

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-10
AGENDA DATE: Thu 06/23/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0061 - Escarpment Village - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 9600 Escarpment Boulevard (Slaughter Creek - Barton Springs Zone) from community commercial - conditional overlay (GR-CO) combining district zoning to commercial - liquor sales (CS-1) district zoning. Zoning and Platting Commission Recommendation: To be reviewed on June 21, 2005. Applicant: Escarpment Village, L.P. (John E. Baker). Agent: Drenner Stuart Wolff Metcalfe von Kreisler, L.L.P. (Michele Hausmann). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0061

Z.P.C. DATE: May 17, 2005
June 21, 2005

ADDRESS: 9600 Escarpment Boulevard

OWNER: Escarpment Village, L.P.
(John E. Baker)

AGENT: Drenner Stuart Wolff
Metcalf von Kreisler, L.L.P.
(Michele Haussmann)

ZONING FROM: GR-CO **TO:** CS-1

AREA: 0.069 acres (3,016 square feet)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant commercial – liquor sales (CS-1) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

May 17, 2005: *RECOMMENDED CS-1 DISTRICT ZONING, BY CONSENT.*
[J. MARTINEZ; J. GOHIL – 2ND] (9-0)

June 21, 2005:

ISSUES:

Since the May 17, 2005 Zoning and Platting Commission meeting, the Applicant has shifted the location of CS-1 footprint slightly, which requires reconsideration by the Commission. Correspondence from the Applicant is attached following Exhibit C.

Letters of support for CS-1 zoning from the New Villages of Western Oaks Homeowner's Association and the Circle C Homeowners Association are provided at the back of the Staff report.

DEPARTMENT COMMENTS:

The subject rezoning area is a 3,659 square foot lease space within the Escarpment Village shopping center that is presently under construction. This portion of the shopping center accesses West Slaughter Lane and Escarpment Boulevard, and is zoned community commercial – conditional overlay (GR-CO) combining district by a 2003 zoning case. It includes financial services, retail sales and restaurant uses. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), A-2 (Vicinity Map), B (Recorded Plat) and C (Approved Site Plan).

The applicant proposes to rezone the lease space to the commercial – liquor sales (CS-1) district and occupy the lease space with a liquor store. Staff recommends CS-1 zoning based

on the following considerations: 1) the proposed use is compatible with the surrounding uses within the retail center and its corresponding GR-CO zoning; 2) it is located at a distance from the nearest residential neighborhoods; and, 3) access will be taken to two arterial roadways.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO	Lease space within a shopping center presently under construction
<i>North</i>	GR-CO; LR-CO	Shopping center presently under construction
<i>South</i>	RR; I-RR	Undeveloped; Park land
<i>East</i>	GR-CO; LR-MU-CO; LR-CO	Shopping center presently under construction
<i>West</i>	GR-CO; I-RR	Shopping center presently under construction; Drainage / Water quality pond

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek – Barton Springs Zone

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes, both Slaughter Lane and Escarpment Boulevard are designated as Scenic Roadways.

NEIGHBORHOOD ORGANIZATIONS:

384 – Save Barton Creek Association
 427 – Circle C Homeowners Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 651 – The New Villages at Western Oaks Owners Association, Inc.
 943 – Save Our Springs Alliance
 967 – Circle C Neighborhood Association

385 – Barton Springs Coalition

SCHOOLS:

Mills Elementary School

Clint Small Middle School

Bowie High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0040.107	I-RR to GR	To Grant GR-CO, subject to conditions	Approved GR-CO with CO for maximum

			height, and list of prohibited uses (8-1-02).
C14-02-0040.106	I-RR to GR	To Grant GR-CO, subject to conditions	Approved GR-CO, with CO for building and structure setbacks, LR development regulations, list of prohibited uses, including those for single occupants greater than 36,750 s.f. (7-18-02).
C14-02-0040.105	I-RR to RR	To Grant RR subject to CO prohibiting development	Approved RR (8-1-02).
C14-02-0040.104	I-RR to RR	To Grant RR subject to CO prohibiting development	Approved RR (8-1-02).
C14-97-0158 (Village at Western Oaks MUD)	I-RR; I-SF-2 to RR; SF-1; SF-2; SF-3; SF-4; SF-5; SF-6; MF-1; MF-2; MF-3; MF-4; NO; LO; GO; LR; GR; CS; & P	To Grant staff recommendation with conditions	Approved RR-CO; SF-2-CO; SF-4A-CO; SF-6-CO; MF-1-CO-CO; LO-CO; LR-CO; GR-CO. The CO is for xeriscaping on un-built land; IPM Plan; maximum number of dwelling units on various tracts; maximum building height; setbacks – front, street side, interior side, rear; maximum F.A.R.; and prohibits hard liquor sales in certain locations (4-16-98).

