

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13109 NORTH FM 620 ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) 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 and general commercial services-conditional overlay (CS-CO) combining district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-2015-0156, on file at the Planning and Zoning Department, as follows:

Being a description of a tract of land containing 0.6491 acre (30,236 square feet), being a portion of Lot 4 and a portion of Lot 5, both of amended Maconda Park 620/183, 5, a subdivision in Williamson County, Texas, recorded in Cabinet Q, Slides 369-397 of the Plat Records of Williamson County, Texas, said Lots 4 and 5 were conveyed to Vs Anna Plaza, LLC in Document No. 2014089228 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), said 0.6941 acre being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13109 North FM 620 Road 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**

www.ck12.org

\_\_\_\_\_, 2016

Steve Adler  
Mayor

**APPROVED:**

**ATTEST:**

Anne L. Morgan  
City Attorney

**Jannette S. Goodall**  
City Clerk

EXHIBIT " \_\_\_\_\_ "

Zoning for Office Depot  
Lot 4 & 5, Amended Maconda Park 620/183, 5

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.6941 ACRE (30,236 SQUARE FEET), BEING A PORTION OF LOT 4 AND A PORTION OF LOT 5, BOTH OF AMENDED MACONDA PARK 620/183, 5, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET Q, SLIDES 396-397 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOTS 4 AND 5 WERE CONVEYED TO VS ANNA PLAZA, LLC IN DOCUMENT NO. 2014089228 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.6941 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**COMMENCING**, at a mag nail found at the southeast corner of said Lot 5, and being the southwest corner of Lot 6, both of said Amended Maconda Park 620/183, 5, and being in the west line of Lot 1 of Maconda Park 620/183, recorded in Cabinet O, Slide 222-224 (P.R.W.C.T.), from which a mag nail found at an angle point in the south line of said Lot 5, and being an angle point in the northwest line of said Lot 1 bears, S11°49'54"E, a distance of 14.00 feet, also from which a mag nail found at an interior ell corner of said Lot 5, and being an exterior ell corner of said Lot 6 bears, N48°01'36"W, a distance of 248.18 feet;

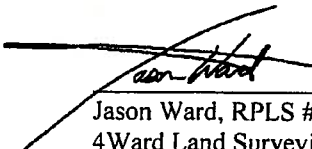
**THENCE**, leaving the common southerly corner of said Lot 5 and Lot 6, and the west line of said Lot 1, over and across said Lot 5, N53°53'21"W, a distance of 7.19 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof, said point being a building corner of an existing Office Depot;

**THENCE**, in part continuing over and across said Lot 5, and in part over and across said Lot 4, the following six (6) courses and distances, and with the common line of said Office Depot Building:

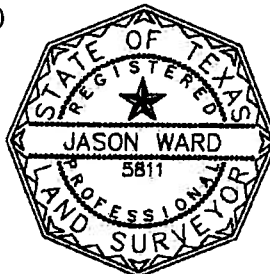
- 1) S41°56'06"W, a distance of 33.90 feet to a calculated point for an exterior ell corner hereof,
- 2) N48°03'54"W, a distance of 36.50 feet to a calculated point for an interior ell corner hereof,
- 3) S41°56'06"W, a distance of 130.80 feet to a calculated point for the southwest corner hereof, from which a mag nail found at an angle point in the common line between said Lot 4 and Lot 5 bears, S76°03'52"W, a distance of 101.99 feet,
- 4) N48°03'54"W, a distance of 176.07 feet to a calculated point for the northwest corner hereof, from which a mag nail found at an angle point in the common line between said Lot 4 and Lot 5 bears, N84°59'34"W, a distance of 42.51 feet,
- 5) N41°56'06"E, a distance of 164.70 feet to a calculated point for the northeast corner hereof, and
- 6) S48°03'54"E, a distance of 212.57 feet to the **POINT OF BEGINNING** and containing 0.6941 Acre (30,236 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000119331100. See attached sketch (reference drawing: 00299\_Zoning Exhibit.dwg)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

11/19/2015



# REFERENCES:

WCAD PARCEL# R379607  
COA GRID F39

LOT 1  
MACONDA PARK 620 / 183  
CABINET Q, SLIDES 222-224  
P.R.W.C.T.

