

**ORDINANCE NO. 20130214-075**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14028 NORTH U.S. HIGHWAY 183 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. C14-2012-0148, on file at the Planning and Development Review Department, as follows:

A 0.09 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 14028 North U.S. Highway 183 in the City of Austin, Williamson 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 condition:

Adult oriented use is a prohibited of the Property.

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.

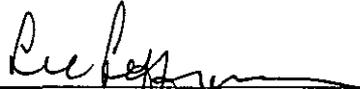
**PART 3.** This ordinance takes effect on February 25, 2013.

**PASSED AND APPROVED**

February 14

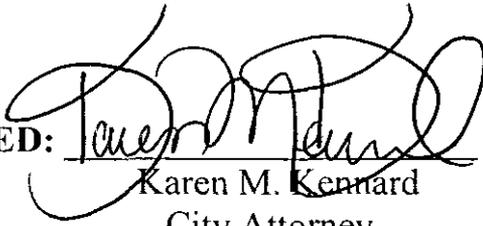
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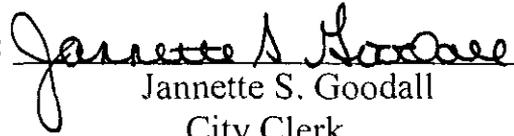
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**0.090 ACRES  
RACHEL SAUL SURVEY  
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.090 ACRES (APPROXIMATELY 3900 SQ. FT.) IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1A, BLOCK "A", AMENDED PLAT OF LOTS 1 AND 3, BLOCK "A" LAKELINE RETAIL SUBDIVISION SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 2012088909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.090 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a TxDOT Type II highway monument found for a point of tangency in the southwest right-of-way line of U.S. Highway 183 (right-of-way width varies), same being the northeast line of said Lot 1A;

**THENCE** North  $35^{\circ}32'53''$  West, with the aforementioned line, a distance of 720.19 feet to a calculated point for the intersection of the southwest right-of-way line of U.S. Highway 183 and the southeast right-of-way line of South Lakeline Boulevard (right-of-way width varies);

**THENCE** with the southeast right-of-way line of South Lakeline Boulevard, same being the northwest line of said Lot 1A, the following four (4) courses and distances:

1. With a curve to the left, having a radius of 91.04 feet, a delta angle of  $88^{\circ}58'09''$ , an arc length of 141.37 feet, and a chord which bears North  $80^{\circ}24'35''$  West, a distance of 127.59 feet to a 1/2" rebar with "3DS" cap found;
2. South  $54^{\circ}23'18''$  West, a distance of 498.11 feet to a calculated point;
3. With a curve to the left, having a radius of 2716.14 feet, a delta angle of  $4^{\circ}12'50''$ , an arc length of 199.77 feet, and a chord which bears South  $52^{\circ}21'35''$  West, a distance of 199.72 feet to a calculated point;
4. South  $50^{\circ}16'05''$  West, a distance of 115.42 feet to a 1/2" rebar with "Bury Partners" cap found for a westerly corner of said Lot 1A, same being the north corner of Lot 5, Block "A", Lakeline Retail Subdivision Section 1, a subdivision recorded in Document No. 2012005731 of the Official Public Records of Williamson County, Texas;

**THENCE** South  $36^{\circ}10'14''$  East, with the common line of said Lot 1A and said Lot 5, a

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distance of 295.19 feet to a calculated point for an angle point in said common line;

**THENCE** South 25°43'30" East, crossing said Lot 1A, a distance of 88.67 feet to a calculated point for the north corner of the herein described tract of land and the true **POINT OF BEGINNING** hereof;

**THENCE** continuing across said Lot 1A, the following four (4) courses and distances:

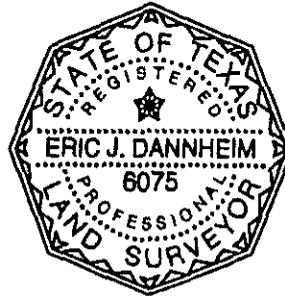
1. South 36°13'50" East, a distance of 55.72 feet to a calculated point;
2. South 53°46'10" West, a distance of 69.99 feet to a calculated point;
3. North 36°13'50" West, a distance of 55.72 feet to a calculated point;
4. North 53°46'10" East, a distance of 69.99 feet to the **POINT OF BEGINNING**, containing 0.090 acres of land, more or less.