RELATED CASES:

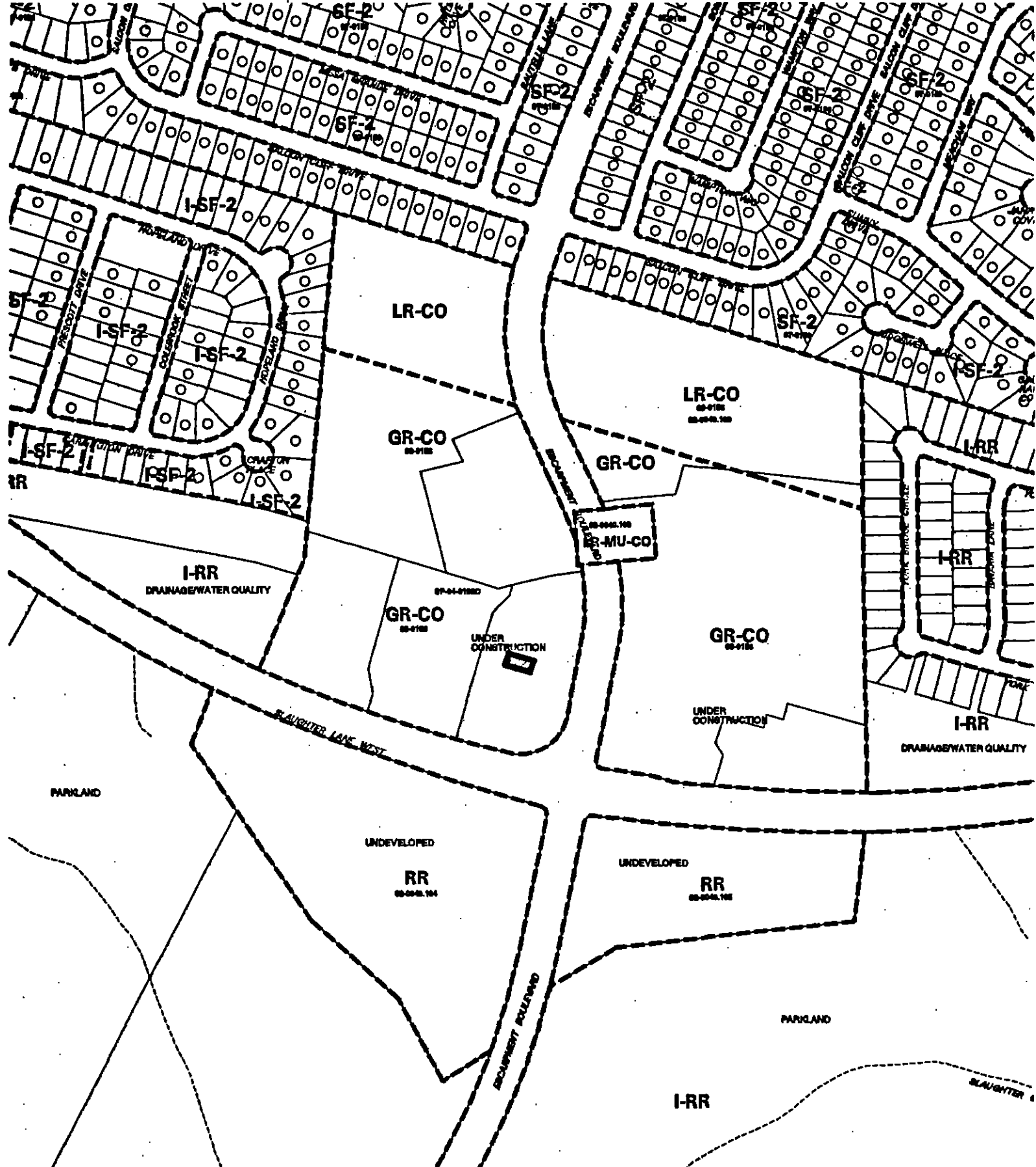
The Escarpment Village shopping center was rezoned to GR-CO (Tract One) and LR-CO (Tract Two) and included a Restrictive Covenant for the conditions of the Traffic Impact Analysis on June 10, 2004 (C14-03-0156). The Conditional Overlay associated with GR tract establishes setbacks for buildings and structures; setbacks for surface parking facilities; prohibited uses; and prohibited uses for a single occupant of any leaseable space over than 36,750 square feet.


