

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

AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1800 SCOFIELD RIDGE PARKWAY, SUITE C, 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 described in Zoning Case No. C14-2017-0048, on file at the Planning and Zoning Department, as follows:

0.04 of an acre of land, out of Lot 1, Block A, Collins subdivision, recorded in Document No. 201600066, Official Public Records, Travis County, Texas, same being that certain Rouche, LLC tract recorded in Document No. 2016058051, Official Public Records, Travis County, Texas, said 0.04 of an acre of land, to be more particularly described metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1800 Scofield Ridge Parkway, Suite C, in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_, 2017      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING 0.04 OF AN ACRE OF LAND, OUT OF LOT 1, BLOCK A, COLLINS SUBDIVISION, RECORDED IN DOCUMENT NUMBER 201600066, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN ROUCHE, LLC TRACT RECORDED IN DOCUMENT NUMBER 2016058051, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.04 OF AN ACRE OF LAND, TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

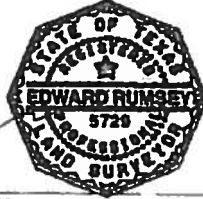
COMMENCING at a point in the easterly line of Lot 144, Block A, Scofield Farms Phase 9 Section One, a subdivision recorded in Volume 97, Page 291, Plat Records, said county, same being in the westerly line of said Lot 1, from which the northwest corner of said Lot 1 bears, North 28 degrees 02 minutes 59 seconds East, 185.99 feet and the southwest corner of said Lot 1 bears, South 28 degrees 02 minutes 59 seconds West, 256.76 feet;

THENCE South 61 degrees 57 minutes 01 seconds East, through said Lot 1, 66.75 feet to a point for the POINT OF BEGINNING and the southwest corner hereof;

THENCE through said Lot 1, the following 7 calls,

1. North 28 degrees 02 minutes 59 seconds East, 40.00 feet to a point, for the northwest corner hereof;
2. South 61 degrees 57 minutes 01 seconds East, 16.64 feet to a point,
3. South 27 degrees 54 minutes 28 seconds West, 12.00 feet to a point,
4. South 61 degrees 57 minutes 01 seconds East, 33.33 feet to a point, for the northeast corner hereof;
5. South 28 degrees 02 minutes 59 seconds West, 28.00 feet to a point, for the southeast corner hereof;
6. North 61 degrees 57 minutes 01 seconds West, 50.00 feet to the POINT OF BEGINNING.

