

**ORDINANCE NO. 20150813-039**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7101 BURLESON ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICES (LI) 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 interim-rural residence (I-RR) district to limited industrial services (LI) district on the property described in Zoning Case No. C14-2015-0066, on file at the Planning and Zoning Department, as follows:

1.316 acres of land out of Lot 2, Joe K. Smith Subdivision, a subdivision in Travis County, Texas, as recorded in Plat Book 56, Page 26 of the Travis County Plat Records and being that same tract of land conveyed to Jane C. Gunn in Volume 13374, Page 3503 of the Travis County Real Property Records, said tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 7101 Burleson Road 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 Monday, August 24, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_  
August 13, 2015

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Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
Interim City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

EXHIBIT A-1

METES AND BOUNDS DESCRIPTION

BEING 1.316 ACRES OF LAND OUT OF LOT 2, JOE K. SMITH SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 56, PAGE 26 OF THE TRAVIS COUNTY, PLAT RECORDS AND BEING THAT SAME TRACT OF LAND CONVEYED TO JANE C. GUNN IN VOLUME 13374, PAGE 3503 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the southwesterly r.o.w. line of Burleson Road (r.o.w. varies) at the most easterly corner of said lot 2 and said Gunn tract of land, and being also the most northerly corner of that certain 27.50 acres of land conveyed to Ciri Apartments, Ltd. in Volume 11843, Page 449 of the Travis County Real Property Records, for the most easterly corner and PLACE OF BEGINNING hereof;

THENCE with the southeast line of said Lot 2, being also the common line between said Gunn and Ciri Apartments, Ltd. tracts of land S 44° 45' 56" W 208.21 feet to a calculated point at the most southerly corner of said Gunn tract of land, being also the most easterly corner of that certain portion of said Lot 2 conveyed to Travis Business Park, Ltd. in Volume 12041, Page 1623 of the Travis County, Real Property Records, for the most southerly corner hereof;

THENCE with the common line between said Gunn and Travis Business Park, Ltd. tracts of land, N 44° 47' 45" W 276.78 feet to a 1/2" rebar capped Harris-Grant set in the southeast line of Felter Lane, a 60' ingress/egress easement recorded in Volume 5423, Page 376 of the Travis County Deed Records, and being the most westerly corner of said Gunn tract of land, being also the most northerly corner of said Travis Business Park, Ltd. tract of land, for the most westerly corner hereof;

THENCE with the southeasterly line of Felter Lane, being also the northwesterly line of said Lot 2 and said Gunn tract of land, N 44° 45' 01" E 206.05 feet to a 1/2" rebar found at the intersection of the southeasterly line of Felter Lane and the southwesterly r.o.w. line of Burleson Road, being also the most northerly corner of said Gunn tract of land, for the most northerly corner hereof;

THENCE with the southwesterly r.o.w. line of Burleson Road, being the northwesterly line of said Lot 2 and said Gunn tract of land, S 45° 14' 35" E 276.83 feet to the PLACE OF BEGINNING and containing 1.316 acres of land, more or less.

NOTE: See plat prepared to accompany this metes and bounds description.

AS SURVEYED BY:  
HARRIS-GRANT SURVEYING, INC.  
PO BOX 807 MANCHACA, TEXAS 78652  
512-444-1781

*James M. Grant*  
JAMES M. GRANT  
R.P.L.S. 1919  
APRIL 12, 2012  
FIR:43725



MAY 26 2015

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of file in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk

*J. S. Williams*  
J. S. WILLIAMS

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY, TEXAS

May 23 2012 09:15 AM

FEE: \$ 28.00 2012081213

I, THE UNDERSIGNED, HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY LOCATED AT: 7101 BURLERSON ROAD, AUSTIN, TEXAS, BEING DESCRIBED AS FOLLOWS: APPROXIMATELY 1.316 ACRES OF LAND OUT OF AND A PART OF LOT 2, JOE K. SMITH SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 56, PAGE 26, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN VOLUME 13374, PAGE 3503, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND IN EXHIBIT "A-1" ATTACHED HERETO.

