

**ORDINANCE NO. 20150813-044**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13311 BURNET ROAD FROM GENERAL OFFICE (GO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) 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 office (GO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2015-0079, on file at the Planning and Zoning Department, as follows:

1.22 acres of land out of Francisco Garcia Survey Abstract No. 312, to be re-zoned, and being a portion of that certain (3.88 acre) tract of land as conveyed to Joe David Ross, Trustee, by vendor's lien deed recorded in Volume 8954 Page 157 of the Real Property Records of Travis County, Texas, and said tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13311 Burnet Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

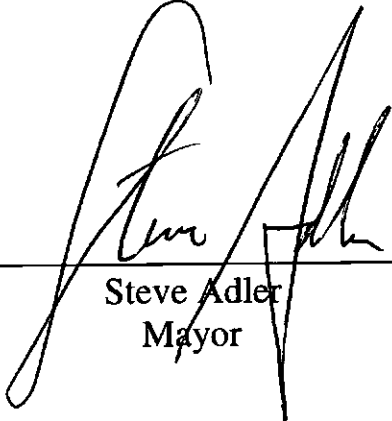
- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

**PART 4.** This ordinance takes effect on Monday, August 24, 2015.

**PASSED AND APPROVED**

August 13, 2015

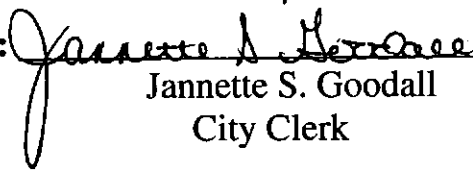
§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

# HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

TELEPHONE: (512) 442-0990

FACSIMILE: (512) 442-1084

www.hciaustin.com

**EXHIBIT " \_\_\_\_\_ "**

**RE-ZONING TRACT**

**FIELD NOTE DESCRIPTION OF 1.22 ACRES OF LAND OUT OF THE FRANCISCO GARCIA SURVEY ABSTRACT No. 312, TO BE RE-ZONED, AND BEING A PORTION OF THAT CERTAIN (3.88 ACRE) TRACT OF LAND AS CONVEYED TO JOE DAVID ROSS, TRUSTEE, BY VENDOR'S LIEN DEED RECORDED IN VOLUME 8954 PAGE 157 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northeast corner of that certain (3.88 acre) tract of land as conveyed to Joe David Ross, Trustee, by Vendor's Lien Deed recorded in Volume 8954 Page 157 of the Real Property Records of Travis County, Texas, and for the Northwest corner of Lot 1, Block A, Evans Commercial Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 94 Page 98 of the Plat Records of Travis County, Texas, and being in the South line of Lot 2, Block C, Century Park I, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 87 Page 81A of the Plat Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described tract to be re-zoned and from which a ½" iron rod found in the South line of said Lot 2, Block C, Century Park I, bears S 62 deg. 00' 48" E 286.03 ft.;

**THENCE** with the common line of said Ross (3.88 acre) tract and said Lot 1, Block A, Evans Commercial Park, S 26 deg. 59' 27" W 291.90 ft. to a ½" iron rod found for the Southeast corner of said Ross (3.88 acre) tract and being the Southeast corner of this tract to be re-zoned;

**THENCE** with the South line of said Ross (3.88 acre) tract, N 65 deg. 11' 28" W 149.52 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of intersection with the curving East right-of-way line of Loop 1 for the Southeast corner of that certain (2.649 acre) tract of land as conveyed to the State of Texas by deed recorded in Document No. 2003219944 of the Official Public Records of Travis County, Texas, and being the Southwest corner of this tract to be re-zoned;


**THENCE** crossing the interior of said Ross (3.88 acre) tract with the curving East right-of-way line of Loop 1 and the curving East line of said State of Texas (2.649 acre) tract along a curve to the left with a radius of 3324.83 ft. for an arc length of 265.23 ft. and which chord bears N 14 deg. 17' 57" E 265.15 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for an angle corner of this tract to be re-zoned;