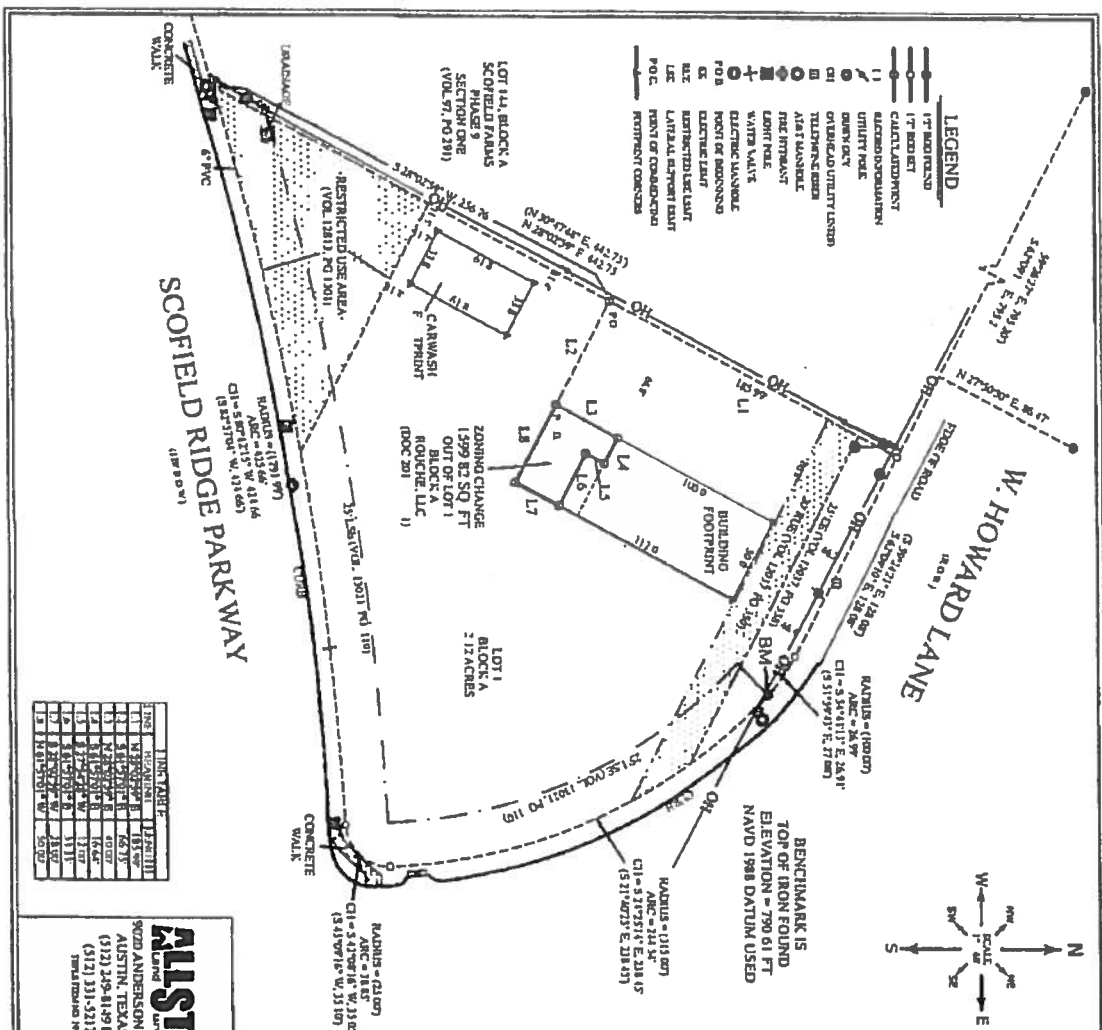
THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



*[Signature]*  
EDWARD RUMSEY  
TX R.P.L.S. No. 5729  
Job No. A0317417

03/30/2017  
Date

**EXHIBIT A**



| INFLUENZA |          |
|-----------|----------|
| INC.      | HEAVENLY |
| 1         | 18.9%    |
| 2         | 66.7%    |
| 3         | 40.0%    |
| 4         | 16.6%    |
| 5         | 13.9%    |
| 6         | 11.1%    |
| 7         | 8.9%     |
| 8         | 5.0%     |

**ALLSTAR**  
Land Everything  
9020 ANDERSON MILL RD.  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
SIMPLY FROM THE FUTURE

**FIRM MAP INFORMATION**

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RAINFALL AS EVIDENT ON THE FLOOD INSURANCE RATE MAPS. FIRM MAP NO. 44113 POSTED PANEL 0005

