

ORDINANCE NO. 20170803-097

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8008 BURLESON ROAD IN THE SOUTHEAST NEIGHBORHOOD PLAN AREA FROM DEVELOPMENT RESERVE-NEIGHBORHOOD PLAN (DR-NP) COMBINING DISTRICT, WAREHOUSE LIMITED OFFICE-NEIGHBORHOOD PLAN (W/LO-NP) COMBINING DISTRICT, AND INDUSTRIAL PARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (IP-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-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 development reserve-neighborhood plan (DR-NP) combining district, warehouse limited office-neighborhood plan (W/LO-NP) combining district, and industrial park-conditional overlay-neighborhood plan (IP-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0030, on file at the Planning and Zoning Department, as follows:

14.145 acres (approximately 616,157 sq. ft.), in the Santiago Del Valle Grant, Abstract No. 24, being all of a 14.140 acre tract conveyed to Jimmie L. McComb and Shirlene L. McComb in a warranty deed with vendor's lien dated October 19, 1998 and recorded in Volume 13292, Page 1567 of the Real Property Records of Travis County, Texas; said 14.145 acre tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 8008 Burleson Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are prohibited uses for the Property:

Agricultural sales and services
Equipment repair services

Building maintenance services
Equipment sales

Kennels
Transportation terminal

Laundry services
Vehicle storage

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

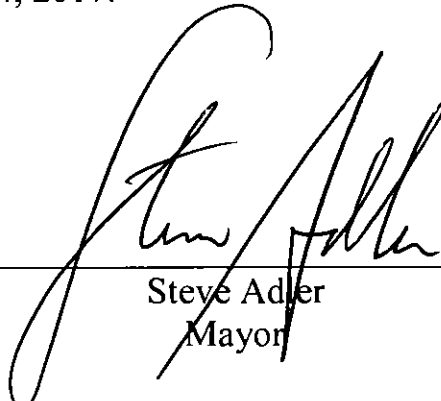
PART 3. The Property is subject to Ordinance No. 021010-12c that established zoning for the Southeast Neighborhood Plan.

PART 4. This ordinance takes effect on August 14, 2017.

PASSED AND APPROVED

_____, August 3, 2017

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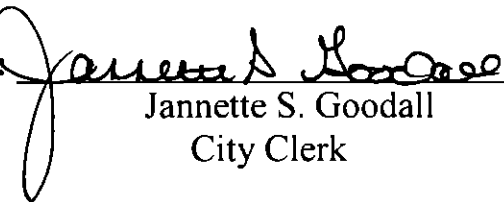
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

○ C14-2017-0030

**14.145 ACRES, ZONING DESCRIPTION
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 14.145 ACRES (APPROXIMATELY 616,157 SQ. FT.), IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, BEING ALL OF A 14.140 ACRE TRACT CONVEYED TO JIMMIE L. McCOMB AND SHIRLENE L. McCOMB IN A WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 19, 1998 AND RECORDED IN VOLUME 13292, PAGE 1567 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.145 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "RDS" cap found in the northeast right-of-way line of Burleson Road (right-of-way width varies) for the south corner of the said 14.140 acre tract, being also the west corner of Lot 1, Block A, Resubdivision of Lots 1, 2 and the Norwood School Tract Blue Bonnet Gardens, a subdivision of record in Document No. 201500077 of the Official Public Records of Travis County, Texas;

THENCE with the common line of Burleson Road and the 14.140 acre tract, the following two (2) courses and distances:

1. North 48°23'19" West, a distance of 209.03 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 42°29'49" East, a distance of 9.88 feet to a 1/2" rebar found for an angle point in the right-of-way line of Burleson Road, for the south corner of Lot 1, J&A Adams Subdivision, a subdivision of record in Volume 86, Page 49A of the Plat Records of Travis County, Texas;

THENCE with the common line of Lot 1 and the 14.140 acre tract, the following two (2) courses and distances:

