

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A**  
2 **PORTION OF THE PROPERTY LOCATED AT 8557 RESEARCH BOULEVARD**  
3 **SERVICE ROAD NORTHBOUND IN THE NORTH AUSTIN CIVIC**  
4 **ASSOCIATION NEIGHBORHOOD PLAN AREA FROM COMMUNITY**  
5 **COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO**  
6 **COMMERCIAL-LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP)**  
7 **COMBINING DISTRICT.**

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from community commercial-neighborhood plan (GR-NP)  
13 combining district to commercial-liquor sales-neighborhood plan (CS-1-NP) combining  
14 district on the property described in Zoning Case No. C14-2024-0056, on file at the  
15 Planning Department, as follows:

16  
17 0.115 acres of land, more or less, being a portion of LOT A, OHLEN SQUARE  
18 SECTION 3, an addition in the City of Austin, Travis County, Texas, according to  
19 the map or plat of record in Volume 80, Page 233, of the Plat Records of Travis  
20 County, Texas, said 0.115 acres of land being more particularly described by metes  
21 and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

22  
23 locally known as 8557 Research Boulevard Service Road Northbound in the City of  
24 Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

25  
26 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to  
27 Ordinance No. 010524-94 that established zoning for the North Austin Civic Association  
28 Neighborhood Plan.  
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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2024.