The rezoning area is a portion of Lot 7, Block B of the Escarpment Village plat that was recorded on October 6, 2004 and is provided as Exhibit B (C8-04-0058.1A). A consolidated site plan for Escarpment Village was also approved on December 30, 2004, and is provided as Exhibit C (SP-04-0192C).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
West Slaughter Lane	Varies	2 @ 24 feet	Arterial	Yes	No	In Bicycle Plan as a Priority 1 route
Escarpment Boulevard	120 feet	Under construction	Arterial	Yes, under construction	No	No

CITY COUNCIL DATE: June 23, 2005**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us**PHONE:** 974-7719



 1"=400'	<p>SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH</p>	<p>ZONING Exhibit A</p> <p>CASE #: C14-05-0061 ADDRESS: 9600 ESCARPMENT BLVD SUBJECT AREA (acres): 0.069</p>	<p>DATE: 05-06 INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER B16</p>
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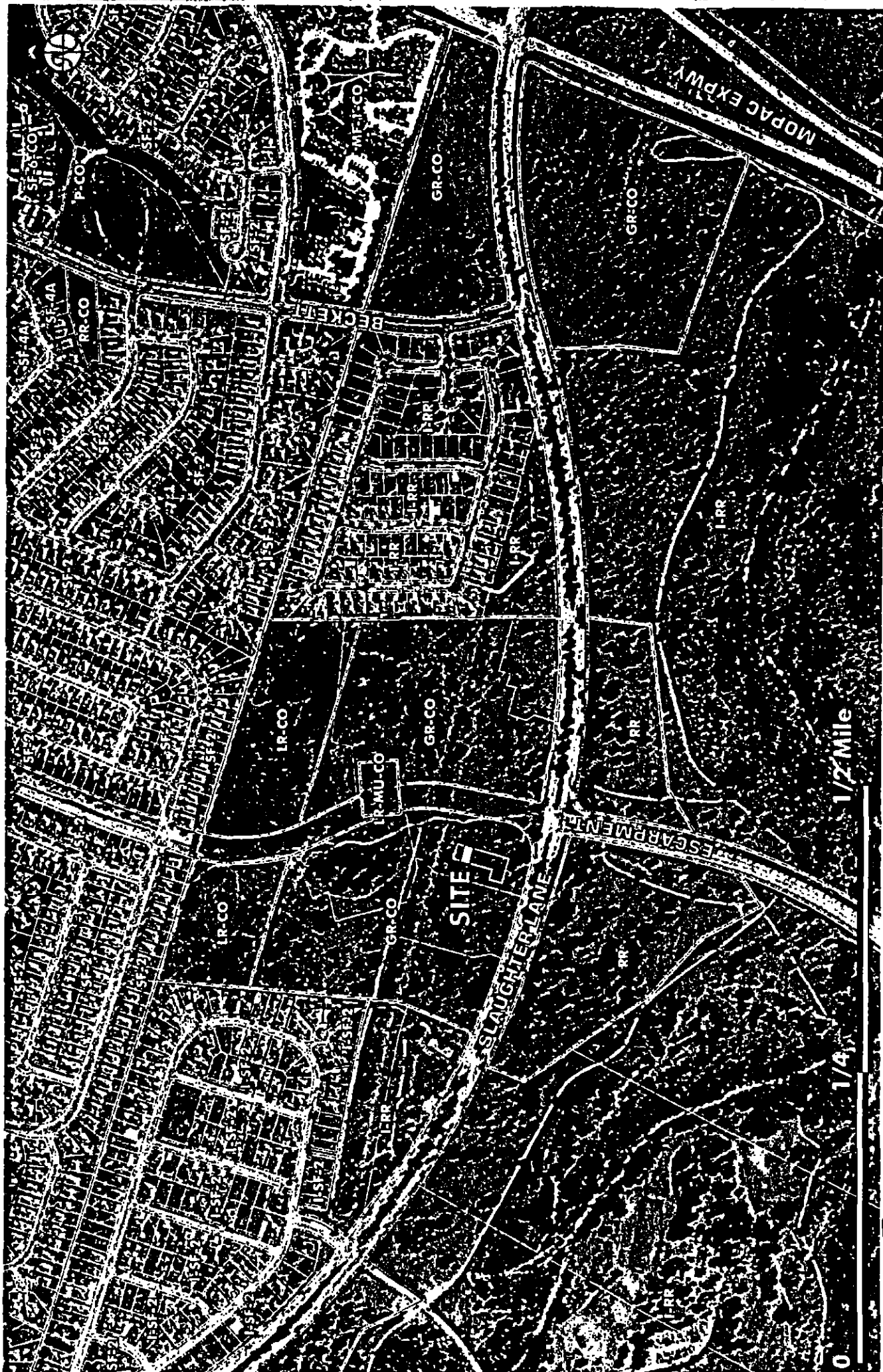


