

**ORDINANCE NO. 20060302-049**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1902-1912 EAST RIVERSIDE DRIVE (TRACT 15) FROM COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 commercial-liquor sales (CS-1) district to community commercial (GR) district on the property described in Zoning Case No. C14-05-0112.01, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1,560 square foot tract of land, more or less, out of Lot 2-A of the Resubdivision of Block D, Townlake Plaza Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1902-1912 East Riverside Drive, 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 March 13, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_, March 2, 2006

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Will Wynn  
Mayor

**APPROVED:**

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David Allan Smith  
City Attorney

**ATTEST:**

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Shirley A. Gentry  
City Clerk

TRACT 15

EXHIBIT A

A 1,560.00 square foot tract of land out of Lot 2-A of the Resubdivision of Block "D" in Townlake Plaza, a subdivision in the City of Austin, Travis County, Texas, as appears of record in Book 37, at Page 2, of the Plat Records of Travis County, Texas; and being more particularly described by metes and bounds as follows:

The northwest corner of said 1,560.00 square foot tract of land is located by BEGINNING at an iron pin found in the east right-of-way line of Arena Drive, said pin being the northwest corner of said Lot 2-A;

THENCE, S 41° 01' E 200.00 feet to a point;

THENCE, S 48° 59' W 48.00 feet to a point, said point being the POINT OF BEGINNING and is the northwest corner of said 1,560.00 square foot tract;

THENCE, S 48° 59' W 56.00 feet to a point, said point being the southwest corner of said 1,560.00 square foot tract;

THENCE, S 41° 01' E 30.00 feet to a point, said point being the southeast corner of said 1,560.00 square foot tract;

THENCE, N 48° 59' E 52.00 feet to a point, said point being the northeast corner of said 1,560.00 square foot tract;

THENCE, N 41° 01' W 15.00 feet to a point;

THENCE, N 48° 59' E 4.00 feet to a point;

THENCE, N 41° 01' W 15 feet to the POINT OF BEGINNING and the northwest corner of said 1,560.00 square foot tract,

locally known as 1902-1912 East Riverside Drive, in the City of Austin, Travis County, Texas.

