

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 7901 CAMERON ROAD FROM COMMUNITY
3 COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1)
4 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 (CS-1) district on the property described in Zoning Case No. C14-2010-0185, on file
11 at the Planning and Development Review Department, as follows:

12
13 A 1,241 sq. ft. tract of land, more or less, out of the Willis Avery Survey No. 81 in
14 Travis County, the tract of land being more particularly described by metes and
15 bounds in Exhibit "A" incorporated into this ordinance,

16
17 locally known as 7901 Cameron Road, in the City of Austin, Travis County, Texas, and
18 generally identified in the map attached as Exhibit "B".
19

20 **PART 2.** This ordinance takes effect on _____, 2011.

21
22
23 **PASSED AND APPROVED**

24
25 §
26 §
27 _____, 2011 § _____

28 Lee Leffingwell
29 Mayor

30
31
32 **APPROVED:** _____ **ATTEST:** _____
33 Karen M. Kennard Shirley A. Gentry
34 Acting City Attorney City Clerk

**CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS**

6448 HIGHWAY 290 EAST SUITE B-105

AUSTIN, TX 78723

512-244-3395 - PHONE

512-244-9508 - FAX

EXHIBIT A

FIELD NOTES

**FIELD NOTES FOR 1241 SQUARE OUT OF THE WILLIS AVERY
SURVEY NO. 81 IN TRAVIS COUNTY, TEXAS BEING A
PORTION OF LOT B, C.C.N.B. CAMERON PLACE SUBDIVISION,
A SUBDIVISION RECORDED IN PLAT BOOK 91 PAGE 137.
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS AS FOLLOWS:**

BEGINNING at an "X" found cut in concrete on the East R.O.W. of Cameron Road being the West common corner of said Lot B and Lot A, C.C.N.B. Cameron Place Subdivision for the POINT OF COMMENCING.

THENCE S 62° 30' 59" E with the common line of said Lots A and B, 168.09 feet to a point.

THENCE S 27° 29' 01" W, 0.86 feet to a point on an existing building for the Northwest corner of this tract and the POINT OF BEGINNING.

THENCE with said existing building the following four (4) courses:

- 1) S 62° 22' 52" E, 10.23 feet to a building corner
- 2) S 31° 27' 07" E, 29.47 feet to a building corner for the Northeast corner of this tract.
- 3) S 27° 34' 12" W, 25.21 feet to a building corner for the Southeast corner of this tract.
- 4) N 62° 23' 03" W, 35.50 feet to a point for the Southwest corner of this tract.

THENCE N 27° 34' 12" E through said existing building, 40.36 feet to the POINT OF BEGINNING and containing 1241 square feet more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal October 19, 2010

Herman Crichton, R.P.L.S. 4046
09_282zoning



P.O.C.

SCALE: 1" = 40'

LOT A
C.C.N.B. CAMERON
PLACE SUBDIVISION,
PB. 91, PG. 137

CAMERON ROAD

S 62°30'59" E

168.09

S27°29'01"W
0.86

EXISTING BUILDING

P.O.B.

S62°22'52"E
10.23

S31°27'07"E
29.47

SPINDLE
FOUND

0.1660 ACRES
VOL 2508, PG. 534,
VOL 7533, PG. 326,

LOT B
C.C.N.B. CAMERON
PLACE SUBDIVISION,
PB. 91, PG. 137

LAKELAND
FINANCIAL INC.
0.373 AC.
VOL. 12172 PG. 698

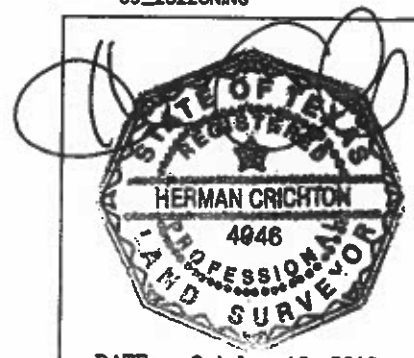
U.S. HIGHWAY 183

SKETCH TO ACCOMPANY FIELD NOTES FOR 1241
SQUARE FEET OUT OF THE WILLIS AVERY SURVEY NO.
81 IN TRAVIS COUNTY, TEXAS BEING A PORTION OF
LOT B, C.C.N.B. CAMERON PLACE SUBDIVISION, A
SUBDIVISION RECORDED IN VOL. 91, PG. 137, PLAT
RECORDS, TRAVIS COUNTY, TEXAS,

