

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4631 AIRPORT BOULEVARD IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-V-CO-NP) COMBINING DISTRICT FOR TRACT 1 AND FROM COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT FOR TRACT 2.

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 on the property (the "Property") described in Zoning Case No. C14-2014-0085, on file at the Planning and Development Review Department, as follows:

TRACT 1:

From general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district to commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district

1,750 square feet of land, more or less, out of the James P. Wallace Survey No. 57, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

TRACT 2:

from commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district

1 0.048 acre tract of land, more or less, out of a building known as the Concorde
2 Center the tract of land being more particularly described by metes and bounds in
3 Exhibit "B" incorporated into this ordinance,
4

5 locally known as 4631 Airport Boulevard in the City of Austin, Travis County, Texas, and
6 generally identified in the map attached as Exhibit "C".
7

8 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
9 Property may be developed and used in accordance with the regulations established for the
10 commercial-liquor sales (CS-1) base district for tract 1 and general commercial services
11 (CS) base district for tract 2 and other applicable requirements of the City Code.
12

13 **PART 3.** The Property within the boundaries of the conditional overlay combining district
14 established by this ordinance is subject to the following conditions:
15

16 A. The following uses are prohibited uses of the Property:
17

18 Adult-oriented businesses
19 Residential treatment

Pawn shop services
Transitional housing

20 B. The following uses are conditional uses of the Property:

21 Agricultural sales and services
22 Commercial blood plasma center
23 Convenience storage
24 Equipment sales
25 Vehicle storage

Campground
Construction sales and services
Equipment repair services
Kennels

26 Except as specifically restricted under this ordinance, the Property may be developed and
27 used in accordance with the regulations established for the commercial-liquor sales (CS-1)
28 base district for tract 1 and general commercial services (CS) base district for tract 2 and
29 other applicable requirements of the City Code.
30

31 **PART 4.** The Property is subject to Ordinance No. 020523-31 that established the North
32 Loop neighborhood plan combining district.
33
34

C14-2014-0085
TRACT 1

**FIELD NOTES
PROPOSED ZONING BOUNDARY**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 57, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF BLOCK U, RIDGETOP FOURTH ADDITION, OUTLOT 17, DIVISION "C", GOVERNMENT OUTLOTS ADJOINING THE CITY OF AUSTIN, AS RECORDED IN BOOK 3, PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO HOUSTON 6000 BISSONNET, LTD BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006237478 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2" iron rod found at the southeast corner of the above described Block U, Ridgetop Fourth Addition, and at the intersection of the north right-of-way line of East 46th Street and the west right-of-way line of Harmon Avenue, from which a 1/2" iron rod found bears N59°45'33"W a distance of 49.62 feet; Thence, with the west right-of-way line of Harmon Avenue N29°56'08"E a distance of 370.99 feet to a 5/8" iron rod found on the east line of said Block U, Ridgetop Fourth Addition; Thence N53°59'11"W a distance of 25.56 feet to a calculated point on the east line of a building for the northeast corner and POINT OF BEGINNING of the herein described tract;

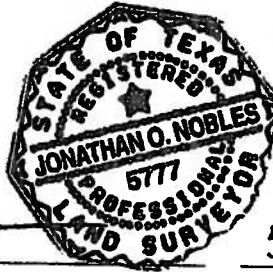
THENCE, with the east line of said building, S30°01'54"W a distance of 25.00 feet to a calculated point for the southeast corner of this tract;

THENCE N59°58'06"W a distance of 70.00 feet to a calculated point on the west line of said building for the southwest corner of this tract;

THENCE, with the west line of said building, N30°01'54"E a distance of 25.00 feet to a calculated point for the northwest corner of this tract;

THENCE S59°58'06"E a distance of 70.00 feet to the POINT OF BEGINNING, and containing 1,750 square feet of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on October 31, 2006 (under the supervision of Craig C. Cregar, RPLS No. 3936) and are true and correct to the best of my knowledge. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. A sketch accompanies this description.



