

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 112 ACADEMY DRIVE IN THE SOUTH RIVER  
3 CITY NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-  
4 HISTORIC LANDMARK-NEIGHBORHOOD CONSERVATION COMBINING  
5 DISTRICT-NEIGHBORHOOD PLAN (GR-H-NCCD-NP) COMBINING DISTRICT  
6 TO COMMERCIAL-LIQUOR SALES-HISTORIC LANDMARK-  
7 NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-  
8 NEIGHBORHOOD PLAN (CS-1-H-NCCD-NP) COMBINING DISTRICT.

9  
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11  
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base district from community commercial-historic landmark-neighborhood  
14 conservation combining district-neighborhood plan (GR-H-NCCD-NP) combining district  
15 to commercial-liquor sales-historic landmark-neighborhood conservation combining  
16 district-neighborhood plan (CS-1-H-NCCD-NP) combining district on the property  
17 described in Zoning Case No. C14-2008-0250, on file at the Neighborhood Planning and  
18 Zoning Department, as follows:

19  
20 A 0.01 (583 sq. ft.) acre tract of land, more or less, out of Block 72, Fairfield Park  
21 Subdivision, Travis County, the tract of land being more particularly described by  
22 metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

23  
24 locally known as 112 Academy Drive, in the City of Austin, Travis County, Texas, and  
25 generally identified in the map attached as Exhibit "B".

26  
27 **PART 2.** The Property is subject to Ordinance No. 20050929-Z003 that established the  
28 South River City neighborhood plan combining district.

# EXHIBIT A

EXHIBIT TO REZONING APPLICATION FOR  
PORTION OF 112 ACADEMY (ST CECILIA HOTEL)  
DETAIL OF ARE TO BE REZONED TO CS-1-H-NCCD-NP  
APPROXIMATELY 583 SQUARE FEET FOR USE AS A COCKTAIL  
LOUNGE AREA, WITH SALE OF ALCOHOL RESTRICTED TO HOTEL GUESTS

## DESCRIPTION 112 ACADEMY LLC

BEING 0.01 ACRES (583 SQ. FT. AREA) SITUATED IN BLOCK 72, FAIRFIELD PARK A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THE TRACT CONVEYED BY DOC. 2006197905, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS (OPRTCT). THIS REZONING PARCEL WAS SURVEYED ON THE GROUND IN JULY OF 2008, BY WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847. LINE CODES USED HEREIN ARE IN AGREEMENT WITH THE SURVEY PLAT PREPARED THIS DATE.

BEGINNING FOR A POINT OF REFERENCE AT A STEEL COTTON SPINDLE FOUND AT THE NORTHWEST CORNER OF BLOCK 72, FAIRFIELD PARK, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THENCE WITH S 52°05'16"E 98.61 FEET TO A POINT AT THE SOUTHWEST INTERIOR WALL CORNER OF THE TEA TIME LOUNGE AND THE TRUE POINT OF BEGINNING OF THIS REZONING PARCEL.

THENCE WITH THE WEST INTERIOR WALL OF THE TEA TIME LOUNGE (L1) N 11°41'42"E 19.50 TO THE NORTHWEST CORNER OF THE ROOM.

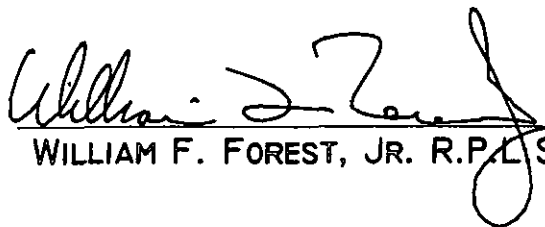
THENCE WITH THE NORTH INTERIOR WALL OF THE TEA TIME LOUNGE S 78°18'18"E 29.88 TO THE NORTHEAST CORNER OF THE ROOM.

THENCE WITH THE EAST INTERIOR WALL OF THE TEA TIME LOUNGE (L2) S 11°41'42"E 19.50 TO THE SOUTHEAST CORNER OF THE ROOM.

THENCE WITH THE SOUTH INTERIOR WALL OF THE TEA TIME LOUNGE N 78°18'18"W 29.88 TO THE TRUE POINT OF BEGINNING.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY DATE DECEMBER 29, 2008.

  
WILLIAM F. FOREST, JR. R.P.L.S. 1847



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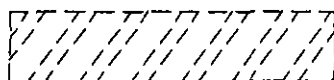
## **LEGEND**

ELEVATION BENCHMARK	⊗
STEEL COTTON SPINDLE	☆
IRON PIN FOUND	●
CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN	○
IRON PIN SET	○
IRON PIPE FOUND	⊙
FENCE POST	⊕
NAIL FOUND	▲
NAIL SET	△
CONCRETE MONUMENT FOUND	■
EXISTING WIRE FENCE	— X —
CHAINLINK FENCE	— ○ —
BOARD FENCE	— □ —
DRAINAGE MANHOLE	⊗
SEA LINE VALVE	⊗
WELL	⊗
FIRE HYDRANT	⊗
POWER POLE	⊗
WATER VALVE	⊗
TELEPHONE CABLE	— T —
WATER LINE EXISTING	— W —
OVERHEAD POWER LINE	— E —
CENTER LINE OF CHANNEL	— C —
RECORD CALLS (BEARING / DISTANCE)	
DATA THIS SURVEY BEARING/ DISTANCE	

SPECIAL FLOOD HAZARD AREA PER F.E.M.A.  
(APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)

TRACT LINES ————  
BOUNDARY LINES ————

REZONING AREA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°41'42"E	19.50
L2	S11°41'42"W	19.50

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY OPRTC  
PLAT RECORDS OF TRAVIS COUNTY PRTC  
REAL PROPERTY RECORDS OF TRAVIS COUNTY RPRTC  
ALL DOCUMENT REFERENCES ARE IN TRAVIS COUNTY

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SURVEY DATE DECEMBER 29, 2008.

WILLIAM F. FOREST, JR. R.P.L.S. 1847