Exhibit
A-1

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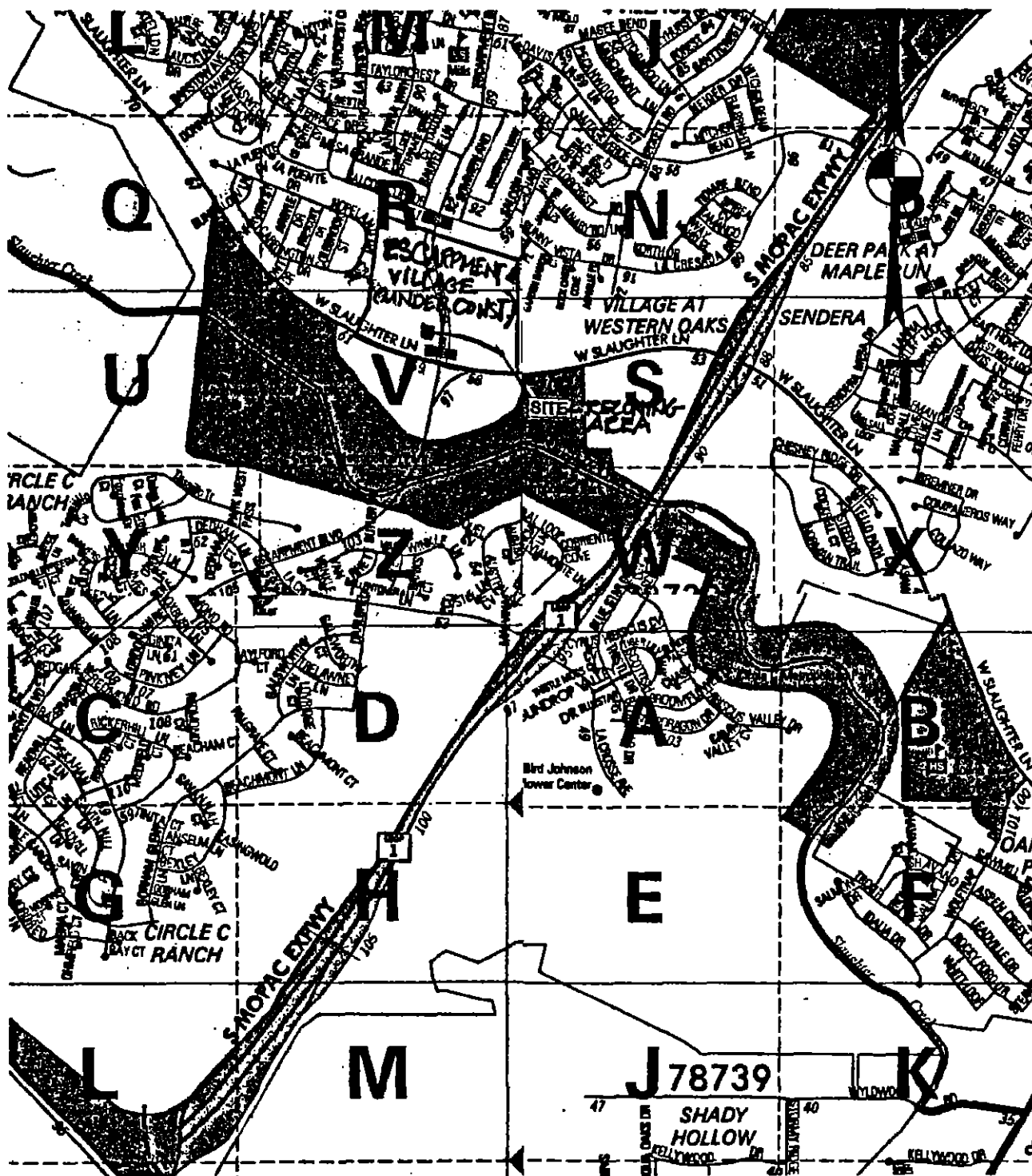


Exhibit A-2

SITE LOCATION MAP

b Bury+Partners
 Consulting Engineers and Surveyors
 Austin, Texas Tel 512/792-0911 Fax 512/792-0925
 Bury+Partners, Inc. Copyright 2002

FILE: C:\969\03\EXH\96903EXH07.DWG

PROJECT No.: 969-03.10

SCALE: N.T.S.