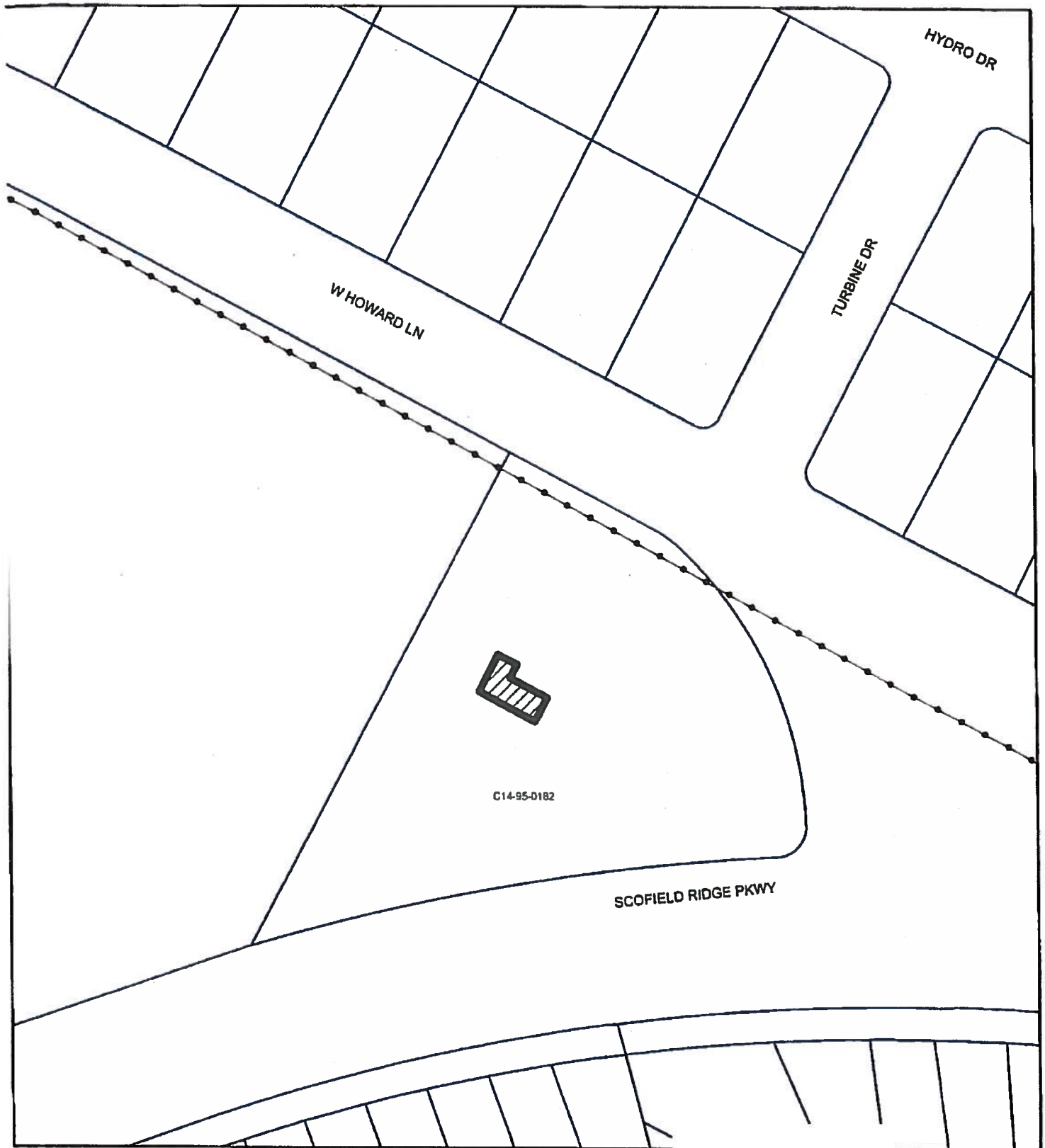
DATED 8-24-2008

THE ENGINEER HAS NOT DEVELOPED FLOODING ANALYSIS NOR A DETAILED MAP OF THE PROPERTY WILL, AND NOT PLACED CONVEYANCE LOCAL FLOOD AND DRAINAGE FOR THE CLIENTS FUND OF THE TRACT

| PROPERTY DATA |                      | RECEIVED BY  |                  | RECEIVED DATE |
|---------------|----------------------|--------------|------------------|---------------|
| TRACT NO.     | 10007 A0000001 TITLE | CALC. RT     | CHESL D07138     | 11/19/2011    |
| Q/T NO.       | 30100000             | DEATH RT     | D040000000       | 11/19/2011    |
| TRM NO.       | AD011011 - AD000111  | TRUST RT     | PC00000000       | 04/27/2011    |
|               |                      | FOR A CHARGE | DEMAND RT - CHRG | 04/27/2011    |