Jonathan O. Nobles
Jonathan O. Nobles

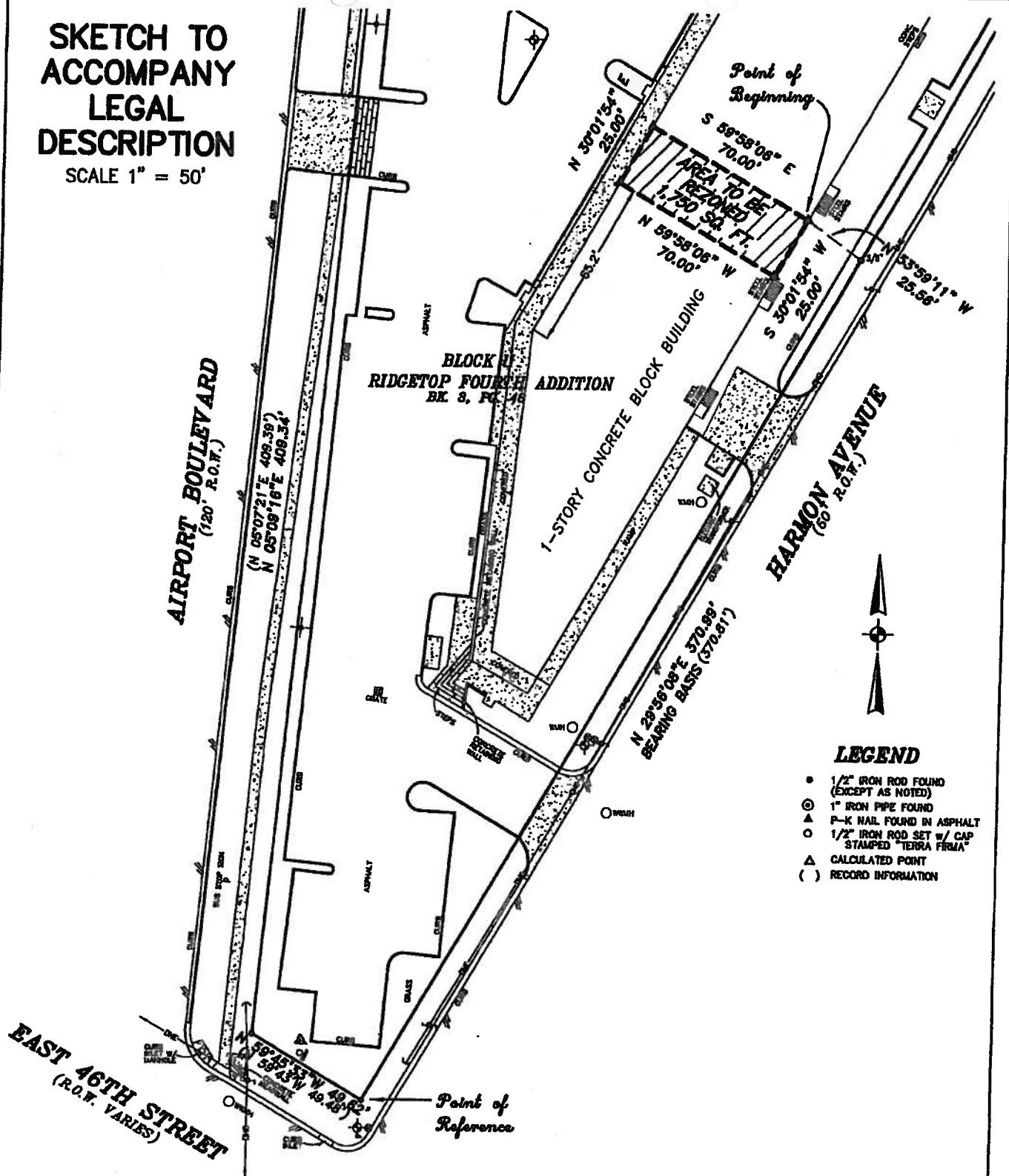
Registered Professional Land Surveyor No. 5777

5/7/2014
Date

Client: Tarantino Properties
Date: May 6, 2014
Job No.: 0A364-001-01/001
File: J:\Projects\A364\001-01\Survey\Legal Desc\A364-001-01 Zoning FN.doc

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'



LEGEND

- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- ⊙ 1" IRON PIPE FOUND
- ▲ P-K NAIL FOUND IN ASPHALT
- 1/2" IRON ROD SET w/ CAP STAMPED "TERRA FIRMA"
- △ CALCULATED POINT
- () RECORD INFORMATION

Client : Tarantino Properties
 Date : May 7, 2014
 Office : C. Oregan, C. Willoughby, J. Trinadi, J. Nobles, M. Carney
 Crew : L. Bond, D. Beltran, C. Gonzales/J. Jones, C. Gonzales
 F.B. : 388/44
 Job No : 0A384-001-01 001
 File : J:\Projects\A384\001-01\Survey\Drawings\001\A384-001-01_Zoning.dwg
 H:\SC\TFF\DRIVE\Spares\COGDATA\ans2001\15100101.crd

terra firma LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101
 1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
 TEL (512) 328-6373 • FAX (512) 448-2286

STATE OF TEXAS

EXHIBIT "A"

COUNTY OF TRAVIS

0.048 acres (2,102 square feet) more or less, out of a building known as the Concorde Center at 4631 Airport Boulevard in the City of Austin, Texas, being a portion of a tract of land known as the Concorde Center, Inc. tract as recorded in Volume 8995, Page 646 of Deed Records of Travis County, Texas and Being more particularly described as follows:

COMMENCING at iron pipe we found at the most Westerly Northwest corner of said tract out of 3.0 acres tract, same being the most Westerly Northwest corner of said Concorde Center tract.