ZONING  
BOUNDARY

P.O.C.  
GRID N: 10,142,844.63  
GRID E: 3,096,610.55

P.O.B.  
GRID N: 10,142,848.87  
GRID E: 3,098,604.75  
S41°56'06"W  
33.90'

CS-CO ZONING

## GENERAL NOTES:

- 1) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.
- 2) SEE ATTACHED METES AND BOUNDS.
- 3) OTHER EASEMENTS EXIST ON THE SUBJECT TRACT, BUT WERE NOT SHOWN FOR THE PURPOSE OF THIS SURVEY.

## LEGEND

PROPERTY LINE  
EXISTING PROPERTY LINES  
EXISTING EASEMENTS  
CALCULATED POINT  
MAG NAIL FOUND  
POINT OF BEGINNING  
POINT OF COMMENCEMENT  
CABINET, SLIDE  
PLAT RECORDS,  
WILLIAMSON COUNTY, TEXAS  
RECORD INFORMATION PER  
PLAT CAB. Q, SLD. 396-397

P.O.B.  
P.O.C.  
CAB./SLD.  
P.R.W.C.T.

[.....]

Date: 11/19/2015

Project: 00299

Scale: 1" = 50'

Reviewer: JSW

Tech: JL

Field Crew: MS/RM/FG

Survey Date: NOV. 2015

Sheet: 1 OF 1

P:\00299\Draw\00299\_Zoning Exhibit.dwg

## AMENDED

MACONDA PARK 620 / 183, 5  
CABINET Q, SLIDE 396-397  
P.R.W.C.T.

30' ACCESS EASEMENT  
DOC. # 9726172  
O.P.R.W.C.T.

[N42°57'29"E  
26.90']  
[N41°58'04"E  
26.92']

N84°59'34"W  
42.51'

OWNER:  
VS ANNA PLAZA LLC  
DOC. # 2014089228  
O.P.R.W.C.T.

LOT 4

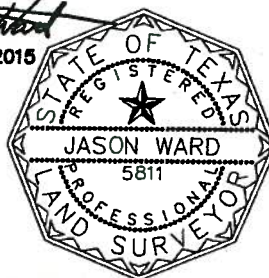
[S12°01'16"W  
24.68']  
[S10°55'19"W  
24.63']

## BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000119331100.

**0.6941 ACRE**  
**ZONING EXHIBIT OUT**  
**OF AMENDED**  
**MACONDA PARK**  
**620/183, 5**  
**City of Austin,**  
**Williamson County, Tx**

11/19/2015



**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

EXISTING  
OFFICE DEPOT  
BUILDING

## ZONING EXHIBIT

0.6941 ACRE(S)  
30,236 SQUARE FEET

LOT 5

BUILDING 1.3'  
DISTANCE INSIDE  
LOT 4

BUILDING 0.8'  
DISTANCE INSIDE  
LOT 5

BUILDING 0.9'  
DISTANCE INSIDE  
LOT 5

LOT 6

GR ZONING

[S42°57'29"W  
52.68']  
[S41°56'43"W  
52.72']

[N47°03'34"W 248.22']  
[N48°01'36"W 248.18']

S48°03'54"E 212.57'

N41°56'08"E 184.70'