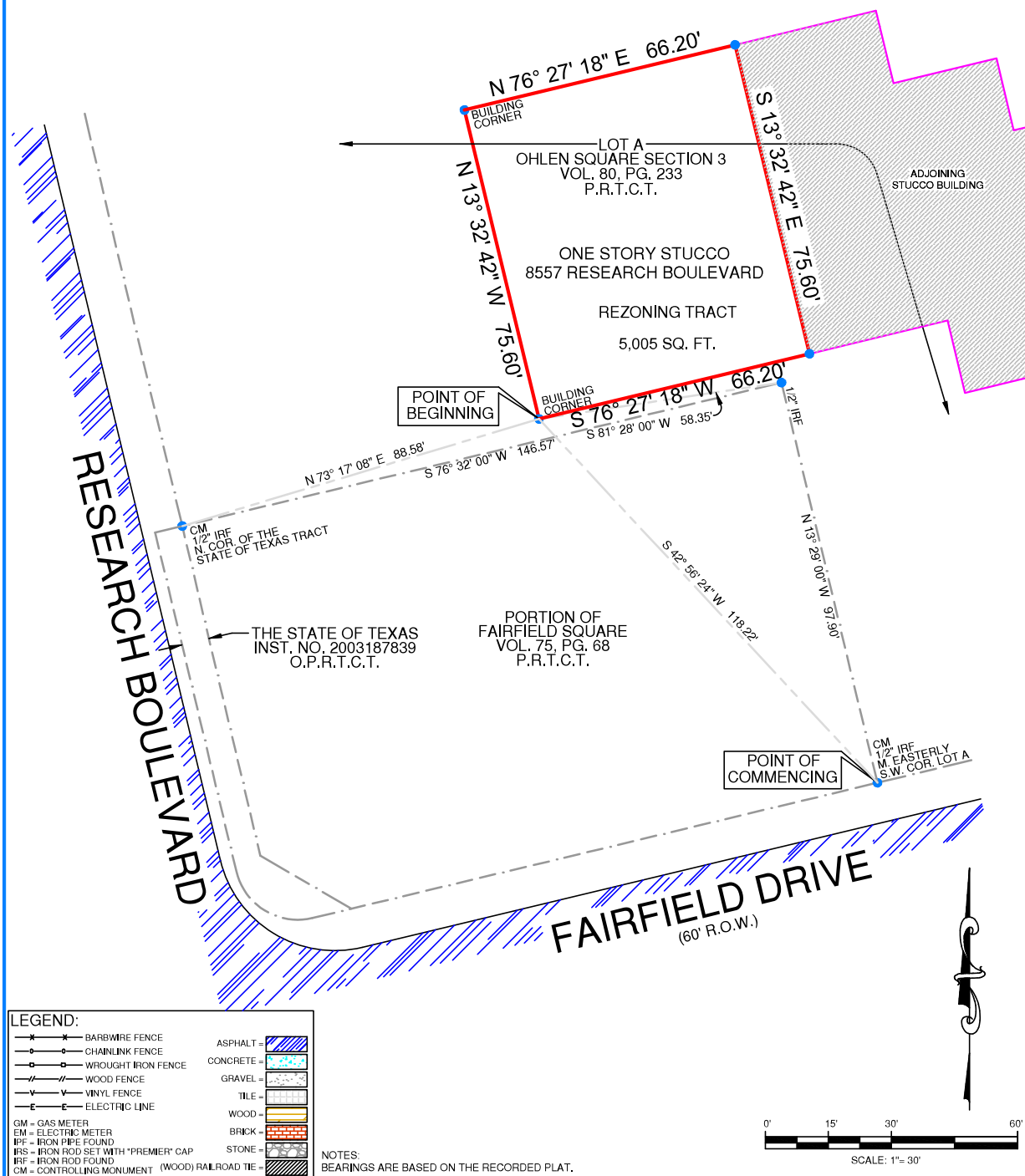
**PASSED AND APPROVED**

SSS

\_\_\_\_\_, 2024

Kirk Watson  
Mayor

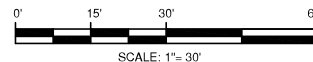
**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Myrna Rios  
City Attorney City Clerk



## LEGEND:

—x—x—	BARB WIRE FENCE	ASPHALT	
—o—o—	CHAINLINK FENCE	CONCRETE	
—□—□—	WROUGHT IRON FENCE	GRAVEL	
—//—//—	WOOD FENCE	TILE	
—v—v—	VINYL FENCE	WOOD	
—E—E—	ELECTRIC LINE	BRICK	
CM	GAS METER	STONE	
EM	ELECTRIC METER	WOOD RAILROAD TIE	
IRF	IRON PIPE FOUND		
IRS	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		

NOTES:  
BEARINGS ARE BASED ON THE RECORDED PLAT.



## LEGAL DESCRIPTION:

BEING A PORTION OF LOT A, OHLEN SQUARE SECTION 3, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80, PAGE 233, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

## SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

## FLOOD INFORMATION:

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0455 J, DATED JANUARY 6, 2016.

DATE: 02/27/24 JOB NO.: 23-10213  
FIELD: 02/26/24 REV.: 02/29/24



Registered Professional Land Surveyor

### PARTIAL REZONING

#### PORTION OF LOT A, OHLEN SQUARE SECTION 3



5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
972-612-3601 (O) | 855-892-0468 (F)  
www.premiersurveying.com  
premierorders@premiersurveying.com

DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Premier**  
Surveying LLC  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200

**PREMIER SURVEYING LLC**

5700 W. Plano Parkway, Suite 1200  
Plano, Texas 75093  
972-612-3601  
Fax: 855-892-0468

**Exhibit "A"**  
**(PARTIAL REZONING)**

BEING A PORTION OF LOT A, OHLEN SQUARE SECTION 3, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80, PAGE 233, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE MOST EASTERLY SOUTHWEST CORNER OF SAID LOT A AND THE SOUTH EAST CORNER OF FARIFIELD SQUARE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75, PAGE 68, SAID PLAT RECORDS, SAID IRON ROD BEING ON THE NORTH LINE OF FAIRFIELD DRIVE (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 42° 56' 24" WEST, A DISTANCE OF 118.22 FEET TO A BUILDING CORNER AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 13° 32' 42" WEST, A DISTANCE OF 75.60 FEET TO A BUILDING CORNER;

THENCE NORTH 76° 27' 18" EAST, A DISTANCE OF 66.20 FEET;

