

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7010 WEST STATE HIGHWAY 71 FROM COMMUNITY COMMERCIAL (GR) 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 community commercial (GR) district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-2007-0062, on file at the Neighborhood Zoning and Planning Department, as follows:

A 2760 square foot tract of land, more or less, out of Lot 1, Block A, Center of the Hills Subdivision, in Travis County being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 7010 West State Highway 71, 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 \_\_\_\_\_, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, 2007      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith                      Shirley A. Gentry  
City Attorney                              City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

SUITE 300-300A

BEING A 2760 SQUARE FOOT PORTION OF LOT 1, BLOCK "A", OF CENTER OF THE HILLS, A SUBDIVISION SITUATED IN TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 93, PAGE 93, OF THE PLAT RECORDS OF SAID COUNTY, SAID 2760 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron pipe found in the north line of said Lot 1, and from which point a 1/2" iron pipe found bears: S 79°19'40" E, a distance of 334.33 feet;

THENCE, N 79°19'40" W, with the north line of Lot 1, a distance of 303.13 feet to a point;

THENCE, S 10°40'20" W, into the interior of Lot 1, a distance of 24.94 feet to the northeast corner of a brick building;

THENCE, N 79°10'35" W, with the north line of said Building, a distance of 72.18 feet to the intersection of said north line with the east party wall of Suite 300 for the PLACE OF BEGINNING HEREOF;


THENCE, S 10°49'25" W, with the east party wall of Suit 300, a distance of 60.00 feet to the intersection of said east line with the south line of the building, for the southeast corner hereof;

THENCE, N 79°10'35" W, with the south line of said building, a distance of 46.00 feet to the intersection of said south line with the west party wall of Suite 300A, for the southwest corner hereof;

THENCE, N 10°49'25" E, with the west party wall of Suite 300A, a distance of 60.00 feet to the intersection of said west line with the north line of the building, for the northwest corner hereof;

THENCE, S 79°10'35" E, with the north line of said building, a distance of 46.00 feet to the PLACE OF BEGINNING hereof, and containing a calculated area of 2760 square feet;

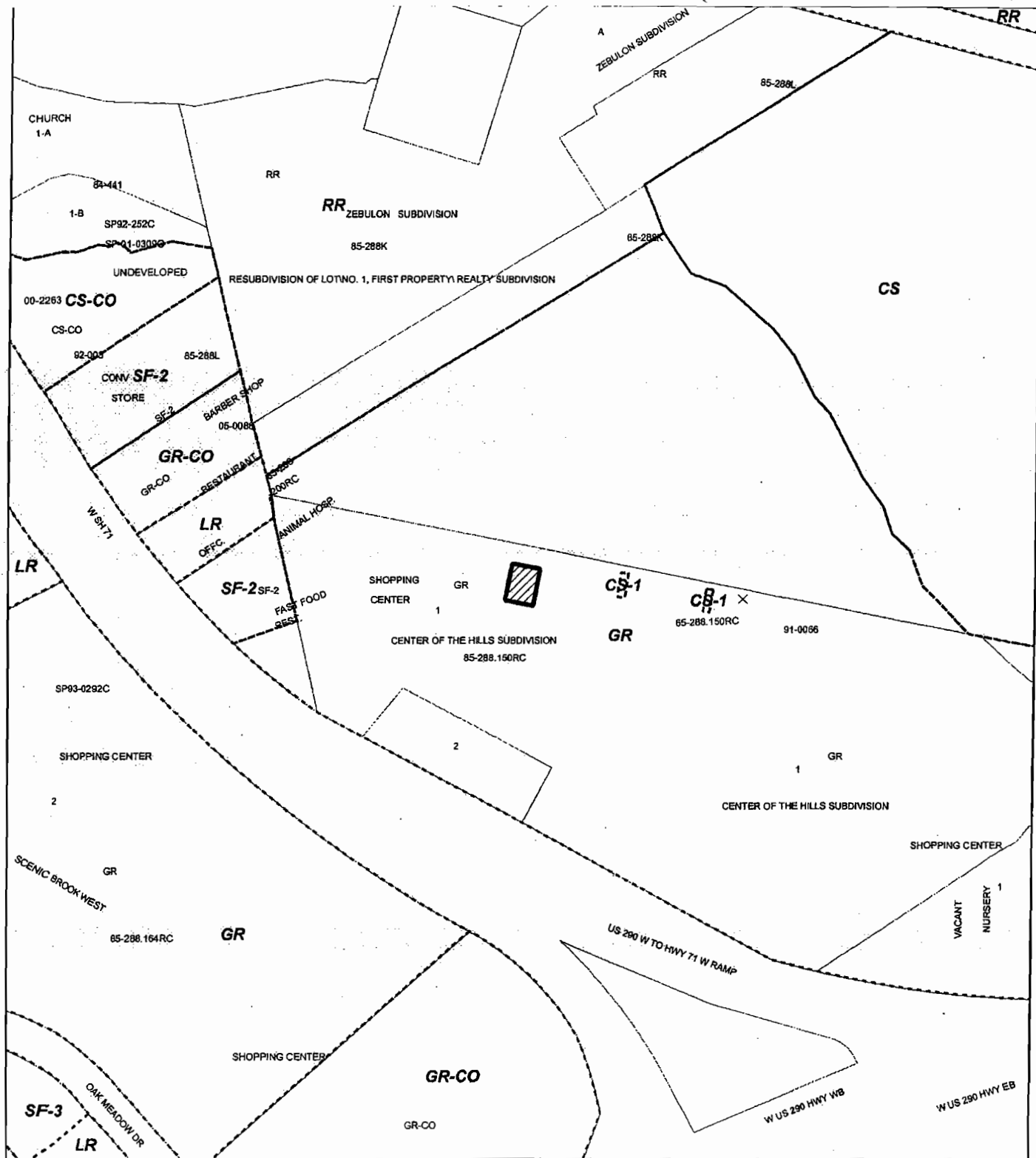
This description is to be used in conjunction with the accompanying survey plat only.

  
Victor M. Garza R.P.L.S. 4740

3-5-07  
Date

Dewey H. Burris and Associates, Inc.  
1404 West North Loop Blvd.  
Austin, Texas 78756  
(512)-458-6969  
Job#: R0213107A\_TA





Subject Tract



Zoning Boundary



Pending Cases

1" = 200'

CASE MGR: R.HEIL

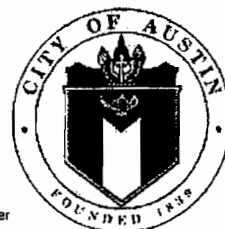
ZONING Exhibit B

CASE#: C14-2007-0062

ADDRESS: 7010 W SH 71

SUBJECT AREA: 0.06 AC

GRID: B19



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