

**ORDINANCE NO. 20071011-098**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6031 NORTH IH-35 SERVICE ROAD NORTHBOUND IN THE WINDSOR PARK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED USE-NEIGHBORHOOD PLAN (CS-1-MU-NP) COMBINING 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-mixed use-neighborhood plan (CS-MU-NP) combining district to commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district on the property described in Zoning Case No. C14-2007-0121, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1,627 square foot tract of land, more or less, out of and part of a lot in the Glauninger Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6031 North IH-35 service road northbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 20070809-057 that established the Windsor Park neighborhood plan combining district.

**PART 3.** This ordinance takes effect on October 22, 2007.

**PASSED AND APPROVED**

October 11, 2007

§  
§  
§ Betty Dunchorley for  
Will Wynn  
Mayor

**APPROVED:**

David Allan Smith  
City Attorney

**ATTEST:**

Shirley A. Gentry  
Shirley A. Gentry  
City Clerk

**Waterloo Surveyors Inc.**

Office: 512-481-9602  
Fax: 512-330-1621

Thomas P. Dixon  
R.P.L.S. 4324  
J11612

EXHIBIT "A"

July 5, 2007

**SURVEY FOR ZONING PURPOSES  
FIELD NOTES**

**1,627 SQUARE FEET OF LAND, MORE OR LESS, OUT OF AND PART OF LOT 1B, RESUBDIVISION OF LOT 1 GLAUNINGER SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 76, PAGE 199, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a pipe found on the east R.O.W. of North Interstate Highway 35 at the S.W. corner of Lot 1B, RESUBDIVISION OF LOT 1 GLAUNINGER SUBDIVISION;

**THENCE** N30°01'00"E along the common east R.O.W. of North Interstate Highway 35 and the west line of Lot 1B for a distance of 79.64 feet to the point of curvature of a curve curving to the right;

**THENCE** S81°17'41"E, crossing into Lot 1B for a distance of 193.25 feet to a point at the N.W. corner of an existing building for the N.W. corner hereof and **POINT OF BEGINNING** of this zoning tract;

**THENCE** S84°15'39"E along the center of a party wall for a distance of 80.20 feet to a point on the exterior face of said building for the N.E. corner hereof;

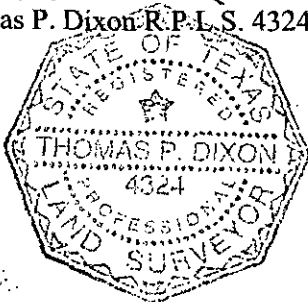
**THENCE** S05°34'10"W along the exterior face of said building for a distance of 20.29 feet to a point at the intersection of a party wall for the S.E. corner hereof;

**THENCE** N84°15'39"W along the center of a party wall for a distance of 80.26 feet to the S.W. corner of said building for the S.W. corner hereof;

**THENCE** N05°44'21"E along the face of said building for a distance of 20.29 feet to the **POINT OF BEGINNING** of this 1,627 square feet parcel of land.

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



625 Industrial Boulevard  
Austin, Texas 78745

**SURVEY FOR ZONING  
EXHIBIT "A"**

**ADDRESS:**

J11612

6031 N. Interstate Hwy. 35

SCALE  
1"=50'

Found Drill Hole

**1,627 SQ. FT. PARCEL FOR ZONING  
COURSE AND DISTANCE CALLS**

LINE	DIRECTION	DISTANCE
L1	S 84°15'39" E	80.20'
L2	S 05°34'10" W	20.29'
L3	N 84°15'39" W	80.26'
L4	N 05°44'21" E	20.29'

*N. Interstate Highway No. 35*

**LOT 1B**

**POINT OF  
BEGINNING**

party wall  
1,627 sq. ft.  
party wall

Insight Capital Realty Company  
6111 E. US Highway 290

**LOT 1A**

N 30°01'00" E  
79.64'