EXHIBIT P
RECORDED
PLAT

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THE UNIVERSITY OF CHICAGO

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WATER USE PLAN

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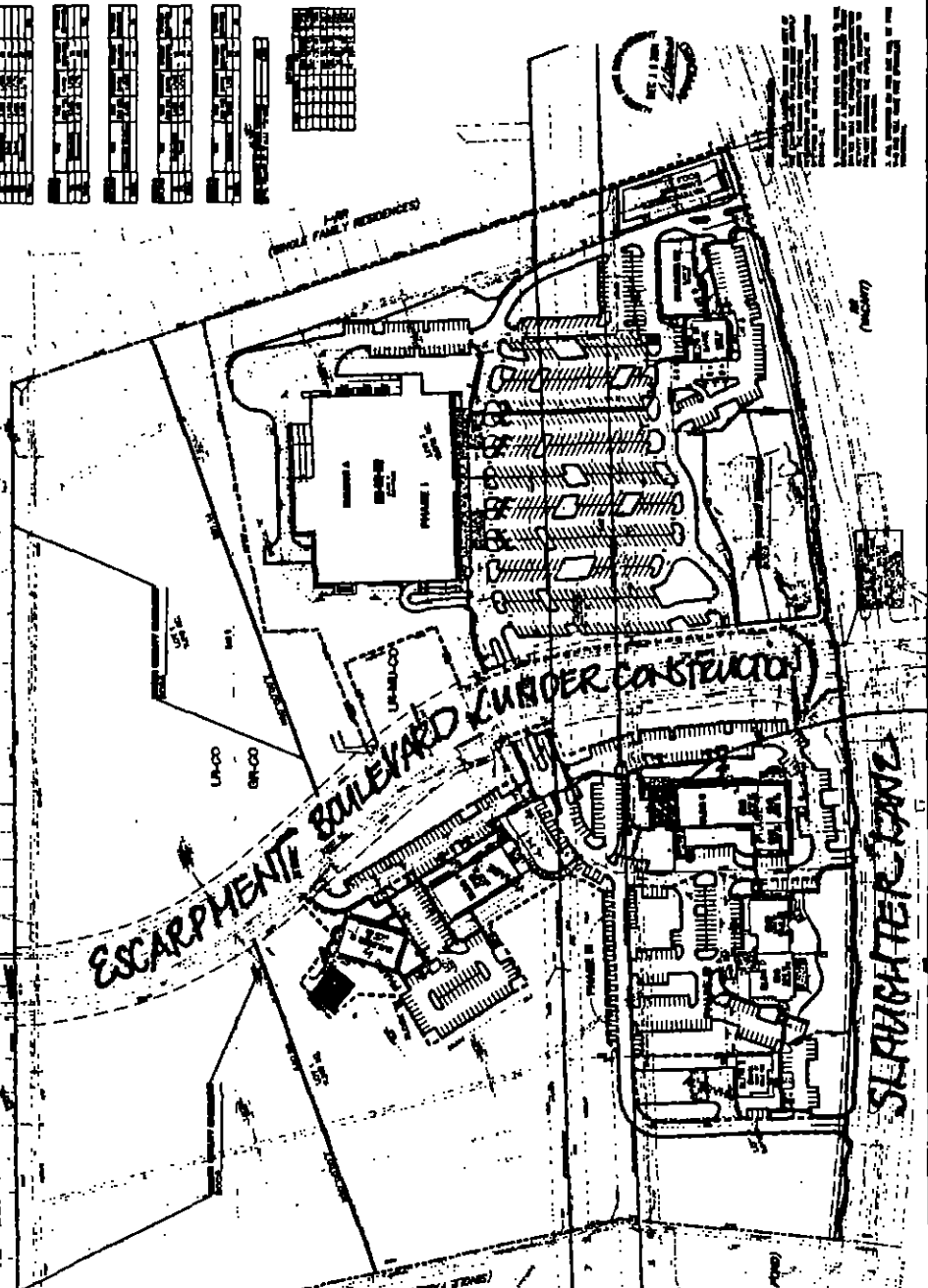
P Buy+Partners
ENGINEERING SOLUTIONS
AND THE BEST PARTS AND
TOOLS. THAT'S HOW
WE SERVE YOU. THE SIMPLE-
ST. THE MOST. THE BEST.



PAGE 1 - GOOD IN REASONING FOR
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 4. State: _____
 5. Zip: _____
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 7. Signature: _____
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**PROPOSED
CS-1
ZONING**



MICHELE C. HAUSSMANN
PRINCIPAL PLANNER

(512) 404-2233
mch@lawdsww.com

Ms. Wendy Walsh
Neighborhood Planning and Zoning Department
City of Austin, 5th floor
505 Barton Springs Road
Austin, TX 78701

VIA HAND DELIVERY

Re: Escarpment Village – C14-05-0061. Approximately 0.84 Acres Located at the Intersection of Slaughter Lane and Escarpment Blvd. ("Property"); Proposed Rezoning from GR-CO zoning district to CS-1 zoning district.