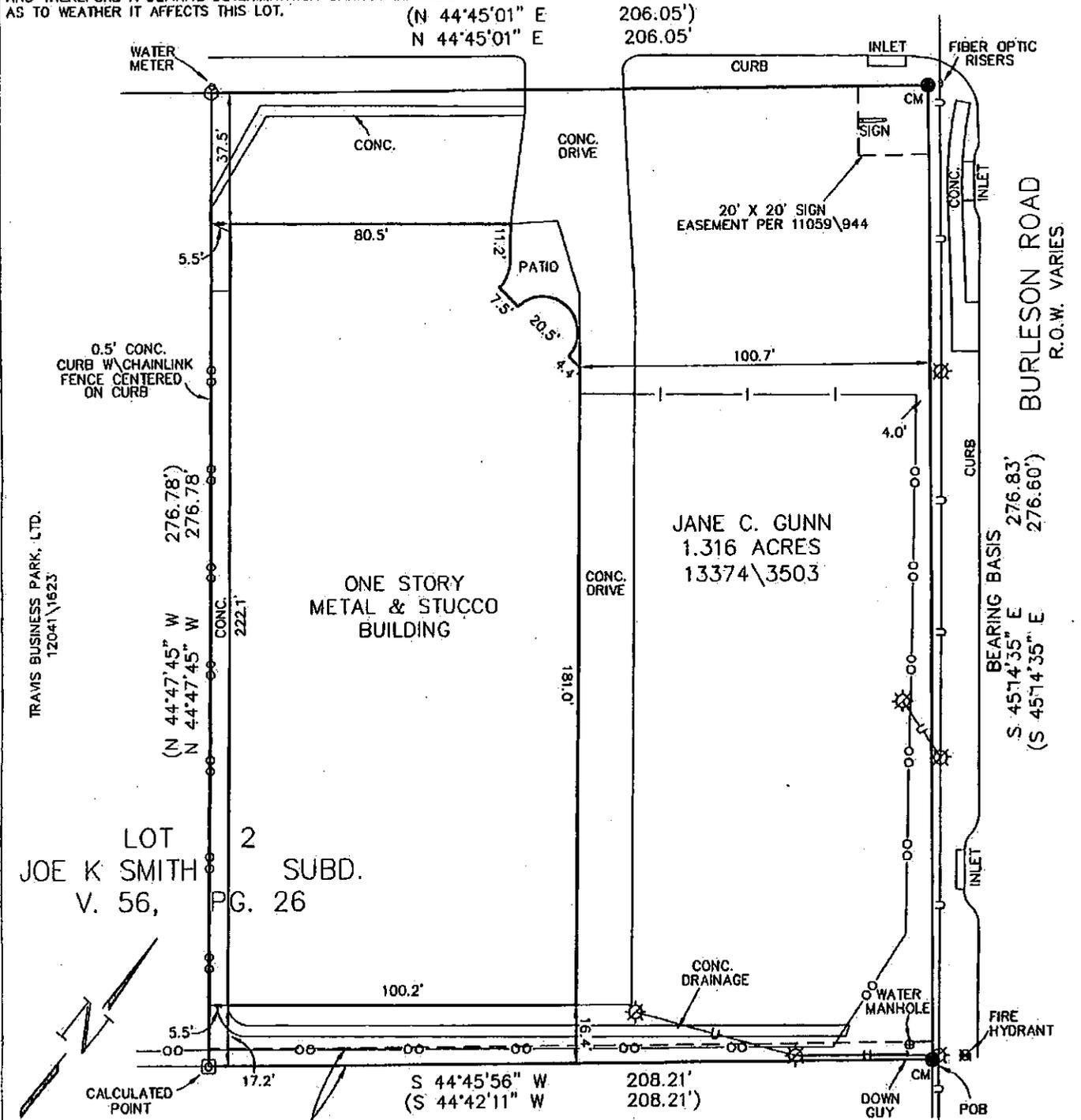
REFERENCE: GF NO. ATA-73-06-ALA12002502TDC  
 BUYER: BIG STATE ELECTRIC CO., LTD  
 SELLER: JANE C. GUNN  
 LENDER: AS ASSIGNED  
 TITLE CO.: ALAMO TITLE COMPANY  
 UNDERWRITER: ALAMO TITLE INSURANCE COMPANY

NOTE:  
 THE MEMORANDUM OF LEASE IN 10292, PG. 74 AFFECTS PROPERTY AT 4260 FELTER LANE. SAID INSTRUMENT OMMITS THE "EXHIBIT A-1" LEGAL DESCRIPTION CALLED FOR THEREIN AND THEREFORE A DEFINITE DETERMINATION CANNOT BE MADE AS TO WHETHER IT AFFECTS THIS LOT.