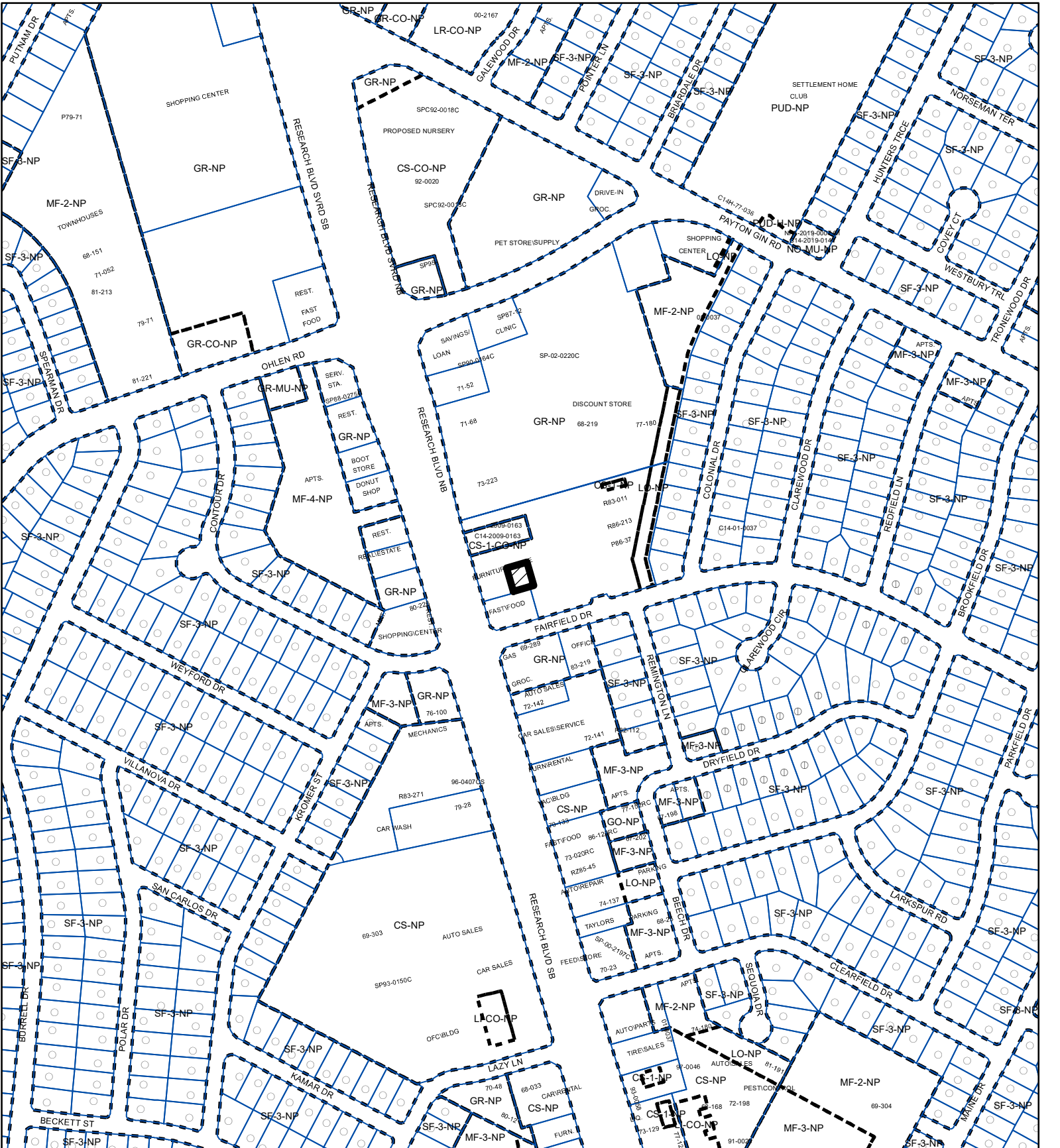
THENCE SOUTH 13° 32' 42" EAST, A DISTANCE OF 75.60 FEET;

THENCE SOUTH 76° 27' 18" WEST, A DISTANCE OF 66.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,005 SQUARE FEET OR 0.115 OF ONE ACRE OF LAND.



Survey Plat of even date attached hereto and made a part hereof.

Date: 02/26/24



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2024-0056

## 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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'

Created: 4/11/2024