Page 2 of 2  
1.22 ACRES  
Re-Zoning Tract

THENCE continuing across the interior of said Ross (3.88 acre) tract with the East right-of-way line of Loop 1 and with the East line of said State of Texas (2.649 acre) tract, N 56 deg. 59' 48" E 49.91 ft. to a brass disk in concrete found in the North line of said Ross (3.88 acre) tract for the Northwest corner of this tract to be re-zoned;

THENCE with the North line of said Ross (3.88 acre) tract, S 61 deg. 39' 39" E 182.75 ft. to the **PLACE OF BEGINNING**, containing 1.22 acres of land.

PREPARED: June 17, 2015 from survey performed in February of 2011.



Holt Carson  
Registered Professional Land Surveyor No. 5166



see accompanying sketch: C 873054

REFERENCES:

TCAD Parcel No. 02 6816 07 50

City of Austin Grid: L36

Document No. 1  
(R.O.W. Varies)  
curb

24" concrete pipe

concrete

concrete  
approach

N15°00'45"E C=182.43' A=183.46' R=3324.83'  
(N15°01'00"E C=183.03' A=183.05')

N15°00'45"E C=182.43' A=183.46' R=332  
 (N15°01'00"E C=183.03' A=183.05')  
 FRANCISCO GARCIA SURVEY  
 ABSTRACT NO. 312

JOE DAVID ROSS, Trustee  
(3.88 Acres) remainder  
Vendor's Lien Deed  
Volume 8954 Page 157

### Legend

- ⊙ ½" Iron Rod Found
  - ip ⊙ ½" Iron Pipe Found
  - ⊠ Iron Rod Found with Aluminum cap  
imprinted with "TX DOT"
  - Brass Disk in concrete Found
  - ⊞ ½" Iron Rod Set with plastic cap  
imprinted with "Holt Carson, Inc"
  - x- Wire Fence
  - ⚡ Wrought Iron Fence
  - Overhead Utility Line
- (Record Bearing and Distance)
- ⦿ Fire Hydrant
  - ⦿ Water Valve

0.262 ACRE  
Portion of  
Area covered by  
Stormwater Detention Facilities  
Maintenance Agreement  
Volume 9660 Page 565  
to be Released

(S29°23'14"W      292.47')  
 per Volume 94 Page 98  
 (S30°12'00"W      292.48

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF  
0.262 ACRE OF LAND OUT OF THE FRANCISCO GARCIA  
SURVEY ABSTRACT No. 312 IN TRAVIS COUNTY, TEXAS,  
BEING A PORTION OF A STORMWATER DETENTION  
FACILITIES MAINTENANCE AGREEMENT, TO BE RELEASED,  
AS RECORDED IN VOLUME 9660 PAGE 565 OF THE  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,  
OVER AND ACROSS A PORTION OF THAT CERTAIN  
(3.88 ACRE) TRACT OF LAND AS CONVEYED TO JOE DAVID  
ROSS, TRUSTEE, BY VENDOR'S LIEN DEED RECORDED IN  
VOLUME 8954 PAGE 157 OF THE REAL PROPERTY RECORDS  
OF TRAVIS COUNTY, TEXAS.

