

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1901 SOUTH LAMAR BOULEVARD FROM GENERAL COMMERCIAL SERVICES (CS) 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 general commercial services (CS) district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-2010-0118, on file at the Planning and Development Review Department, as follows:

A 0.266 acre tract of land, more or less, out of Fredericksburg Road Acres No. 2 Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 1901 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2010.

## PASSED AND APPROVED

www

\_\_\_\_\_, 2010

Lee Leffingwell  
Mayor

**APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_**

**Karen M. Kennard**  
**Acting City Attorney**

Shirley A. Gentry  
City Clerk

## DESCRIPTION

OF A 11,593 SQUARE FEET TRACT, BEING OUT OF AN A PART OF ISAAC DECKER LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF LOTS 7, 8 AND 9 OF THE FREDERICKSBURG ROAD ACRES NO. 2, AS RECORDED IN VOLUME 465, PAGE 282-283, OF THE TRAVIS COUNTY DEED RECORDS, ALSO BEING ALL OF THAT 0.266 ACRE TRACT AS CONVEYED TO 1901 S. LAMAR, LTD., AS RECORDED IN DOCUMENT #2007064672 OF THE TRAVIS COUNTY DEED RECORDS, SAID 11,593 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Beginning at a "X" Found in Concrete at the Southeast corner of a 0.266 Acre tract as recorded in Document #2007064672 of the Travis County Deed Records, and the Southwest corner of a tract as conveyed to Paul Y. Tsukahara Marital QTip Trust as recorded in Document #2006246287 of the Travis County Deed Records, also being in the North Right-of-Way of West Mary Street (60' Right-of-Way) previously known as Fredericksburg Road as recorded in Volume 465, Page 282-283 of the Travis County Deed Records and also being in the South line of Lot 9 Fredericksburg Road Acres No. 2 as recorded in Volume 465, Page 282-283 of the Travis County Deed Records;

Thence, S76°29'00"W, with the North Right-of-Way of the said West Mary Street and the South line of the said 0.266 Acre Tract, for a distance of 126.61' feet to a "X" Found on a Concrete Curb, for an angle point;

Thence, S72°38'06"W, with the North Right-of-Way of the said West Mary Street and the South line of the said 0.266 Acre Tract, for a distance of 73.12' feet to a 1/4" Iron Rod Found at the Southwest corner of the said 0.266 Acre Tract and being in the East Right-of-Way of Heather Street (50' Right-of-Way), for the Southwest corner of the herein described tract;

Thence, N17°33'05"W, with East Right-of-Way of Heather Street and the west line of the said 0.266 Acre Tract for a distance of 27.58' feet to a 1/2" Iron Rod Found at the Northwest corner of the said 0.266 Acre Tract, also being in the South line of South Lamar Boulevard (80' Right-of-Way) as recorded in Volume 529, Page 478 and Volume "J", Page 121 of the Travis County Deed Records, for the Northwest corner of the herein described tract;

Thence, with a curve to the Left having a Central Angle of  $03^{\circ}56'36''$ , a Radius of 2905.04' feet, Chord Bears  $N55^{\circ}16'28''E$ , 199.90' feet, for an Arc distance of 199.94' feet to a 3\8" Iron Pipe Found at the Northeast corner of the said 0.266 Acre Tract and the Northwest corner of the said Paul Y. Tsukahara Marital QTip Trust Tract, for the Northeast corner of the herein described tract;

Thence,  $S22^{\circ}34'44''E$ , with the common line between the said 0.266 Acre Tract and the said Paul Y. Tsukahara Marital QTip Trust, for a distance of 96.08' to the Place of Beginning, containing 11,593 Square Feet of land area.

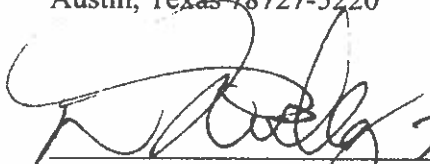
The bearings for the above description are based upon that tract as conveyed to 1901 S. Lamar, Ltd. as recorded in Document #2007064672 of the Travis County Deed Records.

STATE OF TEXAS )(

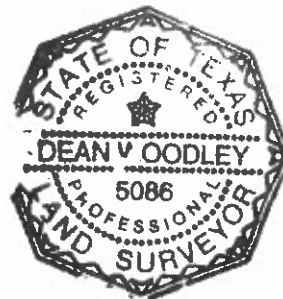
COUNTY OF TRAVIS )(

I hereby certify that this field note description was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.

LIVE OAK SURVEYING  
12421 Wycliff Lane  
Austin, Texas 78727-5220

  
DEAN A. WOODLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5086

7-16-2009  
DATE



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Thence, S72°38'06"W, with the North Right-of-Way of the said West Mary Street and the South line of the said 0.266 Acre Tract, for a distance of 73.12' feet to a ¼" Iron Rod Found at the Southwest corner of the said 0.266 Acre Tract and being in the East Right-of-Way of Heather Street (50' Right-of-Way), for the Southwest corner of the herein described tract;

Thence, N17°33'05"W, with East Right-of-Way of Heather Street and the west line of the said 0.266 Acre Tract for a distance of 27.58' feet to a ½" Iron Rod Found at the Northwest corner of the said 0.266 Acre Tract, also being in the South line of South Lamar Boulevard (80' Right-of-Way) as recorded in Volume 529, Page 478 and Volume "J", Page 121 of the Travis County Deed Records, for the Northwest corner of the herein described tract;

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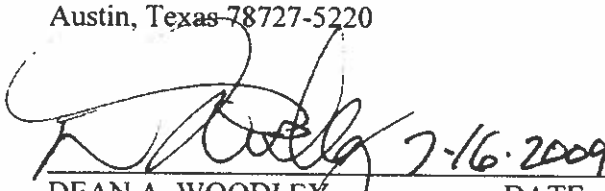
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