FELTER LANE  
 60' INGRESS/EGRESS EASEMENT  
 5423/376

MAP SYMBOLS:

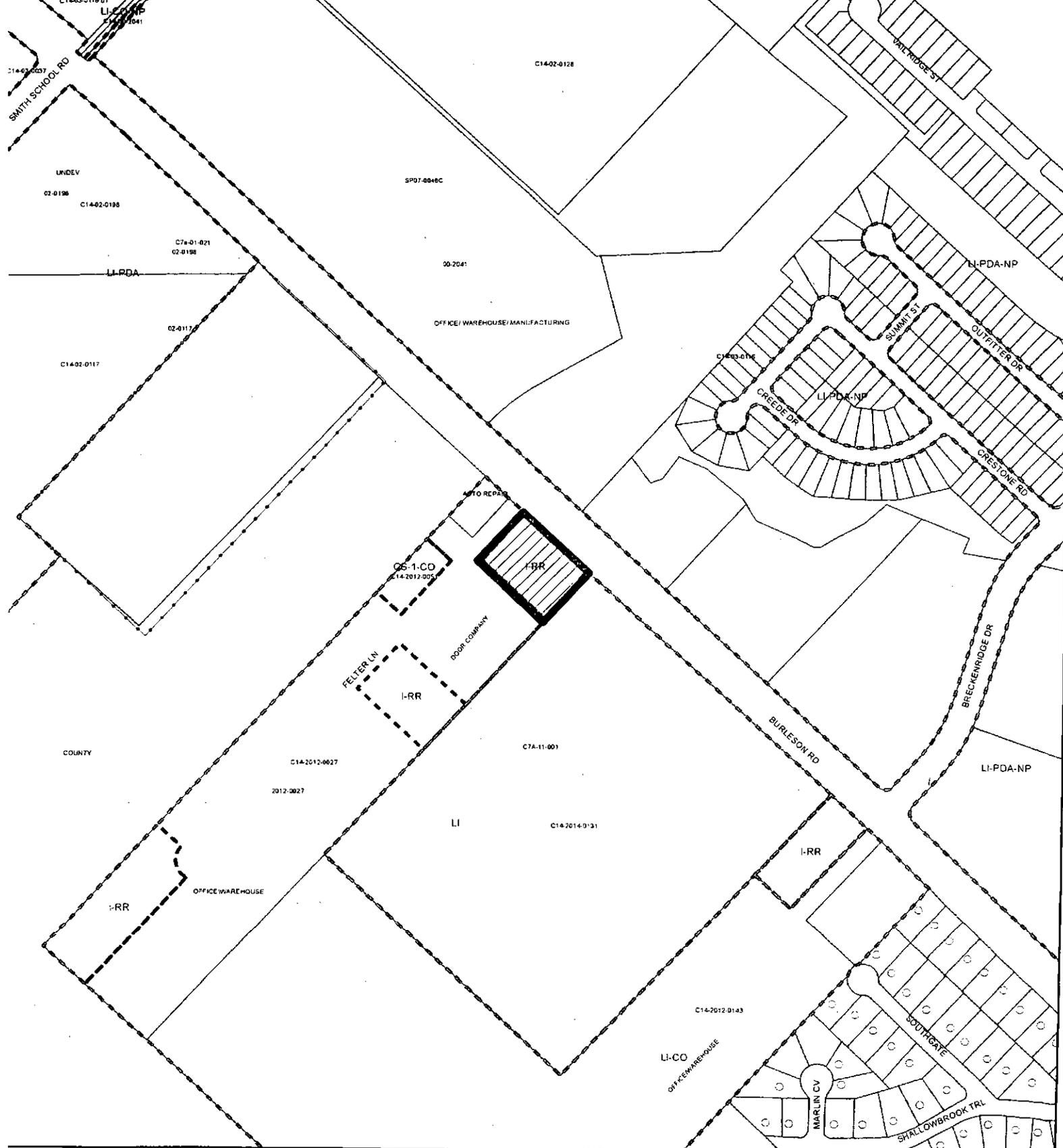
|         |                                  |
|---------|----------------------------------|
| — I —   | WROUGHT IRON FENCE               |
| — II —  | CHAIN LINK FENCE                 |
| — III — | WOOD BOARD FENCE                 |
| — E —   | UTILITY LINE                     |
| P.U.E.  | PUBLIC UTILITY EASEMENT          |
| B.L.    | BUILDING LINE                    |
| ⊙       | 1/2" REBAR FOUND                 |
| ⊙       | 1/2" REBAR SET                   |
| ⊙       | IRON PIPE FOUND                  |
| ⊙       | CONTROL MONUMENT                 |
| ( )     | RECORD DATA FROM DEED 13374\3503 |
| D.E.    | DRAINAGE EASEMENT                |
| R.O.W.  | RIGHT-OF-WAY                     |
| ⊗       | POWER POLE                       |
| POB     | PLACE OF BEGINNING               |



DEED NORTH  
 SCALE: 1" = 40'

5' ELECTRIC & TELEPHONE  
 LINE EASEMENT PER  
 4548\1474 & 4681\1757

CIRI APARTMENT, LTD.  
 27.50 AC  
 11843\449



**ZONING**

**ZONING CASE#: C14-2015-0066**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



1" = 400'