Surveyed on the ground November 13, 2012. Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on 1983/93 HARN values from the LCRA control network. Attachments: Drawing 040-083-ZN1

*EW*

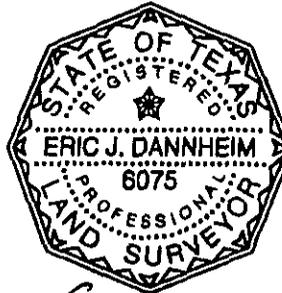
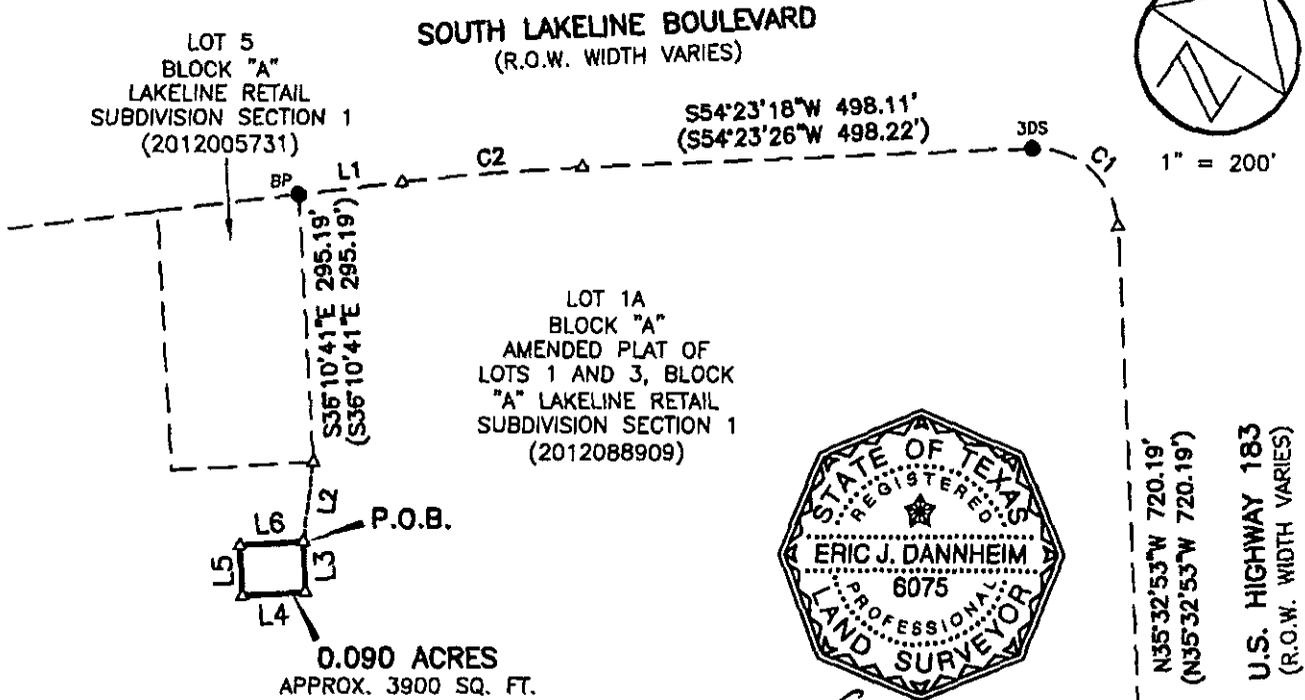
*11/20/12*

Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075



11/20/12

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.090 ACRES (APPROXIMATELY 3900 SQ. FT.) IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1A, BLOCK "A", AMENDED PLAT OF LOTS 1 AND 3, BLOCK "A" LAKELINE RETAIL SUBDIVISION SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 2012088909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



*EJD*  
11/20/12

THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM THE LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
040-083-ZN1

