

ORDINANCE NO. 20130627-101

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12501 ½ INTERSTATE HIGHWAY-35 SERVICE ROAD NORTHBOUND 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. C14-2013-0051, on file at the Planning and Development Review Department, as follows:

0.03 acre tract of land, more or less, out of a portion of Lot 1, Block A, Tech Ridge Center Phase I, Section 3 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 12501 ½ Interstate Highway-35 Service Road Northbound 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 condition:

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 2,000 trips per day.

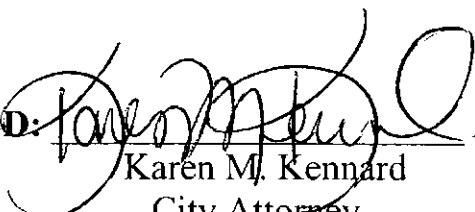
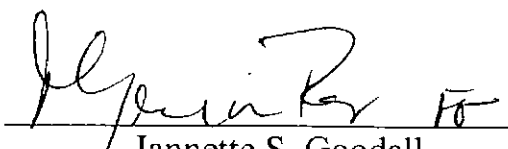
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial liquor sales (CS-1) base district, and other applicable requirements of the City Code.

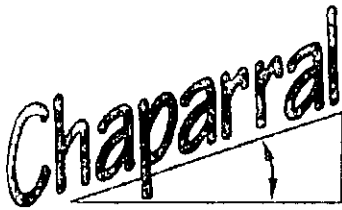
PART 3. This ordinance takes effect on July 8, 2013.

PASSED AND APPROVED

June 27, 2013 §
§
§

Lee Leffingwell
Mayor

APPROVED:  **ATTEST:** 
Karen M. Kennard
City Attorney
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

**0.034 ACRE ZONING DESCRIPTION
PORTION OF LOT 1, BLOCK A, TECH RIDGE
CENTER PHASE 1, SECTION 3**

A DESCRIPTION OF 0.034 ACRES (APPROX. 1,497 SQ. FT.), BEING A PORTION OF LOT 1 BLOCK "A", TECH RIDGE CENTER PHASE I, SECTION 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 200300089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.034 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point in a south line of said Lot 1, same being the north line of Lot 3, Block A, Tech Ridge Center Phase 1, Section 5, a subdivision of record in Document No. 200300115 of the Official Public Records of Travis County, Texas, from which a brass "SAM" disk found for an angle point in said south line of said Lot 1, same being the northeast corner of said Lot 3, bears South 89°55'42" East, a distance of 153.78 feet, and a 1/2" rebar with Chaparral cap found in the east line of Interstate Highway No. 35 (right-of-way width varies) being the east line of a 1.888 acre tract described in Document No. 2005013347 of the Official Public Records of Travis County, Texas, bears North 89°55'42" West, a distance of 74.35 feet;

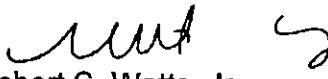
THENCE North 00°04'21" East, crossing said Lot 1, a distance of 10.98 feet to a calculated point for the **POINT OF BEGINNING**;

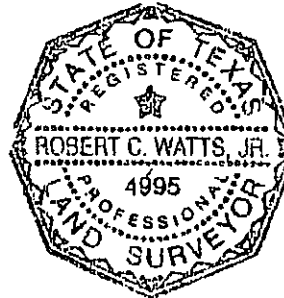
THENCE continuing across said Lot 1, the following four (4) courses and distances:

1. North 00°06'26" East, a distance of 70.00 feet to a calculated point;
2. South 89°53'34" East, a distance of 21.36 feet to a calculated point;
3. South 00°04'52" West, a distance of 70.00 feet to a calculated point;
4. North 89°53'34" West, a distance of 21.40 feet to the **POINT OF BEGINNING**, containing 0.034 acres of land, more or less.

SCANNED

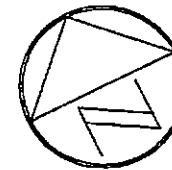
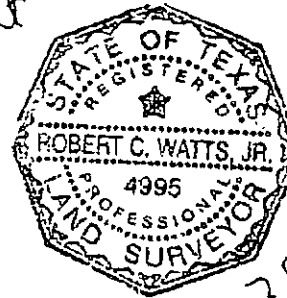
Surveyed on the ground April 25, 2013. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



4-25-13

SCANNED



1" = 40'

4-25-13

LOT 1
BLOCK A
TECH RIDGE CENTER
PHASE I, SECTION 3
(200300089)

1.888 ACRES
CITY OF AUSTIN
(2005013347)

0.034 ACRES
APPROX. 1,497 SQ. FT.

EXISTING
0.090 ACRE
ZONING

LOT 3, BLOCK A
TECH RIDGE CENTER
PHASE I, SECTION 5
(200300115)

DATE OF SURVEY: 04/25/13
PLOT DATE: 04/25/13
DRAWING NO.: 040-086-Z1
PROJECT NO.: 040-086
DRAWN BY: RCW
SHEET 1 OF 2

Chaparral

SAM
N09°04'41"E 100.01'
(N11°53'56"E 100.00')
ACCESS DENIED
(10499/613)

(N11°53'56"E 422.24')

INTERSTATE HIGHWAY NO. 35
(R.O.W. WIDTH VARIES)

SCANNED

C1

P.O.B.

P.O.C.