Dear Wendy:

As you know, the above referenced zoning case was presented to the Zoning and Platting Commission on May 17, 2005 and was approved on the consent agenda. Since that time, a minor shift has taken place on the CS-1 zoning footprint location. The adjacent tenant has expanded approximately 500 feet therefore shifting the proposed CS-1 zoning footprint over 5 ½ feet. A revised set of field notes has been submitted to you reflecting the change.

As a result, it is required that we return to the Zoning and Platting Commission before proceeding to City Council. It is my understanding that dual notification will be mailed that includes a new zoning map reflecting the new CS-1 zoning footprint location for the Zoning and Platting Commission June 21, 2005 agenda date and June 23, 2005 City Council agenda date. The item will again be presented on the consent agendas.

Please let me know if you should have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michele Hausmann', with a long horizontal flourish extending to the right.

Michele Hausmann

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant commercial – liquor sales (CS-1) district zoning.

BACKGROUND

The subject rezoning area is a 3,659 square foot lease space within the Escarpment Village shopping center that is presently under construction. This portion of the shopping center accesses West Slaughter Lane and Escarpment Boulevard, and is zoned community commercial – conditional overlay (GR-CO) combining district by a 2003 zoning case. It includes financial services, retail sales and restaurant uses.

The applicant proposes to rezone the lease space to the commercial – liquor sales (CS-1) district and occupy the lease space with a liquor store. Staff recommends CS-1 zoning based on the following considerations: 1) the proposed use is compatible with the surrounding uses within the retail center and its corresponding GR-CO zoning; 2) it is located at a distance from the nearest residential neighborhoods; and, 3) access will be taken to two arterial roadways.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

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.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff recommends CS-1 zoning based on the following considerations: 1) the proposed use is compatible with the surrounding uses within the retail center and its corresponding GR-CO zoning; 2) it is located at a distance from the nearest residential neighborhoods; and, 3) access will be taken to two arterial roadways.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area represents a 3,659 square foot lease space within the Escarpment Village shopping center that is presently under construction. This portion of the shopping center will include financial services, retail sales and restaurant uses.

Impervious Cover

The maximum impervious cover allocated to Tract 103 is 18.75 acres (32% of 60.469 acres), as established by the Development Agreement between the City of Austin and Circle C Land Corp, effective as of August 15, 2002. No changes to the allocated impervious cover are contemplated with the rezoning application.

Environmental

This site is located over the Edward's Aquifer Recharge Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. Project applications at the time of this report are subject to the Development Agreement between The City Of Austin and Circle C Land Corporation.

According to flood plain maps, there is no flood plain within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2, 25-8 and Circle C Agreement for all development and/or redevelopment.

Under current Circle C Agreement, development or redevelopment on this site will be subject to providing structural sedimentation, filtration and/or re-irrigation basins per Section 7 of the Agreement.

Transportation

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

The trip generation under the requested zoning is estimated to be 1,241 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

The traffic impact analysis for this site was waived because this site is subject to the conditions of the approved TIA (Escarpment Village) for this site.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and utility adjustment. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

A zoning change to CS-1 does not trigger the application of compatibility standards.

APR-21-2005 11:17 PM DWAIN ROGERS

P. 01

April 19, 2005

Ms. Alice Glasco
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

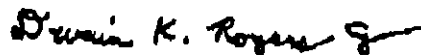
RE: Support for Escarpment Village
Zoning Request for Proposed Twin Liquors - CS-1 Zoning

Dear Ms. Glasco:

The Board of Directors of the New Villages of Western Oaks Homeowner's Association supports the proposed rezoning of a 0.84 acre footprint of land out of Tract 103 known as Escarpment Village. The proposed rezoning is from GR-CO to CS-1.

In 2004, our neighborhood association worked extensively with Stratus Properties and IGER to ensure a superior project is constructed on Tract 103. We agree this use fits in with the neighborhood services needed in the area.

Sincerely,



Dwain Rogers
President,
New Villages of Western Oaks Homeowners Association
Board of Directors

Apr 14 05 05:48p

Denise Nordstrom

5122888488

P. 2

Circle C Homeowners Association
5919 La Crosse Avenue, Suite 100
Austin, Texas 78739
(512) 288-8663

6 April 2005

Ms. Alice Glasco
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

RE: Support for Escarpment Village
Zoning Request for Proposed Twin Liquors - CS-1 Zoning

Dear Alice:

The Board of Directors of the Circle C Homeowners Association supports the proposed rezoning of a 0.84 acre footprint of land out of Tract 103 known as Escarpment Village. The proposed rezoning is from GR-CO to CS-1. We understand that this zoning request allows for a single liquor store.

We respectfully request that the Circle C Homeowners Association be kept advised of any additional planning or zoning changes related to Tract 103/Escarpment Village.