THENCE S 05°07' W along the Westerly line of said Concorde Center tract, 9.76' feet to a point;

THENCE S 60° 14' E 29.69 feet to the Northwest corner of the herein designated area "B" as show on accompanying plat;

THENCE S 60° 14' E along the North line of said area "B", a distance of 53.42 feet;

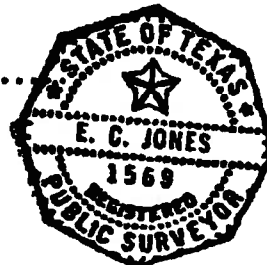
THENCE S 29° 46' W along the East line of said area "B", a distance of 50.00 feet;

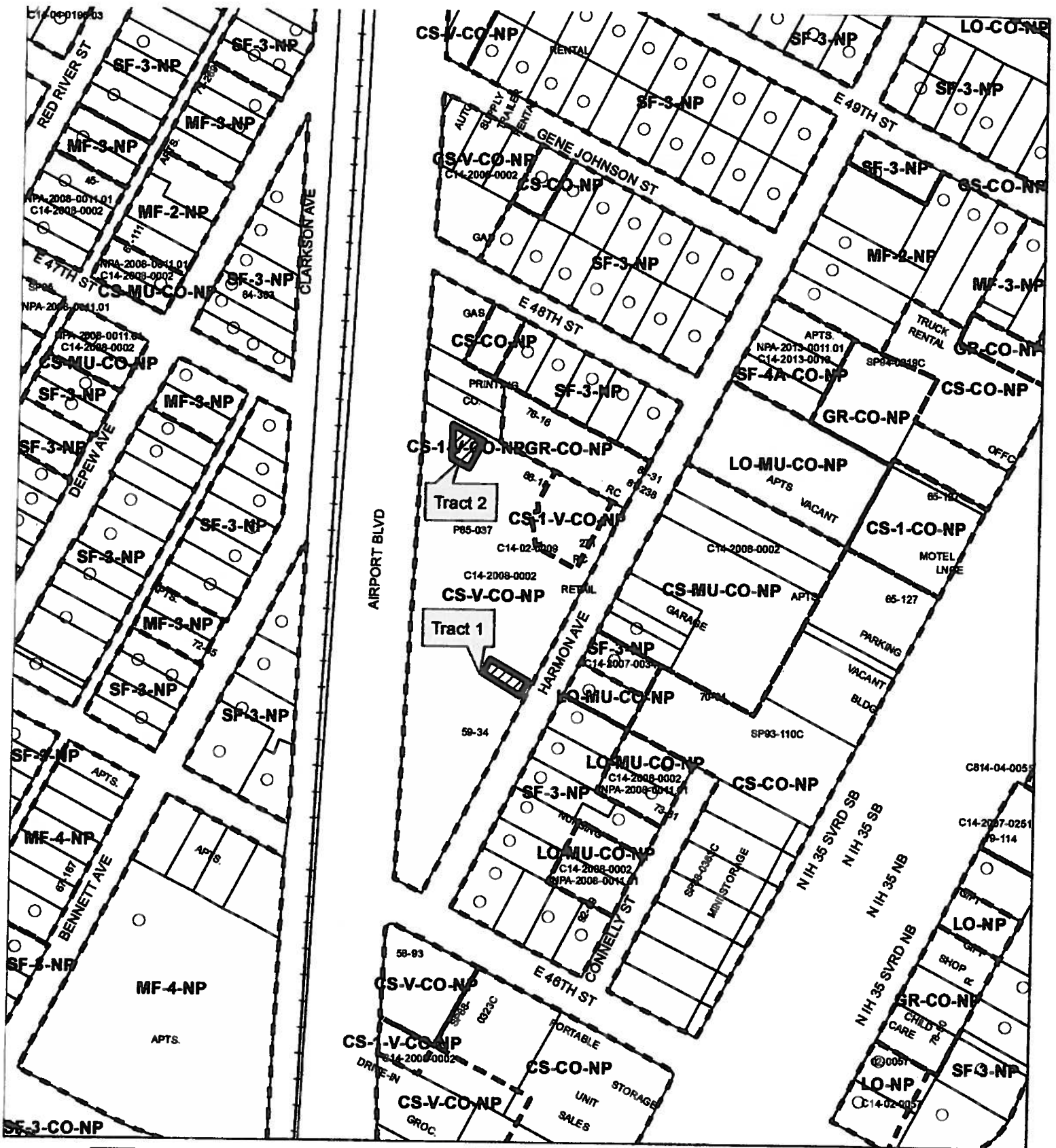
THENCE N 60° 14' W along the South line of said area "B", 30.67 feet to an angle corner in said area "B";

THENCE N 05° 18' 04" E along the most Westerly line of said area "B", 54.93 feet to the PLACE OF BEGINNING, containing 0.048 acres, (2,102 square feet) more or less.

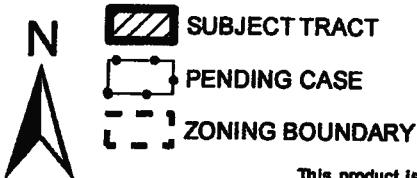
This description was prepared from a ground survey made under my supervision on February 07, 1986.

E. C. Jones
.....
E. C. JONES
Registered Public Surveyor No. 1569





ZONING
CASE#: C14-2014-0085



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 geogrs by the City of Austin regarding specific accuracy or completeness.

Exhibit C

