

ORDINANCE NO. 20051020-054

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3500 JEFFERSON STREET UNIT 101 FROM GENERAL COMMERCIAL SERVICES (CS) 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 general commercial services (CS) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-05-0103, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1,557 square foot tract of land, more or less, out of Lot 6, Oakmont Heights Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3500 Jefferson Street Unit 101, 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 300 trips per day.

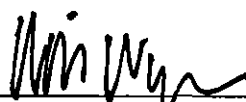
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 31, 2005.

PASSED AND APPROVED

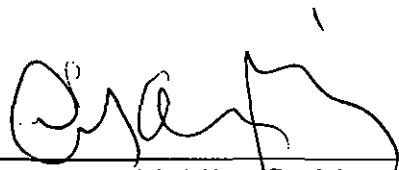
October 20, 2005

§
§
§



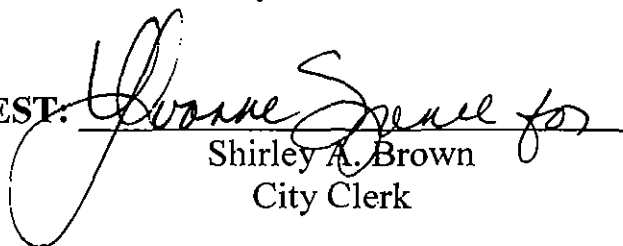
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT A
FIELD NOTES TO ACCOMPANY MAP OF SURVEY
1557 SQUARE FEET OF LAND
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 1557 SQUARE FEET OF LAND LOCATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 6, OAKMONT HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 147 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID LOT 6 BEING A PORTION OF THAT CERTAIN TRACT CALLED 1.126 ACRES IN A DEED TO 35TH AND JEFFERSON, LTD. RECORDED IN VOLUME 11273, PAGE 377 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 1557 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an "X" found cut in a concrete walk at the intersection of the north right-of-way line of West 35th Street with the east right-of-way line of Lawton Street, said right-of-way lines being established and described in that certain Correction Street Deed recorded in Volume 9608, Page 511 of the Real Property Records of Travis County, Texas and being at the southwest corner of the said 35th and Jefferson, Ltd. tract, from which, another "X" found cut in the concrete walk bears S 76°27'52" E, 54.81 feet;

THENCE, N 16°44'04" E, a distance of 9.54 feet along the east right-of-way line of Lawton Street, as established in the said Correction Street Widening Deed recorded in Volume 9608, Page 511, to a point for the **PLACE OF BEGINNING** of the herein described tract;

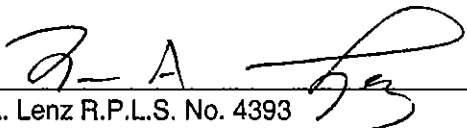
THENCE, N 16°44'04" E, a distance of 55.00 feet along the east right-of-way line of Lawton Street to a point, from which a ½ inch diameter steel pin found at the northwest corner of the said 1.126 acre tract bears N 16°44'04" E, 136.06 feet;

THENCE, S 73°36'56" E, a distance of 28.14 feet to a point in the interior of the said Lot 6;

THENCE, S 16°23'04" W, a distance of 55.00 feet to a point on an existing building wall, from which an interior corner of the said building bears S 73°36'56" E, 221.45 feet;

THENCE, N 73°36'56" W, along the said existing wall, passing an exterior corner of the said building at 25.35 feet and continuing a total distance of 28.48 feet to the **PLACE OF BEGINNING**, containing 1557 square feet of land, more or less.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION IN MAY, 1998 AND FROM INFORMATION OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY OTHERS. THIS SURVEY WAS PREPARED FOR ZONING AND OR PERMITTING PURPOSES ONLY.