Sincerely,



Quentin Fennessy
President
Circle C Homeowners Association



CIRCLE C HOMEOWNERS ASSOCIATION

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0061

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 17, 2005 Zoning and Platting Commission

MATTHEW PARENTE

Your Name (please print)

6105 CRAFTON PLACE

Your address(es) affected by this application

Matthew Parente

Signature

5/11/05

Date

Comments: There are at least 3 other liquor stores within 3 miles of here. I see little reason to change the zoning to allow another liquor store into a highly residential area.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-05-0061

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 17, 2005 Zoning and Platting Commission

DESMOND NG

Your Name (please print)

9235 RIDGEWELL PL AUSTIN TX 78749

Your address(es) affected by this application

[Signature]

Signature

5/14/05

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0061

Contact: Wendy Walsh, (512) 974-7719

Public Hearings:

June 21, 2005 Zoning and Platting Commission;

June 23, 2005 City Council

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Timothy Cheng

Your Name (please print)

6103 Mesa Grande Dr. Austin, TX 78749

Your address(es) affected by this application

Tim Cheng

Signature

6/10/05

Date

Comments:

proposed

Obviously the change will be against

residential use of the area.

Very Very BAD idea !!!

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.cl.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0061

Contact: Wendy Walsh, (512) 974-7719

Public Hearings:

June 21, 2005 Zoning and Platting Commission;

June 23, 2005 City Council

Rollin Burney
Your Name (please print)

5963 Salconcliff St.
Your address(es) affected by this application

[Signature]
Signature

6/10/05
Date

Comments: We Object.
Liquor Stores never help
anyone but their own
selves

Nancy Burney
5963 Salconcliff St.
6-10-05

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810



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Case Number: C14-05-0061

Contact: Wendy Walsh, (512) 974-7719

Public Hearings:

June 21, 2005 Zoning and Platting Commission;

June 23, 2005 City Council

Jessica Fehrenbach

Your Name (please print)

5555 Salton Cliff Dr. Austin 78749

Your address(es) affected by this application

Jessica Fehrenbach

Signature

6/10/05

Date

Comments:

We do not need another liquor store in this area. There are 2 liq. stores in the shopping centers by 290 + 71. Once Escarpment goes through to Slaughter it'll be a hop, skip + a jump to your local liquor stores for the people south of Slaughter. How about a high class woman's consignment shop (clothes) for this middle class woman? If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810



May 24, 2005

**In reference to Case Number: C14-05-0061
(CS-1 Commercial-Liquor Sales district)**

Although, the new liquor store, May not violates any licensee requirements, but the approximate distance of rezoning of section CS-1, that is for commercial-Liquor Sales is still too close to Bowie High School.

There have been several bad automobile accidents on Slaughter Lane between the high school and the new rezoning area that caused some people to lose their life in the past.

There is history of teens get behind the wheel and race each other on that road. As a result, the new upcoming Liquor store could contribute some what to more traffic fatality in the area. Therefore, as resident of near by community I am concern and truly believe the Liquor Store could harm our neighborhood. I ask you all, to Please not to allow any liquor store in that area.

Thank you,

**Tony Marciano
Salcon Cliff Drive
Austin, TX 78749
512-936-7356**

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9600 ESCARPMENT BOULEVARD FROM
3 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
4 COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from community commercial-conditional overlay (GR-CO)
10 combining district to commercial-liquor sales (CS-1) district on the property described in
11 Zoning Case No. C14-05-0061, on file at the Neighborhood Planning and Zoning
12 Department, as follows:

13
14 A 0.069 acre tract of land (3016 square feet), more or less, out of Lot 5, Block B,
15 Escarpment Village Subdivision, the tract of land being more particularly
16 described by metes and bounds in Exhibit "A" incorporated into this ordinance,

17
18 locally known as 9600 Escarpment Boulevard, in the City of Austin, Travis County, Texas,
19 and generally identified in the map attached as Exhibit "B".
20

