

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 11066 PECAN PARK BOULEVARD FROM
3 GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL
4 LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING
5 DISTRICT.

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services (CS) district to commercial
11 liquor sales-conditional overlay (CS-1-CO) combining district on the property described in
12 Zoning Case No. C14-2014-0199, on file at the Planning and Zoning Department, as
13 follows:

14
15 0.834 acre tract of land, more or less, the tract of land being more particularly
16 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
17 "Property"),

18
19 locally known as 11066 Pecan Park Boulevard in the City of Austin, Travis County,
20 Texas, and generally identified in the map attached as Exhibit "B".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following condition:

24
25 Cocktail Lounge

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

PART 3. This ordinance takes effect on _____, 2015.

PASSED AND APPROVED

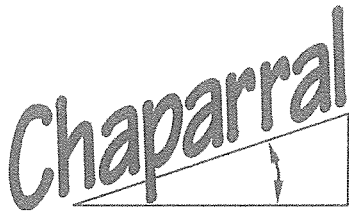
_____, 2015 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
Interim 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

**0.834 ACRES
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.834 ACRES (APPROXIMATELY 36,314 SQ. FT.), BEING ALL OF A 0.8355 ACRE TRACT CONVEYED TO NATHAN-JEFFREY LLC IN A SPECIAL WARRANTY DEED DATED MAY 14, 2009 AND RECORDED IN DOCUMENT NO. 2009036659 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 3, BLOCK A, LAKELINE PLAZA SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET O, SLIDE 254 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.834 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "BURY PARTNERS" cap found in the west right-of-way line of U.S. Highway No. 183 (Research Boulevard) (right-of-way width varies), same being the west line of a 0.1588 acre tract described in Document No. 2003102408 of the Official Public Records of Williamson County, Texas, being also the northeast corner of the said 0.8355 acre tract, from which a 1/2" rebar with "BURY PARTNERS" cap found for an angle point in the west right-of-way line of U.S. Highway No. 183 (Research Boulevard) and being the northwest corner of the said 0.1588 acre tract, bears North 20°13'38" West, a distance of 72.79 feet;

THENCE South 20°13'38" East with the west right-of-way line of U.S. Highway No. 183 (Research Boulevard), same being the west line of the said 0.1588 acre tract, the east line of the said 0.8355 acre tract and crossing said Lot 3, a distance of 14.90 feet to a 1/2" rebar with "BURY PARTNERS" cap found, from which a 1/2" rebar with "BURY PARTNERS" cap found for an angle point in the west right-of-way line of U.S. Highway No. 183 (Research Boulevard), same being an angle point in the west line of the said 0.1588 acre tract, bears South 20°13'38" East, a distance of 85.34 feet;

THENCE crossing said Lot 3 and with the perimeter of the said 0.8355 acre tract, the following five (5) courses and distances:

1. South 69°10'33" West, a distance of 56.46 feet to a mag nail found;
2. South 21°08'47" East, a distance of 131.46 feet to a mag nail found;
3. South 68°50'27" West, a distance of 242.71 feet to a PK nail found for the southwest corner of the said 0.8355 acre tract;
4. North 21°09'32" West, a distance of 146.27 feet to a calculated point for the northwest corner of the said 0.8355 acre tract;

5. North 68°53'14" East, a distance of 299.44 feet to the **POINT OF BEGINNING**, containing 0.834 acres of land, more or less.

Surveyed on the ground on March 18, 2015

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).

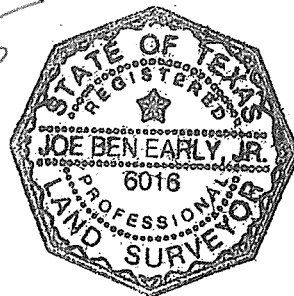
Attachments: Survey Drawing No. 1109-001-BASE



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

3/24/15

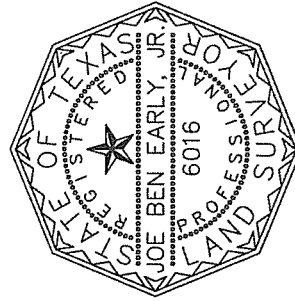
Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.834 ACRES (APPROXIMATELY 36,314 SQ. FT.), BEING ALL OF A 0.8355 ACRE TRACT CONVEYED TO NATHAN-JEFFREY LLC IN A SPECIAL WARRANTY DEED DATED MAY 14, 2009 AND RECORDED IN DOCUMENT NO. 2009036659 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 3, BLOCK A, LAKE LINE PLAZA SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET O, SLIDE 254 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND	
●	1/2" REBAR WITH "BURY PARTNERS" CAP FOUND
▲	MAG NAIL FOUND (OR AS NOTED)
△	CALCULATED POINT
()	RECORD INFORMATION

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S20°13'38"E	14.90'	(S30°59'40"W 15.01')
L2	S69°10'33"W	56.46'	(N60°00'00"W 56.54')



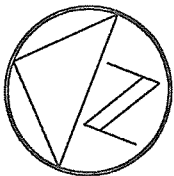
Handwritten signature and date 3/24/15

DATE OF SURVEY: 3/18/15
 PLOT DATE: 3/24/15
 DRAWING NO.: 1109-001-BASE
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: JBE
 SHEET 1 OF 2

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 1109-001-BASE

Chaparral



1" = 50'

LOT 3
BLOCK A
LAKELINE PLAZA SUBDIVISION
(O/254)

LAKELINE PLAZA, LLC
(2009074411)

N68°53'14"E 299.44'
(S60°00'00"E 299.48')

N21°09'32"W 146.27'
(N30°00'00"E 146.47')

LOT 3
BLOCK A
LAKELINE PLAZA
SUBDIVISION
(O/254)
LAKELINE PLAZA, LLC
(2009074411)

0.834 ACRES
APPROX. 36,314 SQ. FT.

NATHAN-JEFFREY LLC
0.8355 ACRES
(2009036659)

ONE STORY
CONCRETE
BUILDING

LOT 3
BLOCK A
LAKELINE PLAZA
SUBDIVISION
(O/254)

S68°50'27"W 242.71'
(N60°00'00"W 242.68')

LOT 3
BLOCK A
LAKELINE PLAZA SUBDIVISION
(O/254)

LAKELINE PLAZA, LLC
(2009074411)

LOT 2
RESUBDIVISION OF THE
REMAINDER OF LOT 2
WINDMILL CENTER NORTH II
(AA/16)

COMERICA BANK
(2005028950)

DRAWING NO.:
1109-001-BASE
SHEET 2 OF 2

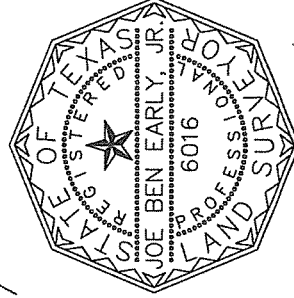
Chaparral

U.S. HIGHWAY NO. 183
(RESEARCH BLVD.)
(RIGHT-OF-WAY WIDTH VARIES)

STATE OF TEXAS 0.1588 ACRES
S20°13'38"E 85.34'
L1
N20°13'38"W 72.79'
P.O.B.

S21°08'47"E 131.46'
(S30°00'00"W 131.47')




L2



3/24/15

STATE OF TEXAS
0.430 ACRES
(2003079748)



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2014-0199

1" = 400'

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 by the City of Austin regarding specific accuracy or completeness.

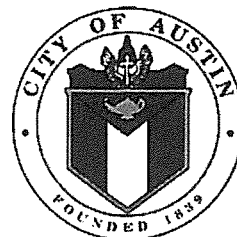


Exhibit B