Timothy A. Lenz R.P.L.S. No. 4393
LENZ & ASSOCIATES, INC.
1714 Fort View Road, Suite 104
Austin, Texas 78704
(512) 443-1174
(980418A.doc)

6-30-05
Date



MAP TO ACCOMPANY FIELD NOTES

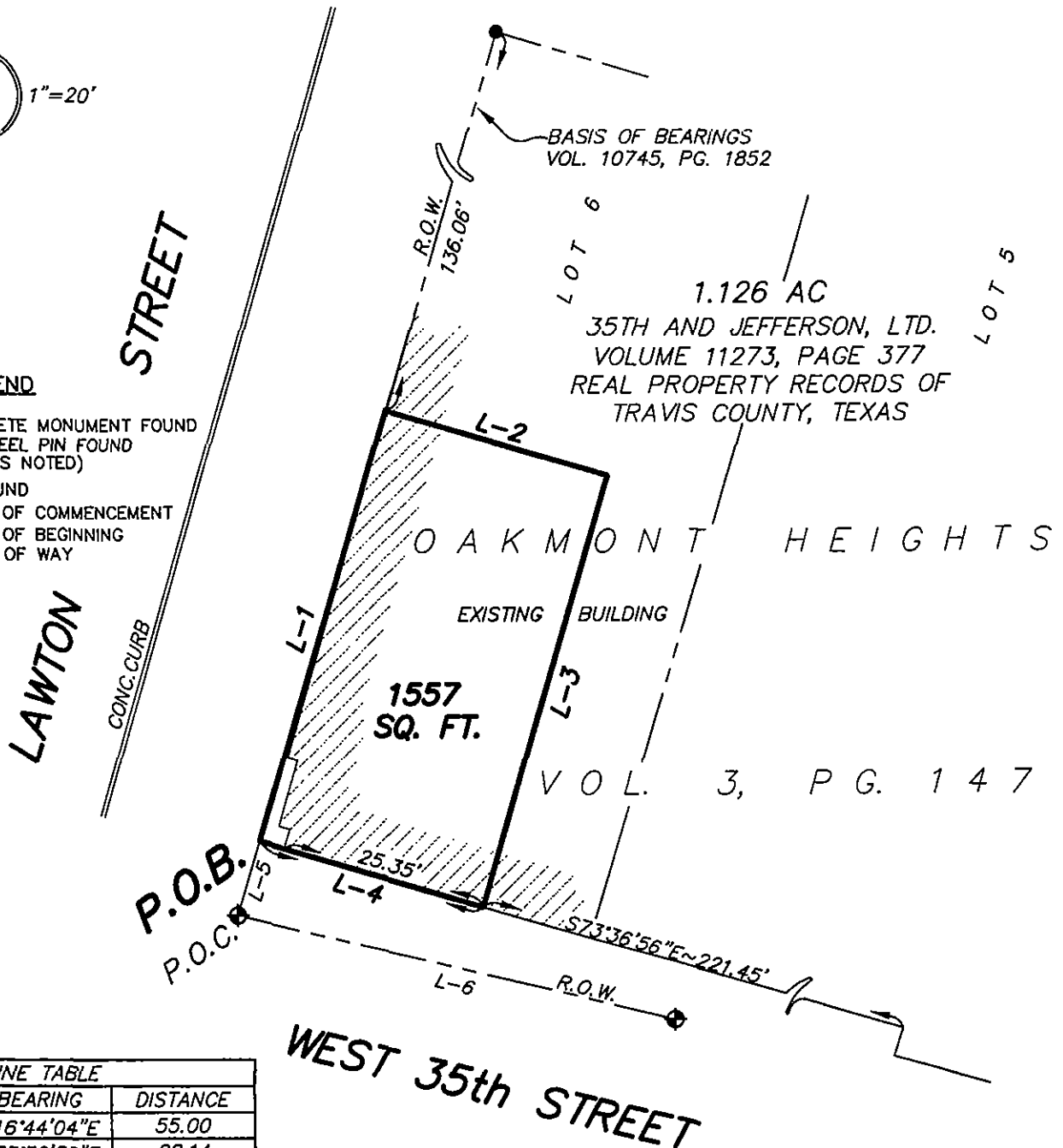
SCALE:



1"=20'

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- ⊕ 'X' FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N16°44'04"E	55.00
L-2	S73°36'56"E	28.14
L-3	S16°23'04"W	55.00
L-4	N73°36'56"W	28.48
L-5	N16°44'04"E	9.54
L-6	S76°27'52"E	54.81

PREPARED BY:

LENZ & ASSOCIATES, INC.