1. North 42°29'49" East, a distance of 677.98 feet to a 1/2" iron pipe found;
2. North 48°04'36" West, a distance of 126.38 feet to a 3/4" iron pipe found for the south corner of a 25.18 acre tract, being also a west corner of the 14.140 acre tract;

THENCE North 42°26'40" East, with the common line of the 25.18 acre tract and the 14.140 acre tract, a distance of 1417.19 feet to a 3/4" iron pipe found for the east corner of the 25.18 acre tract, being also the north corner of the 14.140 acre tract, and being in the southwest line of a 162.71 acre tract described in Volume 12037, Page 1618 of the

EXHIBIT A

Real Property Records of Travis County, Texas;

THENCE with the common line of the 14.140 acre tract and the 162.71 acre tract, the following two (2) courses and distances:

1. South 48°17'33" East, a distance of 126.39 feet to a 1/2" iron pipe found;
2. South 47°46'45" East, a distance of 207.22 feet to a 1/2" iron pipe found for the south corner of the 162.71 acre tract, being also the east corner of the 14.140 acre tract, and being in the northwest line of Lot 18-B of Blue Bonnet Gardens, a subdivision of record in Volume 4, Page 621 of the Plat Records of Travis County, Texas;

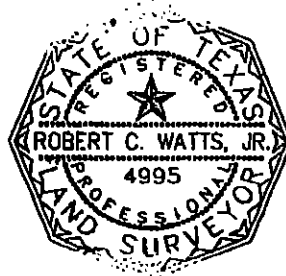
THENCE South 42°25'40" West, with the common line of Blue Bonnet Gardens and the 14.140 acre tract, a distance of 1820.77 feet to a 1/2" rebar found for the west corner of Lot 3 of said Blue Bonnet Gardens, being also the north corner of said Lot 1, Block A, Resubdivision of Lots 1, 2 and the Norwood School Tract Blue Bonnet Gardens;

THENCE South 42°19'06" West, with the common line of Lot 1 and the 14.140 acre tract, a distance of 282.53 feet to the **POINT OF BEGINNING**, containing 14.145 acres of land, more or less.

Surveyed on the ground October 28, 2016. Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 731-003-Z1.

Rob C 11-21-16

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
TBPLS Firm No. 10124500



A SKETCH TO ACCOMPANY A DESCRIPTION OF 14.145 ACRES (APPROXIMATELY 616,157 SQ. FT.), IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, BEING ALL OF A 14.140 ACRE TRACT CONVEYED TO JIMMIE L. McCOMB AND SHIRLENE L. McCOMB IN A WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 19, 1998 AND RECORDED IN VOLUME 13292, PAGE 1567 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

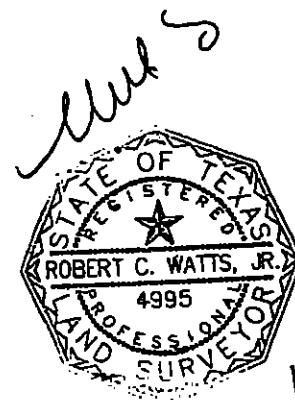
LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^W 1/2" REBAR WITH "WEST" CAP FOUND
- ^R 1/2" REBAR WITH "RDS" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ☒ "X" IN CONCRETE FOUND

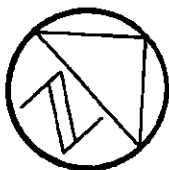
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION

DATE OF SURVEY: 10/28/2016
PLOT DATE: 11/21/2016
DRAWING NO.: 731-003-Z1
PROJECT NO.: 731-003
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: RCW
SHEET 1 OF 4



Chaparral



1"=100'

SANTIAGO
DEL VALLE GRANT
ABS. 24

25.18 ACRES
FELTER INVESTMENTS, LTD.
(12740/473)

LOT 1
J&A ADAMS
SUBDIVISION
(86/49A)

N48°04'36"W 126.38'
(N45°28'51"W 126.51')

N42°29'49"E 687.86'
(N47°05'43"E 686.11')
677.98'

1/2"

3/4"

BURLESON ROAD
(R.O.W. WIDTH VARIES)

N48°23'19"W 209.03'
(N43°20'00"W 208.33')
[N48°28'20"W 207.91']

9.88'

14.145 ACRES
APPROX. 616,157 SQ. FT.

14.140 ACRES
JIMMIE L. McCOMB &
SHIRLENE A. McCOMB
(13292/1567)

S42°19'06"W 282.53'
(S45°24'W 282.50')

R

P.O.B.