| LEGAL DESCRIPTION  | RESTRICTIONS |
|--|--------------|
| SUBJECT TO RESTRICTIONS IN VOL. 6447 PD 11 VOL. 11 PG 354, VOL. 1181 PD 1113, VOL. 1267 PD 3, VOL. 1269 PD 32 VOL. 1294, PD 47 VOL. 1315 PD 1546, VOL. 1316 PD 64, VOL. 1274, PD 382, VOL. 1274, PD 246, VOL. 12813, PD 1302, VOL. 12812, PD 1397, DOC NOS 199003111, 199912011, 200001501, 200001502, 201119071, 201103011, 201103021, 201103031, 201103041, 201103051, 201103061, 201103071, 201103081, 201103091, 201103101, 201103111, 201103121, 201103131, 201103141, 201103151, 201103161, 201103171, 201103181, 201103191, 201103201, 201103211, 201103221, 201103231, 201103241, 201103251, 201103261, 201103271, 201103281, 201103291, 201103301, 201103311, 199912011, 200001501, 200001502, 200001503, 200001504, 200001505, 200001506, 200001507, 200001508, 200001509, 200001510, 200001511, 200001512, 200001513, 200001514, 200001515, 200001516, 200001517, 200001518, 200001519, 200001520, 200001521, 200001522, 200001523, 200001524, 200001525, 200001526, 200001527, 200001528, 200001529, 200001530, 200001531, 200001532, 200001533, 200001534, 200001535, 200001536, 200001537, 200001538, 200001539, 200001540, 200001541, 200001542, 200001543, 200001544, 200001545, 200001546, 200001547, 200001548, 200001549, 200001550, 200001551, 200001552, 200001553, 200001554, 200001555, 200001556, 200001557, 200001558, 200001559, 200001560, 200001561, 200001562, 200001563, 200001564, 200001565, 200001566, 200001567, 200001568, 200001569, 200001570, 200001571, 200001572, 200001573, 200001574, 200001575, 200001576, 200001577, 200001578, 200001579, 200001580, 200001581, 200001582, 200001583, 200001584, 200001585, 200001586, 200001587, 200001588, 200001589, 200001590, 200001591, 200001592, 200001593, 200001594, 200001595, 200001596, 200001597, 200001598, 200001599, 200001600, 200001601, 200001602, 200001603, 200001604, 200001605, 200001606, 200001607, 200001608, 200001609, 200001610, 200001611, 200001612, 200001613, 200001614, 200001615, 200001616, 200001617, 200001618, 200001619, 200001620, 200001621, 200001622, 200001623, 200001624, 200001625, 200001626, 200001627, 200001628, 200001629, 200001630, 200001631, 200001632, 200001633, 200001634, 200001635, 200001636, 200001637, 200001638, 200001639, 200001640, 200001641, 200001642, 200001643, 200001644, 200001645, 200001646, 200001647, 200001648, 200001649, 200001650, 200001651, 200001652, 200001653, 200001654, 200001655, 200001656, 200001657, 200001658, 200001659, 200001660, 200001661, 200001662, 200001663, 200001664, 200001665, 200001666, 200001667, 200001668, 200001669, 200001670, 200001671, 200001672, 200001673, 200001674, 200001675, 200001676, 200001677, 200001678, 200001679, 200001680, 200001681, 200001682, 200001683, 200001684, 200001685, 200001686, 200001687, 200001688, 200001689, 200001690, 200001691, 200001692, 200001693, 200001694, 200001695, 200001696, 200001697, 200001698, 200001699, 200001700, 200001701, 200001702, 200001703, 200001704, 200001705, 200001706, 200001707, 200001708, 200001709, 200001710, 200001711, 200001712, 200001713, 200001714, 200001715, 200001716, 200001717, 200001718, 200001719, 200001720, 200001721, 200001722, 200001723, 200001724, 200001725, 200001726, 200001727, 200001728, 200001729, 200001730, 200001731, 200001732, 200001733, 200001734, 200001735, 200001736, 200001737, 200001738, 200001739, 200001740, 200001741, 200001742, 200001743, 200001744, 200001745, 200001746, 200001747, 200001748, 200001749, 200001750, 200001751, 200001752, 200001753, 200001754, 200001755, 200001756, 200001757, 200001758, 200001759, 200001760, 200001761, 200001762, 200001763, 200001764, 200001765, 200001766, 200001767, 200001768, 200001769, 200001770, 200001771, 200001772, 200001773, 200001774, 200001775, 200001776, 200001777, 200001778, 200001779, 200001780, 200001781, 200001782, 200001783, 200001784, 200001785, 200001786, 200001787, 200001788, 200001789, 200001790, 200001791, 200001792, 200001793, 200001794, 200001795, 200001796, 200001797, 200001798, 200001799, 200001800, 200001801, 200001802, 200001803, 200001804, 200001805, 200001806, 200001807, 200001808, 200001809, 200001810, 200001811, 200001812, 200001813, 200001814, 200001815, 200001816, 20 |              |

[illegible]



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

**EXHIBIT B**

ZONING CASE#:C14-2017-0048



1" = 100'

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.