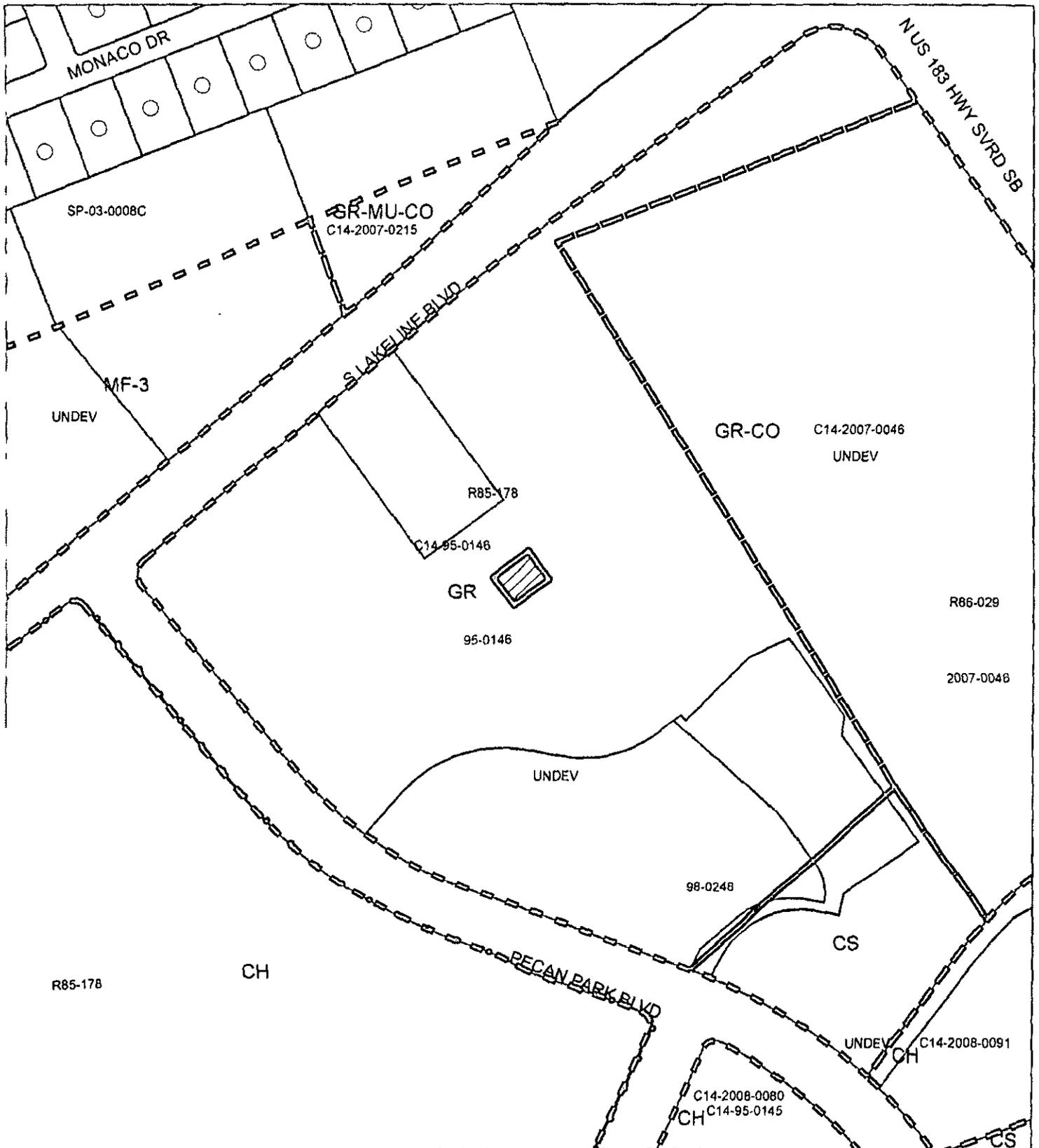
| LINE TABLE |             |          |                       |
|------------|-------------|----------|-----------------------|
| LINE       | BEARING     | DISTANCE | RECORD LINE           |
| L1         | S50°16'05"W | 115.42'  | (S50°16'04"W 115.42') |
| L2         | S25°43'30"E | 88.67'   |                       |
| L3         | S36°13'50"E | 55.72'   |                       |
| L4         | S53°46'10"W | 69.99'   |                       |
| L5         | N36°13'50"W | 55.72'   |                       |
| L6         | N53°46'10"E | 69.99'   |                       |

| CURVE TABLE |          |           |         |             |         |         |                       |
|-------------|----------|-----------|---------|-------------|---------|---------|-----------------------|
| CURVE       | RADIUS   | DELTA     | ARC     | BEARING     | CHORD   | TANGENT | RECORD CHORD          |
| C1          | 91.04'   | 88°58'09" | 141.37' | N80°24'35"W | 127.59' | 89.42'  | (N80°22'55"W 127.49') |
| C2          | 2716.14' | 4°12'50"  | 199.77' | S52°21'35"W | 199.72' | 99.93'  | (S52°21'34"W 199.72') |

| LEGEND |   |
|--------|---|
| BP ●   | 1/2" REBAR WITH "BURY PARTNERS" CAP FOUND |
| JDS ●  | 1/2" REBAR WITH "3DS" CAP FOUND           |
| ⊙      | TxDOT TYPE II HIGHWAY MONUMENT FOUND      |
| △      | CALCULATED POINT                          |

DATE OF SURVEY: 11/13/12  
PLOT DATE: 11/20/12  
DRAWING NO: 040-083-ZN1  
PROJECT NO: 040-083  
DRAWN BY: EJD  
SHEET 1 OF 2

*Chaparral*



**ZONING**

ZONING CASE#: C14-2012-0148



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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.



Exhibit B