

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8030 MESA DRIVE FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL LIQUOR SALES (CS-1) 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 (CS-1) district on the property (the “Property”) described in Zoning Case No. C14-2015-0004, on file at the Planning and Development Review Department, as follows:

0.026 acre tract of land, more or less, out of the James Mitchell Survey No. 17 the tract of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance; and,

Lot 1B, Block B, Mesa Plaza Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 65, Page 42 of the Plat Records of Travis County, Texas,

locally known as 8030 Mesa Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on _____, 2015.

PASSED AND APPROVED

ssss

_____, 2015

Steve Adler
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

**ZONING DESCRIPTION
MESA PLAZA ADDITION
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 0.026 ACRES (APPROXIMATELY 1,120 SQ. FT.), IN THE JAMES MITCHELL SURVEY NO. 17, BEING A PORTION OF LOT 1B, BLOCK B, MESA PLAZA ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 65, PAGE 42, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO MESA PLAZA, LTD., BY WARRANTY DEED DATED MARCH 9, 1994, AND RECORDED IN VOLUME 12282, PAGE 543 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.026 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found for the northwest corner of said Lot 1B, being also the southwest corner of Lot 1, Safeway Addition No. 2, a subdivision of record in Volume 58, Page 24 of the Plat Records of Travis County, Texas, being also in the east line of Lot 2, Brighton Gardens Subdivision, a subdivision of record in Volume 90, Page 83 of the Plat Records of Travis County, Texas, from which a 1/2 rebar found for the southwest corner of Lot 1B, being the southeast corner of said Lot 2, and being in the north line of Lot 28, Trails Phase 1B, a subdivision of record in Volume 75, Page 235 of the Plat Records of Travis County, Texas, bears South 28°09'27" West, a distance of 330.00 feet;

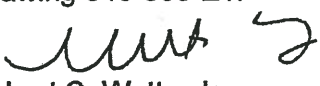
THENCE South 39°09'47" East, crossing Lot 1B, a distance of 98.24 feet to the **POINT OF BEGINNING**;

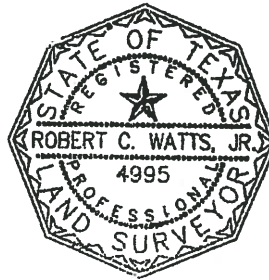
THENCE continuing over and across Lot 1B, the following four (4) courses and distances:

1. South 62°31'21" East, a distance of 75.11 feet to a calculated point;
2. South 27°28'39" West, a distance of 14.92 feet to a calculated point;
3. North 62°31'21" West, a distance of 75.11 feet to a calculated point;
4. North 27°28'39" East, a distance of 14.92 feet to a calculated point to the **POINT OF BEGINNING**, containing 0.026 acres of land, more or less.

Page 2 of 2

Surveyed on the ground in November, 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 040-099-Z1.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
TBPLS Firm No. 10124500



12-10-14

DATE OF SURVEY: NOV. 2014
 PLOT DATE: 12/02/14
 DRAWING NO.: 040-099-Z1
 PROJECT NO.: 040-099
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: DC
 SHEET 1 OF 2

TRAILS PHASE 1B
 (75/235)
 LOT 28
 COMMON AREA
 & PUE

LOT 68
 LOT 69

LOT 67
 LOT 66

Chaparral

LOT 2
 BRIGHTON GARDENS
 SUBDIVISION
 (90/83)

S28°09'27"W 330.00'
 (S30°38'W 229.00')

P.O.C.
 L1
 P.O.B.

LOT 1
 SAFEWAY ADDITION NO. 2
 (58/24)

L2
 L3
 L4
 L5

0.026 ACRES
 APPROX. 1,120 SQ. FT.
 TWIN LIQUORS
 EXPANSION

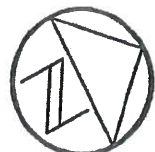
LOT 1B
 BLOCK B
 MESA PLAZA ADDITION
 (65/42)



mut 2
12-10-14

MESA DRIVE
 (90' R.O.W. WIDTH)
 (56/99)

1" = 60'



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.026 ACRES (APPROXIMATELY 1,120 SQ. FT.) IN THE JAMES MITCHELL SURVEY NO. 17, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1B, BLOCK B, MESA PLAZA ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, OF RECORD IN VOLUME 65, PAGE 42, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO MESA PLAZA, LTD., BY WARRANTY DEED DATED MARCH 9, 1994 AND RECORDED IN VOLUME 12282, PAGE 543 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