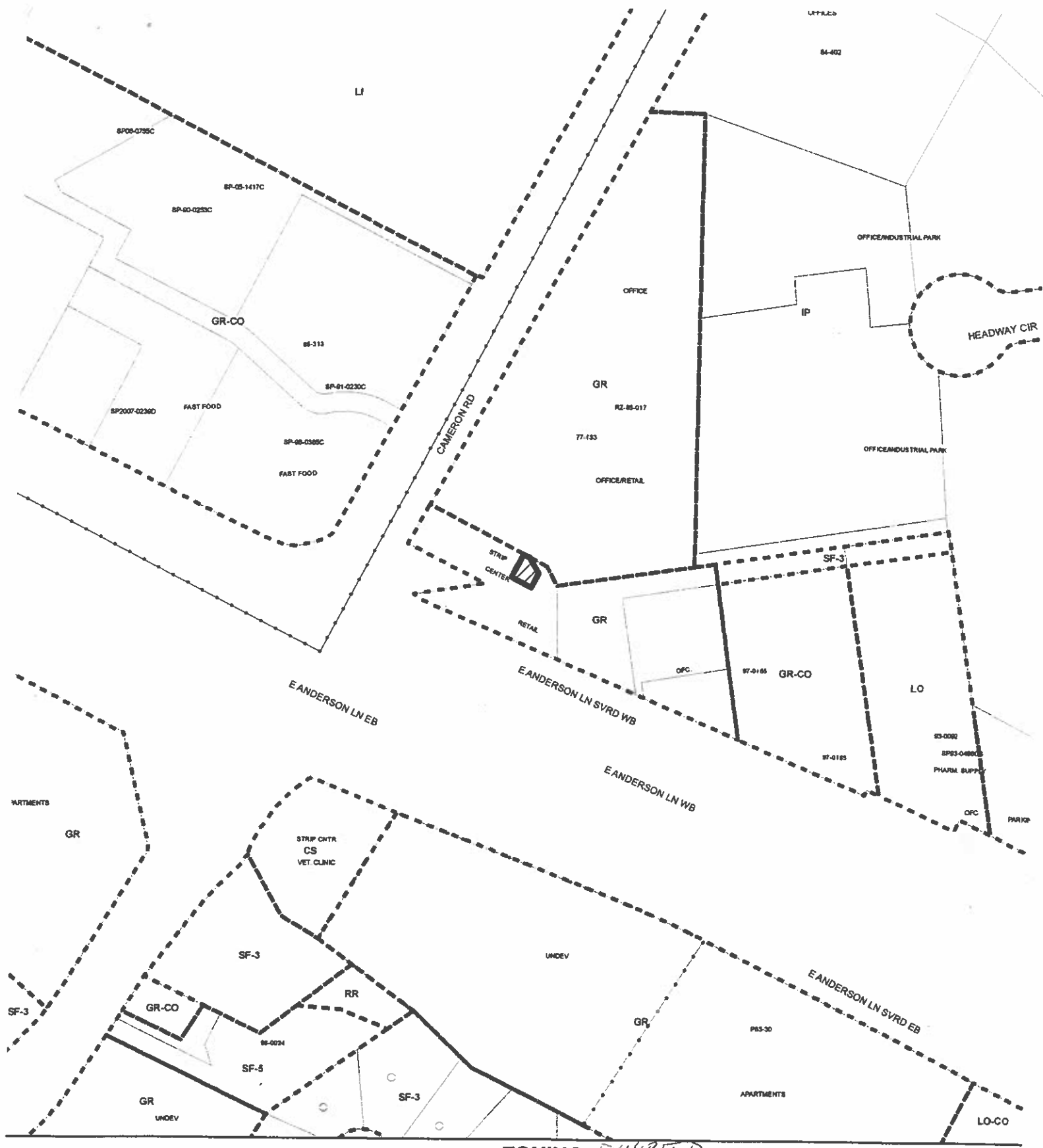
CRICHTON
AND ASSOCIATES INC.
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AUSTIN, TEXAS 78723
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09_282ZONING



DATE: October 19, 2010



ZONING EXHIBIT B

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0185
 LOCATION: 7901 CAMERON ROAD
 SUBJECT AREA: 0.028 ACRES
 GRID: M28
 MANAGER: JOI HARDEN



1' = 200'

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.