**S26°59'27"W      291.90'**

LOT 1  
BLOCK A

**PREPARED: January 24, 2014**

**BY:**

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704

EVANS COMMERCIAL PARK  
Volume 94 Page 98

PLACE OF  
BEGINNING

52.09

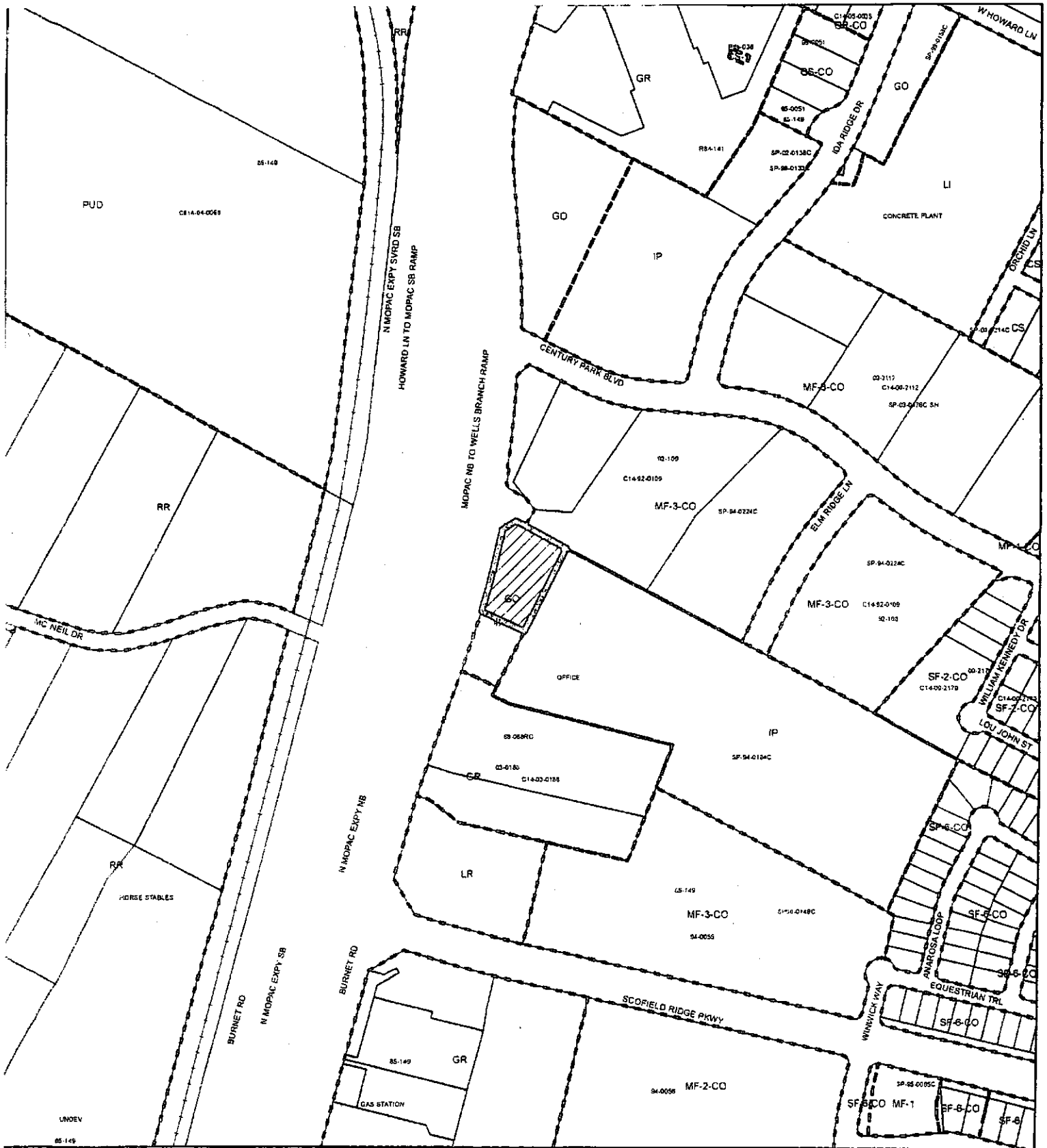
S62°00'48"E  $\sqrt{286.03}$   
 1559°32'57"E 286.071




MUTUAL AND RECIPROCAL BASEMENT  
per VOLUME \$186 page 693

LOT 2  
BLOCK C  
CENTURY PARK I  
Volume 87 Page 31A

STATE OF TEXAS  
(0.092 Acre)  
Instrument No. 2003052381

Document No. 2003052382



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2015-0079



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.