**BEGINNING FOR REFERENCE**  
Found Pipe

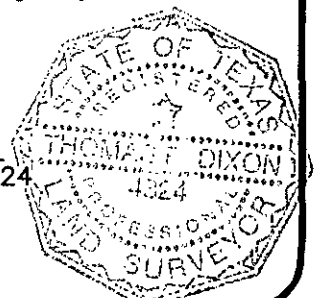
lot 2  
24/38

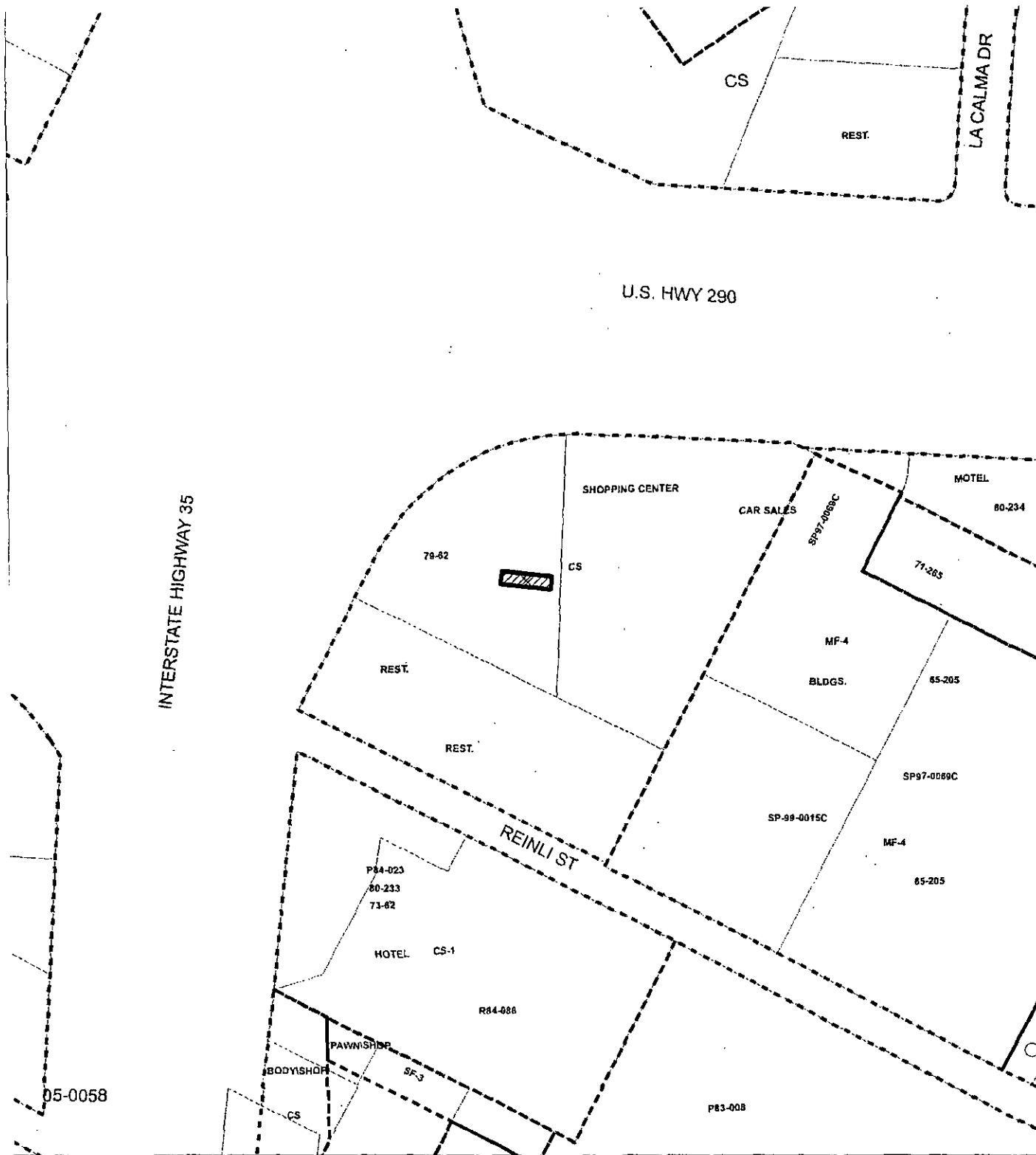
The Austin Investment Group  
6007 North Interstate Highway 35

**LEGAL DESCRIPTION:**

1,627 SQUARE FEET OF LAND, MORE OR LESS,  
OUT OF LOT 1B, RESUBDIVISION OF LOT 1  
GLAUNINGER SUBDIVISION, A SUBDIVISION IN  
TRAVIS COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME  
76, PAGE 199, OF THE PLAT RECORDS OF  
TRAVIS COUNTY, TEXAS.

Thomas P. Dixon R.P.L.S. 4324  
WATERLOO SURVEYORS INC.  
625 INDUSTRIAL BOULEVARD  
AUSTIN, TEXAS 78745





1" = 200'



Subject Tract



Zoning Boundary



Pending Cases

CASE MGR: R. HEIL

### ZONING EXHIBIT B

CASE#: C14-2007-0121  
 ADDRESS: 6031 N IH 35 SVRD NB  
 SUBJECT AREA: 0.030  
 GRID: L27 INTLS: TRC



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.