1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

PAGE 1 OF 1

TEXAS
DEPARTMENT
OF
HIGHWAYS
AND
PUBLIC
TRANSPORTATION

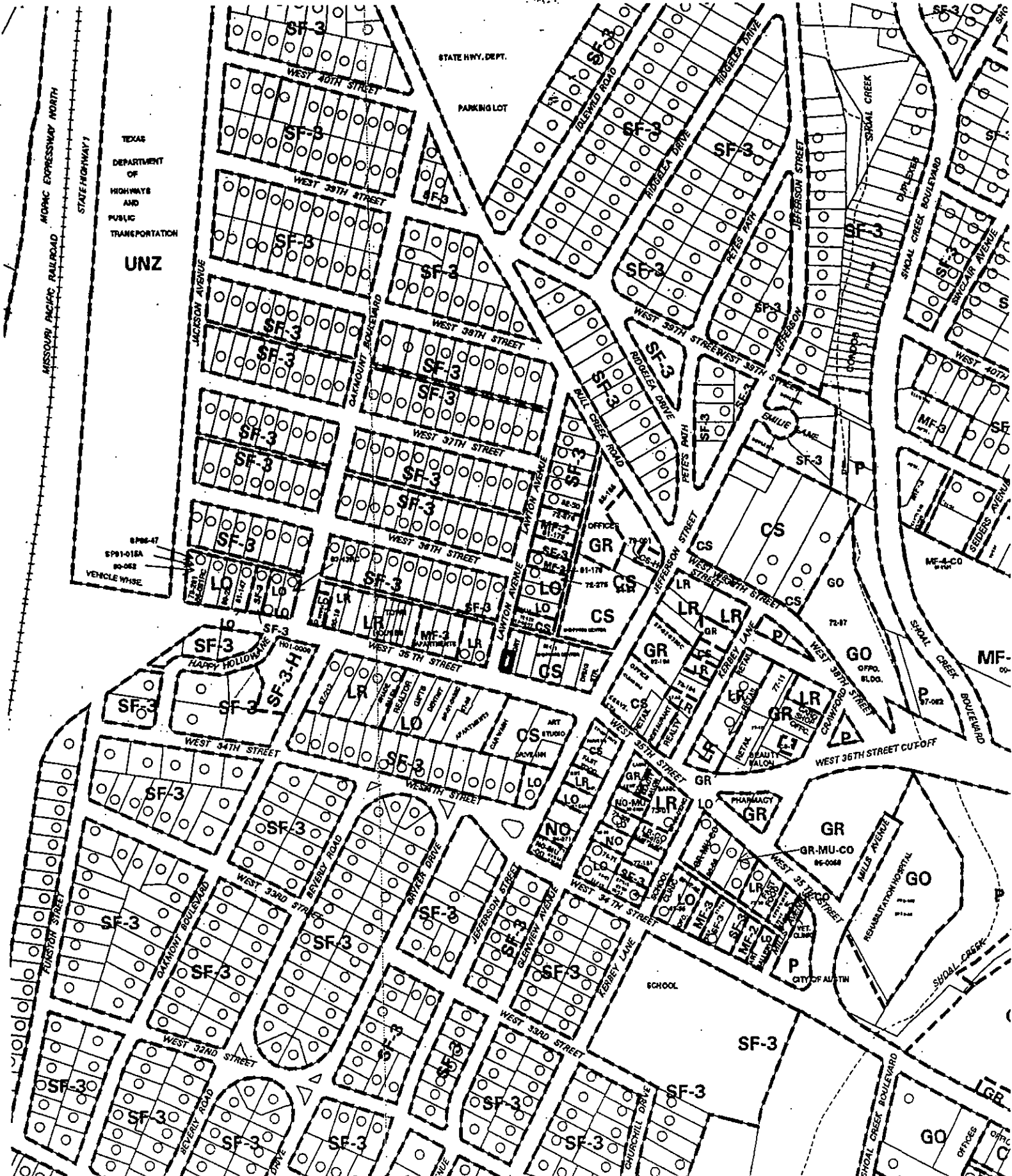
UNZ

STATE HWY. DEPT.

PARKING LOT

SP-66-47
SP-81-015A
SP-0-062
VEHICLE WARE

MISSOURI PACIFIC RAILROAD
MOHAWC EXPRESSWAY NORTH
STATE HIGHWAY 7



ZONING EXHIBIT B

CASE #: C14-05-0103
ADDRESS: 3500 JEFFERSON ST UNIT
101
SUBJECT AREA (acres): 1.126

DATE: 05-07
INTLS: SM

CITY GRID
REFERENCE
NUMBER
H25

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: T.BOLT

