

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 2900 O'NEAL LANE FROM COMMUNITY**  
3 **COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES-**  
4 **CONDITIONAL OVERLAY (CS-1-CO) COMBINING 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 community commercial (GR) district to commercial-liquor  
10 sales-conditional overlay (CS-1-CO) on the property described in Zoning Case No. C14-  
11 2010-0168, on file at the Planning and Development Review Department, as follows:  
12

13 A 0.80 acre tract of land, more or less, out of the T.M. Fowler survey, in Travis  
14 County, the tract of land being more particularly described by metes and bounds in  
15 Exhibit "A" incorporated into this ordinance (the "Property"),  
16

17 locally known as 2900 O'Neal Lane, in the City of Austin, Travis County, Texas, and  
18 generally identified in the map attached as Exhibit "B".  
19

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

23 Adult oriented businesses use is a prohibited use of the Property.  
24

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

1  
2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.  
3  
4

5 **PASSED AND APPROVED**  
6

7 §  
8 §  
9 \_\_\_\_\_, 2011 § \_\_\_\_\_  
10

11 Lee Leffingwell  
12 Mayor  
13

14  
15 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
16 Karen M. Kennard Shirley A. Gentry  
17 Acting City Attorney City Clerk

August 22, 1997

J4672

FIELD NOTES

**FIELD NOTES FOR 0.80 ACRE OF LAND OUT OF THE T.M. FOWLER SURVEY, IN TRAVIS COUNTY, TEXAS, SAME BEING THE REMAINDER OF THAT CERTAIN 2.0 ACRES OF LAND RECORDED IN VOLUME 1362, PAGE 510, DEED RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING** at an iron rod found on the common east R.O.W. of Waters Park Road, same being on the west line of said 2.0 acre tract, same being at the S.W. corner of GREAT WALL SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 90, Page 353, Plat Records, Travis County, Texas, for the N.W. corner hereof;

**THENCE** the following two (2) courses and distances along the south line of said GREAT WALL SUBDIVISION:

1. S54°24'00"E for a distance of 129.90 feet to an iron rod found;
2. S61°23'05"E for a distance of 51.87 feet to an iron rod found on the west R.O.W. of F.M. 1325, (Loop 1/MoPac) same being on the east line of said 2.0 acre tract for the N.E. corner hereof;

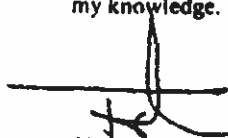
**THENCE** the following two (2) courses and distances along the common east line of said 2.0 acre tract and the west R.O.W. of F.M. 1325, (Loop 1/MoPac):

1. S24°59'02"W for a distance of 96.52 feet to a steel fence post corner;
2. S67°20'39"W for a distance of 127.42 feet to a steel fence post corner on the north R.O.W. of O'Neal Lane at the most southerly corner of said 2.0 acre tract for the most southerly corner hereof;

**THENCE** N43°16'37"W along the common north R.O.W. of O'Neal Lane and the south line of said 2.0 acre tract for a distance of 153.44 feet to a steel fence post corner on the south R.O.W. of Waters Park Road at the S.W. corner of said 2.0 acre tract for the S.W. corner hereof;

**THENCE** N41°53'02"E along the common west line of said 2.0 acre tract and the east R.O.W. of Waters Park Road for a distance of 168.32 feet to the **POINT OF BEGINNING**, containing 0.80 acre of land, more or less.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324



REAL PROPERTY RECORDS  
TRAVIS COUNTY CLERK  
6002 Pershing Hills Drive  
Austin, Texas 78746

13007 1392

EX. A

Exhibit B