LOT 1
BLOCK A
RESUBDIVISION OF LOTS 1, 2
AND THE NORWOOD SCHOOL TRACT
BLUE BONNET GARDENS
(201500077)

LOT 3

LOT 4

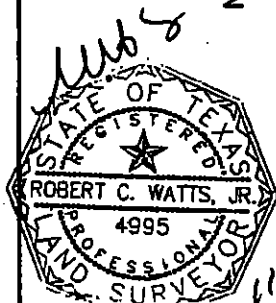
LOT 5

LOT 6

LOT 7

LOT 8

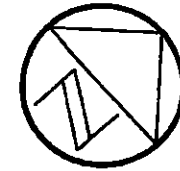
BLUE BONNET GARDENS
(4/621)



DATE OF SURVEY: 10/28/2016
PLOT DATE: 11/21/2016
DRAWN BY: RCW
SHEET 2 OF 4

Chaparral

1"=100'



25.18 ACRES
FELTER INVESTMENTS, LTD.
(12740/473)

N42°26'40"E 1417.19'
(N47°01'28"E 1417.25')

N48°04'36"W 126.38'
(N43°28'51"W 126.51')

1/2"

4.1 AC.
(6777/364)

3/4"

10 AC.
(6777/364)

(N47°01'E 1412.28')

14.145 ACRES
APPROX. 616,157 SQ. FT.

14.140 ACRES
JIMMIE L. McCOMB &
SHIRLENE A. McCOMB
(13292/1567)

S42°25'40"W 1820.77'
(S47°01'W 2100.74')

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

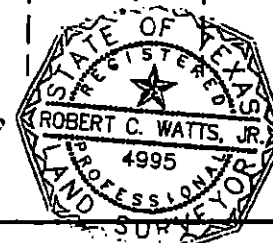
LOT 14

LOT

DATE OF SURVEY: 10/28/2016
PLOT DATE: 11/21/2016
DRAWN BY: RCW
SHEET 3 OF 4

Chaparral

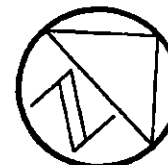
WWS
11.21.16



SANTIAGO
DEL VALLE GRANT
ABS. 24

25.18 ACRES
FELTER INVESTMENTS, LTD.
(12740/473)

N42°26'40"E 1417.19'
(N47°01'26"E 1417.25')



1"=100'

4.1 AC.
(6777/364)

(N47°01'E 1412.29')

10 AC.
(6777/364)

14.145 ACRES
APPROX. 616,157 SQ. FT.

14.140 ACRES
JIMMIE L. McCOMB &
SHIRLENE A. McCOMB
(13292/1567)

S16°28'52"W
0.15'

5/8"
S1°28'20"W
51.281
(S43°41'03"E 126.38')

3/4"
S48°17'33"E 126.39'
1/2"

PORTION OF
162.71 ACRES
BRADSHAW FAMILY TRUST
DESCRIBED IN
(12037/1618)

S47°46'45"E 207.22'
(S43°41'03"E 126.38')

1/2"

N43°08'31"E 213.70'
(N45°21'E 213.43')

1/2"

1.71'

0.95'

3

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 18-A

LOT 18-B

LOT 18-C

BLUE BONNET GARDENS
(4/621)

DATE OF SURVEY: 10/28/2016
PLOT DATE: 11/21/2016
DRAWN BY: RCW
SHEET 4 OF 4

Chaparral

Watts
11.21.16

