

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13497 U.S. HIGHWAY 183 NORTH FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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-conditional overlay (GR-CO) combining district to commercial liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2014-0059, on file at the Planning and Development Review Department, as follows:

0.036 acre tract of land, more or less, being a portion of Lot 2, Pecan Center, a 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 13497 U.S. Highway 183 North 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 conditions:

A. The following uses are prohibited uses of the Property:

Agricultural sales and services	Art workshop
Building Maintenance Services	Campground
Cocktail lounge	Commercial blood plasma center
Construction sales and services	Convenience storage
Custom manufacturing	Drop-off recycling collection facility
Electronic prototype assembly	Equipment repair services
Equipment sales	Laundry services
Limited warehousing and distribution	Kennels
Maintenance and service facilities	Plant nursery
Residential treatment	Transitional housing
Transportation terminal	Vehicle storage

Veterinary services

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 \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

\_\_\_\_\_, 2014      §  
   §  
   §  
\_\_\_\_\_, 2014      §  
   Lee Leffingwell  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         Karen M. Kennard                           Jannette S. Goodall  
                         City Attorney     City Clerk



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

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

3500 McCall Lane  
Austin, Texas 78744

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**0.036 ACRES  
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.036 ACRES (APPROXIMATELY 1588 SQ. FT.), BEING A PORTION OF LOT 2, PECAN CENTER, A SUBDIVISION RECORDED IN CABINET D, SLIDE 185 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 1.714 ACRE TRACT DESCRIBED IN A DEED TO AUSTIN HORIZON, LLC, RECORDED IN DOCUMENT NO. 2006098725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.036 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a 1/2" rebar with "SAM" cap found for an angle point in the north right-of-way line of Anderson Mill Road (right-of-way width varies), same being the southeast corner of said Lot 2 and the southeast corner of said 1.714 acre tract, also being in the west line of a remainder portion of 0.53 acres described in a deed to Grainger360 LLC, recorded in Document No. 2011033533 of the Official Public Records of Williamson County, Texas, from which a Texas Department of Transportation (TxDOT) Type II disk found in the south line of said Lot 2, for an angle point in the common line of Anderson Mill Road and said 1.714 acre tract bears South 70°08'17" West, a distance of 160.86 feet, and a 1/2" rebar found for the common northeast corner of said Lot 2 and said 1.714 acre tract, same being the southeast corner of Lot 1, Block A, Chris Jones Subdivision, a subdivision recorded in Cabinet V, Slide 187 of the Plat Records of Williamson County, Texas, also being in the west line of a 5.008 acre tract described in a deed to Pond Springs Mini-Storage, L.P., recorded in Document No. 2003065558 of the Official Public Records of Williamson County, Texas, bears North 20°58'25" West, a distance of 282.99 feet;

**THENCE** North 29°29'08" West, crossing said Lot 2 and said 1.714 acre tract, a distance of 228.29 feet to a calculated point for the southeast corner of the herein described tract, and the true **POINT OF BEGINNING** hereof;

**THENCE** continuing across said Lot 2 and said 1.714 acre tract, the following four (4) courses and distances:

1. South 69°03'20" West, a distance of 32.00 feet to a calculated point for the southeast corner of a 4718 square foot tract described in Ordinance No. 040226-Z-4, on file at the City of Austin, Travis County, Texas;
2. North 20°55'55" West, with the east line of said 4718 square foot tract, a distance of 49.62 feet to a calculated point for the northeast corner of said 4718 square

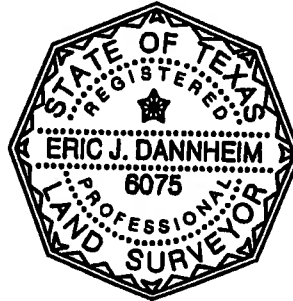
foot tract;

3. North 69°03'58" East, a distance of 32.00 feet to a calculated point;
4. South 20°55'55" East, a distance of 49.62 feet to the **POINT OF BEGINNING**, containing 0.036 acres of land, more or less.

Surveyed on the ground April 4, 2014. 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). Attachments: Drawing 040-093-BASE.

*EW* 4/10/2014

Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075  
TBPLS Firm No. 10124500

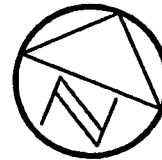


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.036 ACRES (APPROXIMATELY 1588 SQ. FT.), BEING A PORTION OF LOT 2, PECAN CENTER, A SUBDIVISION RECORDED IN CABINET D, SLIDE 185 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 1.714 ACRE TRACT DESCRIBED IN A DEED TO AUSTIN HORIZON, LLC, RECORDED IN DOCUMENT NO. 2006098725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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),

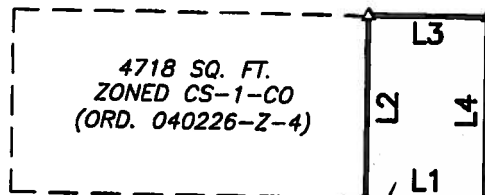
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 040-093-BASE

LOT 1  
BLOCK A  
CHRIS JONES  
SUBDIVISION  
(V/187)



1" = 50'

S69°12'08"W 259.62'  
(S70°54'52"W 259.62')



0.036 ACRES  
APPROX. 1588 SQ. FT.

P.O.B.

5.008 ACRES  
POND SPRINGS MINI-STORAGE, L.P.  
(2003065558)

U.S. HWY 183 NORTH  
(R.O.W. WIDTH VARIES)

LOT 2  
PECAN CENTER  
(D/185)

1.714 ACRES  
PORTION OF LOTS 1 AND 2,  
PECAN CENTER (D/185)  
AUSTIN HORIZON, LLC  
(2006098725)

LOT 1  
PECAN CENTER  
(D/185)



4/10/2014

N20°58'25"W 282.99'  
(N19°04'10"W 282.42')

REM. OF 0.53 ACRES  
GRAINGER360 LLC  
(2011033533)

N18°09'12"E 68.88'  
(N17°51'51"E 68.88')

N84°41'39"W 77.77'  
(N83°03'21"W 77.75')

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "SAM" CAP FOUND
- TxDOT TYPE II DISK FOUND
- △ CALCULATED POINT

S75°43'18"W 34.42'  
(S77°21'38"W 34.41')

S70°08'17"W 160.86'  
(S71°45'32"W 160.79')

SAM

P.O.C.

DATE OF SURVEY: 4/04/2014  
PLOT DATE: 4/10/2014  
DRAWING NO.: 040-093-BASE  
PROJECT NO.: 040-093  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: EJD

ANDERSON MILL ROAD  
(R.O.W. WIDTH VARIES)

Chaparral

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69°03'20"W	32.00'
L2	N20°55'55"W	49.62'
L3	N69°03'58"E	32.00'
L4	S20°55'55"E	49.62'