39.60'

74.35'

S89°55'42"E 228.13'
(S87°06'19"E 267.73')

153.78'

SAM

CH

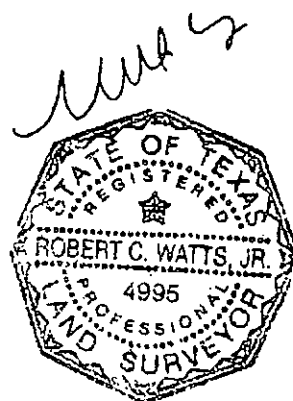
A SKETCH TO ACCOMPANY A DESCRIPTION OF 0.034 ACRES (APPROX. 1,497 SQ. FT.), BEING A PORTION OF LOT 1 BLOCK "A", TECH RIDGE CENTER PHASE I, SECTION 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 200300089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	4°20'02"	2270.58'	85.91'	171.75'	171.71'	N04°19'21"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°06'26"E	70.00'
L2	S89°53'34"E	21.36'
L3	S00°04'52"W	70.00'
L4	N89°53'34"W	21.40'
L5	N00°04'21"E	10.98'

LEGEND

- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ^{SAM} 1/2" REBAR WITH "SAM" CAP FOUND
- ⊙^{SAM} BRASS "SAM" DISK FOUND
- △ CALCULATED POINT



4-25-13

THIS IS A SURFACE DRAWING.

CHAPARRAL CONTROL POINT "R084"
COTTON SPINDLE WITH WASHER

SURFACE COORDINATES:
N 10121094.82
E 3136235.85

TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10120156.59
E 3135945.14

ELEVATION = 684.23'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.99990730
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.00009270859
(FOR GRID TO SURFACE CONVERSION)

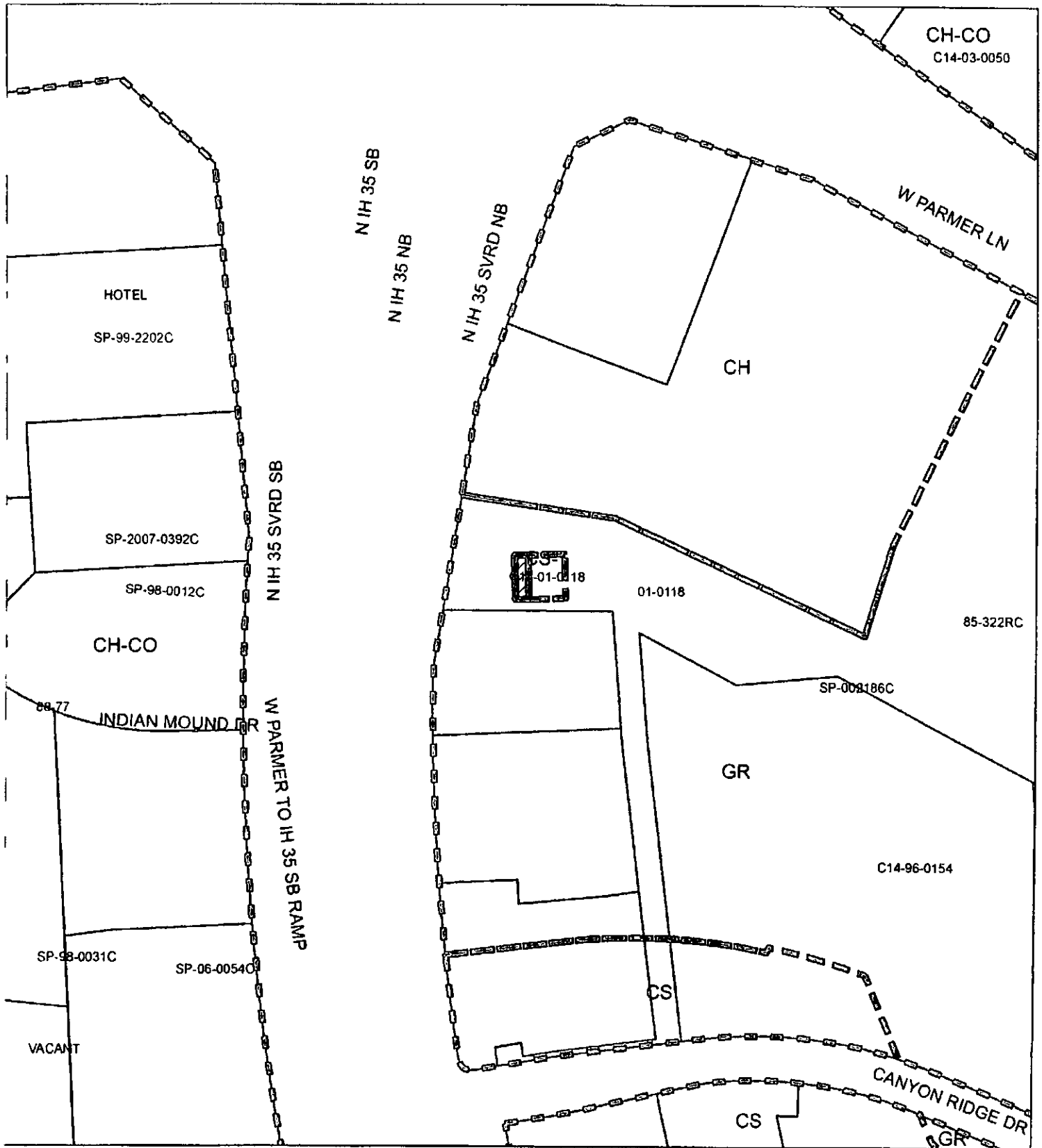
SCALED ABOUT 0.0
TEXAS CENTRAL ZONE 4203
THETA ANGLE: 1°22'17"

BEARING BASES: THE TEXAS COORDINATE SYSTEM OF 1983,
CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING
USER SERVICE (ONLINE)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
040-086-Z1.

Chaparral

DATE OF SURVEY: 04/25/13
PLOT DATE: 04/25/13
DRAWING NO.: 040-086-Z1
PROJECT NO.: 040-086
DRAWN BY: RCW
SHEET 2 OF 2



ZONING

ZONING CASE#: C14-2013-0051



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