- LEGEND
- 1/2" REBAR FOUND
 - △ CALCULATED POINT

LINE	BEARING	DISTANCE
L1	S39°09'47"E	98.24'
L2	S62°31'21"E	75.11'
L3	S27°28'39"W	14.92'
L4	N62°31'21"W	75.11'
L5	N27°28'39"E	14.91'

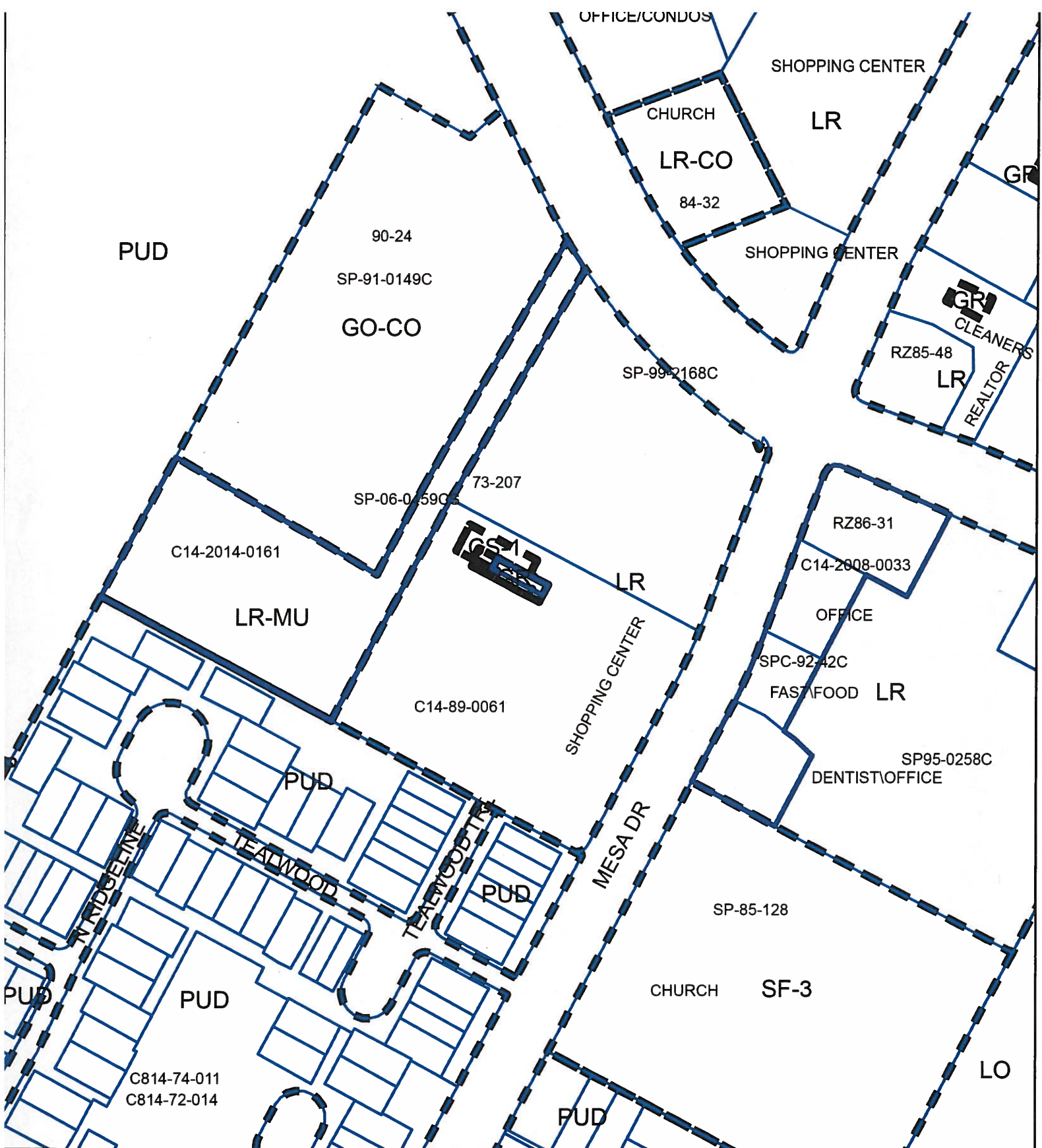


12-10-14

DATE OF SURVEY: NOV. 2014
 PLOT DATE: 12/02/14
 DRAWING NO.: 040-099-Z1
 PROJECT NO.: 040-099
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: DC
 SHEET 2 OF 2

Chaparral

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 040-099-Z1



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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

Zoning Case: C14-2015-0004

EXHIBIT B



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.

1" = 167'