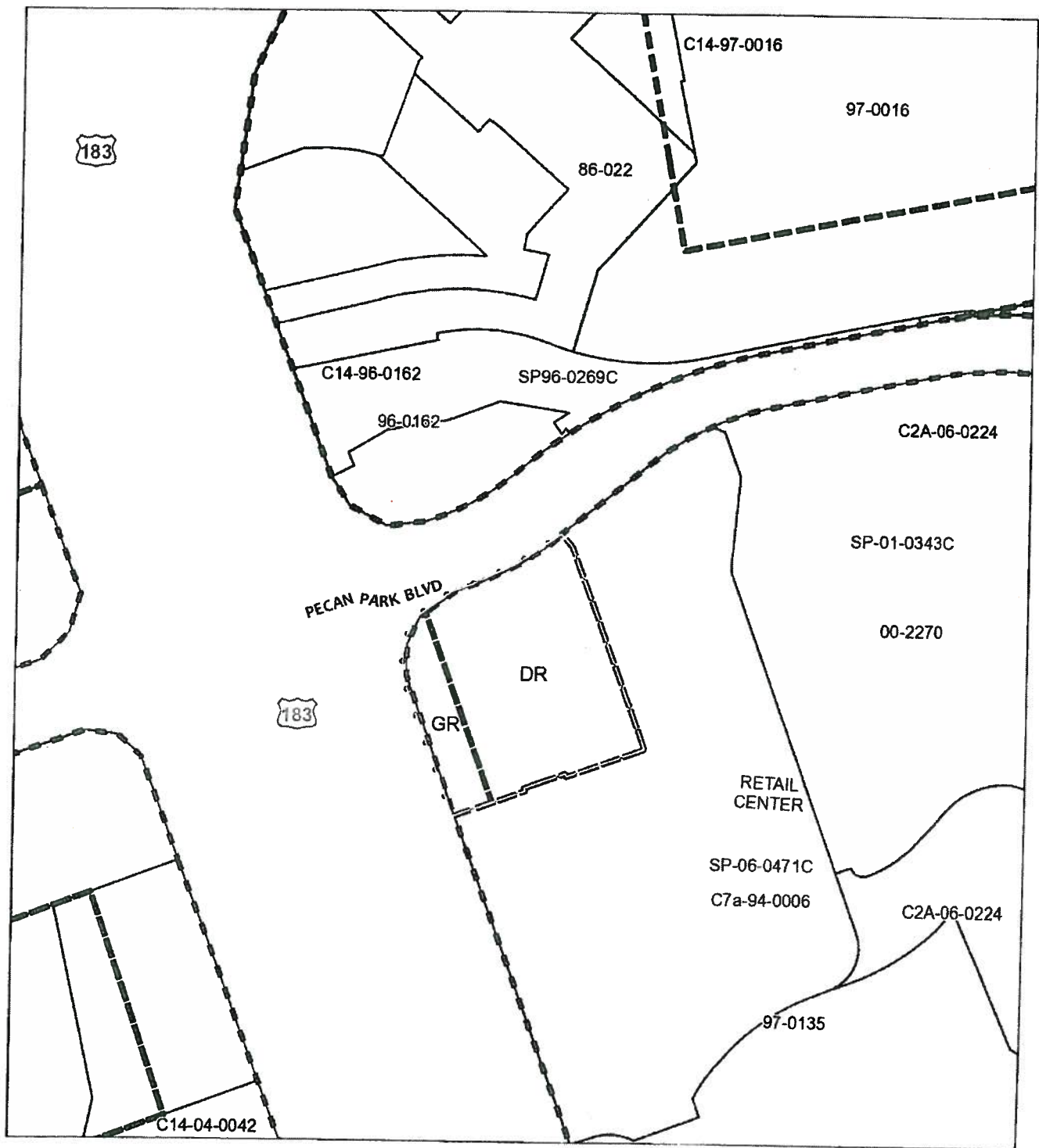
1. North 69°59'40" East, a distance of 30.21 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON INC." set for the beginning of a curve to the left;
2. Along the arc of a curve to the left having an Arc Length of 150.60 feet, a Delta Angle of 18°27'33", a Radius of 467.46 feet and a Chord Bearing and Distance of North 59°48'56" East, 149.95 feet to the POINT OF BEGINNING and containing a computed area of 2.070 acres of land more or less.

A separate ALTA Survey accompanies this Metes and Bounds description.

 6-1-04  
Darrell D. White  
Registered Professional Land Surveyor  
Texas Registration Number 4816



Prepared by:  
SURVCON INC.  
400 West 15<sup>th</sup> Street, Suite 1030  
Austin, Texas 78735  
(512) 457-7870  
March, 2004  
Revised June 1, 2004  
SURVCON Job No. 610094-0003



100 200 Feet

1" = 200'

## ZONING

ZONING CASE#: C14-2015-0155



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.