21 PART 2. This ordinance takes effect on _____, 2005.

22
23
24 PASSED AND APPROVED

25
26
27
28 _____, 2005

§
§
§

29 Will Wynn
30 Mayor

31
32
33 APPROVED: _____

34 David Allan Smith
35 City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk

MAY 31, 2005 JOB NO. 536-13
CLIENT: ESCARPMENT VILLAGE, L.P.
TWIN LIQUORS ZONING

FIELD NOTE NO. 536-15R1
PROJECT: ESCARPMENT VILLAGE
COA GRID NO. B-16

EXHIBIT A
FIELD NOTES

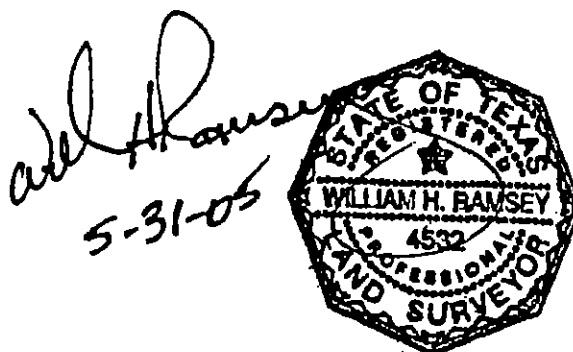
A DESCRIPTION OF 0.069 ACRE (3016 SQUARE FEET) OF LAND BEING A PORTION OF LOT 5, BLOCK B, ESCARPMENT VILLAGE, A SUBDIVISION WHOSE PLAT IS RECORDED IN DOCUMENT NO. 200400299 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.069 ACRE AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set for a point of curvature on the west right-of-way (R.O.W.) line of Escarpment Boulevard, 120 feet in width dedicated by said plat, being the east line of said Lot 5 from which a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set for a point of curvature on said west R.O.W. line bears N13°41'29"E, 248.77 feet;

THENCE crossing said Lot 5 N36°34'39"W, 192.17 feet to the POINT OF BEGINNING and southeast corner of the herein described 0.069 acre;

THENCE continuing to cross said Lot 5 along the south, west, north and east lines hereof the following four (4) courses:

1. N71°51'46"W, 80.46 feet to a point,
2. N18°08'14"E, 37.48 feet to a point,
3. S71°51'46"E, 80.46 feet to a point, and
4. S18°08'14"W, 37.48 feet to the POINT OF BEGINNING containing 0.069 acre (3016 square feet) of land.



LEGEND

- - 1/2" IRON ROD FOUND
- - 5/8" IRON ROD WITH PLASTIC CAP
- MARKED "RPLS 4532" SET
- △ - CALCULATED POINT
- TCRPR - TRAVIS COUNTY REAL PROPERTY RECORDS
- TCPR - TRAVIS COUNTY PLAT RECORDS
- OPRTC - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY.



LOT 2
BLOCK B

ESCARPMENT VILLAGE
DOC. NO. 200400299
OPRTC

PIPELINE EASEMENT
KINDER MORGAN
TEXAS PIPELINE, L.P.
DOC. NO. 2003153649
OPRTC

LOT 4

L3
3016 SF
0.069 AC.
L1
BLDG C

POINT OF
BEGINNING

LOT 5

10' ELECTRIC &
TELECOMMUNICATIONS
EASEMENT

248.77
N13°41'29"E
ESCARPMENT BOULEVARD
(120.00' R.O.W.)
2.030 AC.
POINT OF
COMMENCING

SLAUGHTER LANE
(120' R.O.W.)
VOL. 9457, PG. 80

LINE	DIRECTION	DISTANCE
L1	N71°51'46"W	80.46
L2	N18°08'14"E	37.48
L3	S71°51'46"E	80.46
L4	S18°08'14"W	37.48

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	1152.84	14°25'19"	4580.00	N80°44'12"W	1149.80
C2	251.00	92°46'59"	155.00	N60°04'58"E	224.46



RAMSEY LAND SURVEYING, L.L.C.

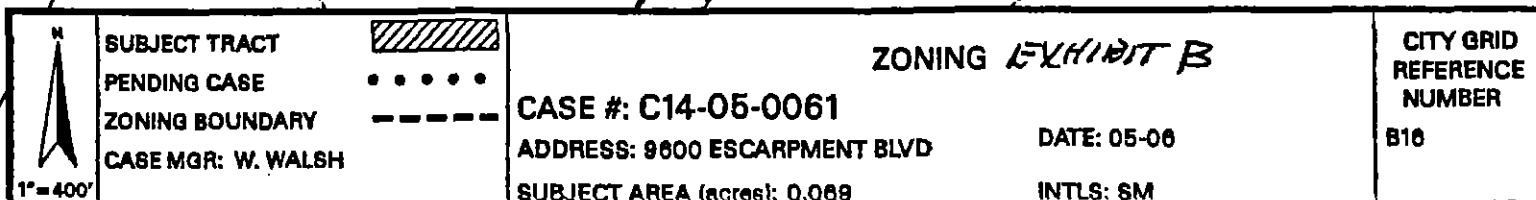
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9399
FAX (512) 301-9395
rlsurvey@flash.net

SKETCH TO ACCOMPANY
FIELD NOTE NO. 536-15R1

JOB NO. 536.13

COA GRID 110. B-16

536-1536-15.DGN 03-23-05 MCO REV. 05-31-05 CAR



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