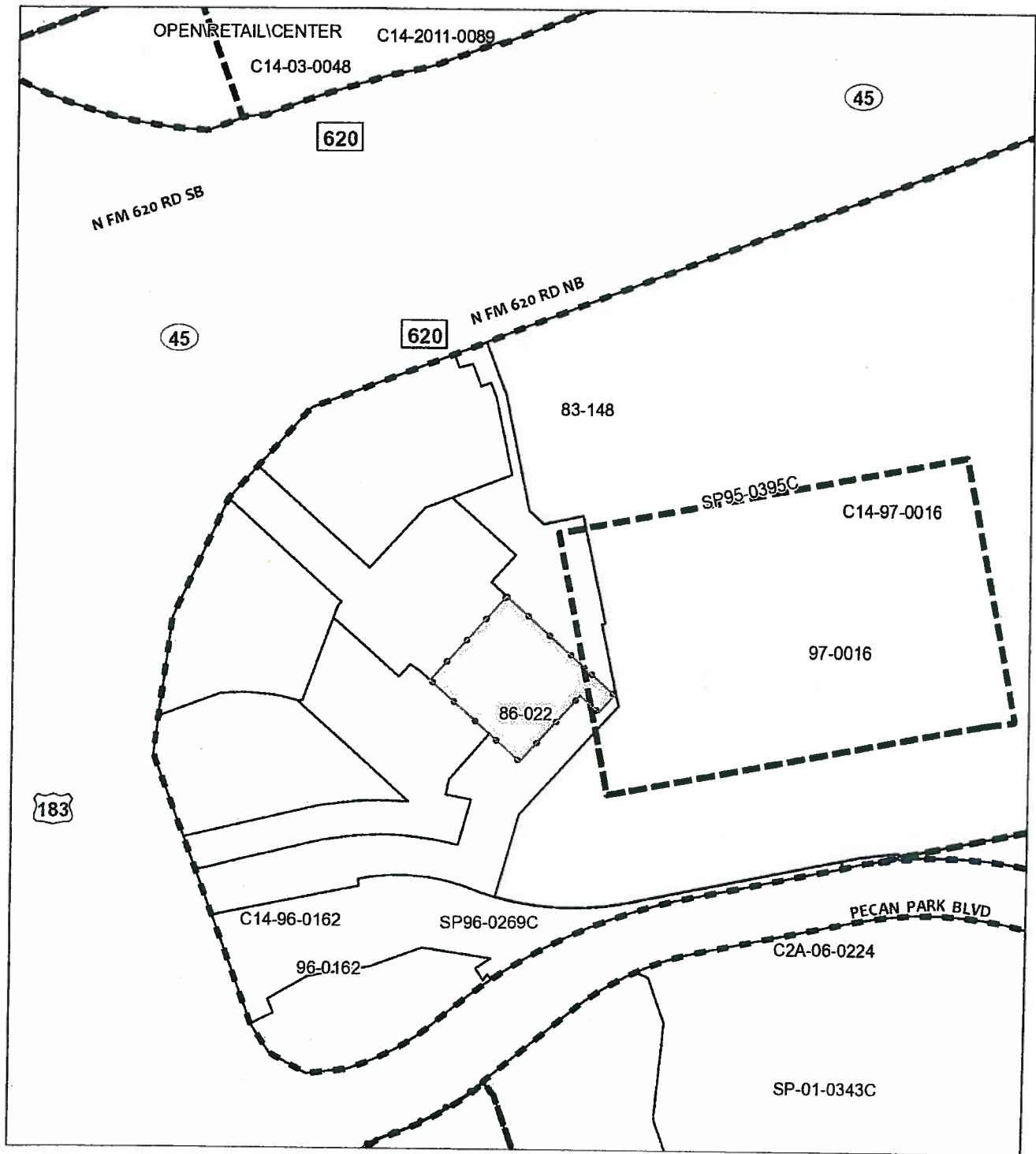
N48°03'54"W 176.07'

[S48°02'59"E 152.87']  
[S47°03'34"E 152.78']

[S42°57'45"W 85.71']  
[S41°58'20"W 85.76']

S76°03'52"W 101.99'

[S42°57'29"W 52.68']  
[S41°56'43"W 52.72']



- 

100 200 Feet

1" = 200'

## ZONING

ZONING CASE#: C14-2015-0156



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.