

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2203 SOUTH LAMAR BOULEVARD FROM  
3 GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS)  
4 COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT.  
5

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

8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from general commercial services (CS) district to commercial-  
10 liquor sales-conditional overlay (CS-1-CO) combining district on the property described in  
11 Zoning Case No. C14-2010-0122, on file at the Planning and Development Review  
12 Department, as follows:  
13

14 A 0.068 acre tract of land, (2,977 square feet) more or less, out of the Isaac Decker  
15 League, in Travis County, the tract of land being more particularly described by  
16 metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),  
17

18 locally known as 2203 South Lamar Boulevard, in the City of Austin, Travis County,  
19 Texas, and generally identified in the map attached as Exhibit "B".  
20

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

24 A cocktail lounge use is a prohibited use of the Property.  
25

26 Except as otherwise specifically restricted under this ordinance, the Property may be  
27 developed and used in accordance with the regulations established for the commercial-  
28 liquor sales (CS-1) base district, and other applicable requirements of the City Code.  
29  
30  
31  
32  
33  
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35  
36  
37



FIELD NOTES

FIELD NOTES FOR 2,977 SQUARE FEET OF LAND OUT OF THE ISAAC DECKER LEAGUE, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOTS 14 AND 15, DELCREST ADDITION, A SUBDIVISION AS RECORDED IN BOOK 4, PAGE 68 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 14 AND 15 BEING CONVEYED TO CABOT-CHASE, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2002214636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,977 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½" iron rod found at the southwest corner of the above described Lot 14, from which a ½" iron pipe found at the southeast corner of said Lot 14 bears N82°55'20"E a distance of 49.92 feet; Thence, N00°04'17"W a distance of 25.43 feet to a calculated point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE N06°17'38"W a distance of 36.80 feet to a calculated point for the northwest corner of this tract;

THENCE N83°42'22"E a distance of 85.11 feet to a calculated point for the most northerly northeast corner of this tract;

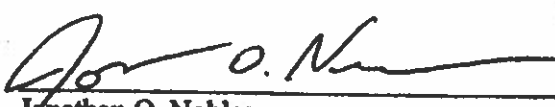
THENCE S61°30'29"E a distance of 7.99 feet to a calculated point for the most easterly northeast corner of this tract;

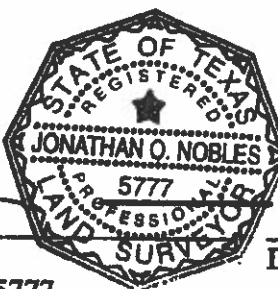
THENCE S29°59'50"W a distance of 40.00 feet to a calculated point for the southeast corner of this tract;

1  
SCANNED

THENCE S83°42'22"W a distance of 68.00 feet to the POINT OF BEGINNING,  
and containing 2,977 square feet (0.068 acre) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying  
from a survey made on the ground on July 13, 2010 under my supervision and are true  
and correct to the best of my knowledge. A sketch accompanies this description.

  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777



Date 7/15/2010

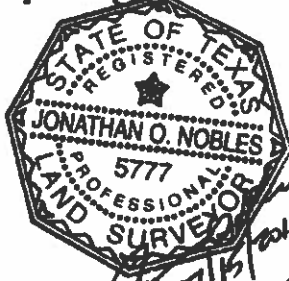
Client: Cabot-Chase, Ltd.  
Date: July 15, 2010  
WO No.: 0A399-001-00  
FB: 615/34  
Austin Grid: G-20  
TCAD Nos.: 4-0107-06-26  
File: J:\Projects\A399...\Job 001-00...\Survey\Legal Desc\A399 Zoning-FN.doc

**Bearing Basis:**

The bearing, N07°07'00"W, being an inverse between ½" iron rods found at the southwest and northwest corners of Lot 14 of said Delcrest Addition, serves as the Basis of Bearings for this survey.

SCANNED

1" = 30'



# SKETCH TO ACCOMPANY FIELD NOTES

**SOUTH LAMAR BOULEVARD**  
(LOOP 343)  
(80' R.O.W.)

Cl

Electric & Telephone  
Company  
Vol. 3224, Pg. 289

*Cabot-Chase Ltd.*  
Doc. No. 2002214635

REMAINDER OF  
LOT 15

LOT 14 *Delcrest Addition*  
Pg. 68

T 13

N 07°07'00" W 150.75'  
Bearing Basis

N 83°42'22" E 85.11'  
S 61°30'29" E 7.99'

W R.L.  
per zoning

S 20°56'07" W 201.74'

**KINNEY ROAD**  
(R.O.W. Varies)

**PROPOSED  
ZONING  
BOUNDARY**  
(2,977 SF)

POINT OF  
BEGINNING

POINT OF  
REFERENCE

LOT 16

ONE-STORY  
BUILDING

S 83°42'22" W 68.00'

(50')  
49.92'

S 82°55'20" W

(S 82°53' W)

S 82°49'52" W 23.25'

(23')

## CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
Cl	2895.65'	187.64'	187.61'	N 79°45'16" E

## LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND  
UNLESS NOTED
- 1/2" IRON ROD SET w/ CAP  
STAMPED "TERRA FIRMA"
- △ P-K NAIL SET ON CONCRETE
- ( ) RECORD INFORMATION

**terra  
firma**

LAND SURVEYING

Client : Cabot Chase, Ltd.  
Date : July 15, 2010  
Office : J. Nobles, M. Corney  
Crew : J. Jones, S. Barger, R. Meyer, B. Riggsby  
F.B. : 615/34  
Job No : OA399-001-00  
File : J:\Projects\A399-001-00\Survey\Zoning Sketch\A399 Zoning.dwg



# ZONING

EXHIBIT B

ZONING CASE#: C14-2010-0122

LOCATION: 2203 S LAMAR BLVD

SUBJECT AREA: 0.06 ACRES

GRID: G20

MANAGER: STEPHEN RYE



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.