65
HPD

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 6807 SOUTH FM 973 ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENTIAL (I-RR) DISTRICT AND INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) 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 and interim-single family residence standard lot (I-SF-2) district to limited industrial services (LI) district on the property described in Zoning Case No. C14-2022-0147, on file at the Housing and Planning Department, as follows:

> Being a 31.89 acre tract of land situated in the NOEL BAIN SURVEY, Section No. 1, ABSTRACT No. 61, in Travis County, Texas, and being all of LOTS 1 through 46, and all of Linda Vista Drive, LINDA VISTA, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 57, Page 91, Plat Records of Travis County, Texas, and as described in that plat vacation document recorded in Document No. 2022158165, Official Public Records of Travis County, Texas, and being all of a called 3.03 acre tract of land as described in General Warranty Deed recorded in Document No. 2003205235, Deed Records of Travis County, Texas, said 31.89 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 6807 South FM 973 Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B".**

DRAFT

PART 2. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

§
§
_____, 2023§ _____
Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

DRAFT

NOTES:

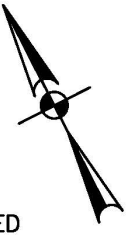
1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THE PROPERTY DESCRIBED HEREIN WAS DETERMINED THROUGH THE USE OF RECORD INFORMATION, AN ON-THE-GROUND SURVEY WAS NOT PERFORMED. THIS INFORMATION IS NOT TO BE USED FOR THE CONVEYANCE OF OWNERSHIP.

EXHIBIT OF

A 31.89 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING ALL OF LOTS 1-46, AND BEING ALL OF LINDA VISTA DRIVE, OF LINDA VISTA, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 57, PAGE 91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, VACATED IN DOCUMENT NO. 2022158165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO TSWG 130, LLC IN DOCUMENT NO. 2009091036 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.03 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2003205235 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING CONVEYED TO TSWG 130, LLC, IN DOCUMENT NO. 2009091036 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

1 inch = 300'

300' 0' 150' 300'



A REMNANT PORTION OF
A CALLED 61.300 ACRE TRACT
OWNER: SR DEVELOPMENT, INC
DOC. NO. 2004106868 (O.P.R.)

A REMNANT PORTION OF A CALLED
406.804 ACRE TRACT
OWNER: SR DEVELOPMENT, INC.
VOL. 11921, PG. 585 (R.P.R.)

FD. 1" I.P.

S62°11'24"E 2355.53'

F.M. 973
(VARIABLE WIDTH RIGHT OF WAY)

N27°21'30"E 884.06'

31.89 ACRES

A CALLED 3.03 ACRE TRACT
DOC. NO. 2003205235 (O.P.R.)
OWNER: TSWG 130, LLC
DOC. NO. 2009091036 (O.P.R.)

LOTS 1-46 LINDA VISTA
VOL. 57, PG. 91 (P.R.)
VACATED IN DOC. NO. 202215815 (O.P.R.)
OWNER: TSWG 130, LLC
DOC. NO. 2009091036 (O.P.R.)

S27°33'37"W 548.70'

N62°19'23"W 2075.65'

S27°24'37"W
324.05'

A CALLED 41.79 ACRE TRACT
MARCIA A. HERMANN & ALEXANDER
MARSHALL LOEB, VANCE F. RIGHTMIRE
DOC. NO. 2010133616 (O.P.R.)

A CALLED 16.00 ACRE TRACT
OWNER: KELLER ROAD INVESTMENTS, LTD.
DOC. NO. 2020018595 (O.P.R.)

N63°31'36"W
277.64'



LEGEND:

P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
FD.	FOUND
I.P.	IRON PIPE

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SEPTEMBER 29, 2022

SHEET 1 OF 1

JOB No.: 51094-00

Date: Sep 29, 2022, 6:50am User ID: vzurcher
File: H:\Survey\CIVIL\51094-00\Exhibits\EX51094-00_LindaVista_Zoning_R1.dwg

EXHIBIT A

FIELD NOTES
FOR ZONING EXHIBIT

A 31.89 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING ALL OF LOTS 1-46, AND BEING ALL OF LINDA VISTA DRIVE, OF LINDA VISTA, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 57, PAGE 91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, VACATED IN DOCUMENT NO. 2022158165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO TSWG 130, LLC IN DOCUMENT NO. 2009091036 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.03 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2003205235 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING CONVEYED TO TSWG 130, LLC, IN DOCUMENT NO. 2009091036 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 31.89 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a 1" iron pipe found on a point in the east right-of-way line of F.M. 973, a variable width right-of-way, said point being the northwest corner of said Loma Vista, same being the southwest corner of the Remnant Portion of a called 61.300-acre tract, conveyed to SR Development, Inc., recorded in Document No. 2004106868 of the Official Public Records of Travis County, Texas for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE S 62°11'24" E, departing the east right-of-way line of said F.M. 973, with the north boundary line of said Vacated Linda Vista, same being a south boundary line of the Remnant Portion of said 61.300 tract, and, in part, with the south boundary line of the Remnant Portion of a called 406.804-acre tract, conveyed to SR Development, Inc., recorded in Volume 11921, Page 585 of the Real Property Records of Travis County, Texas, a distance of **2355.53 feet** to a calculated point at the northeast corner of said Vacated Linda Vista, same being the southwest ell corner of the Remnant Portion of said 406.804-acre tract, for the northeast corner hereof;

THENCE S 27°33'37" W, with the east boundary line of said Vacated Linda Vista, same being a west boundary line of the Remnant Portion of said 406.504-acre tract, distance of **548.70 feet** to a calculated point at the southeast corner of said Vacated Linda Vista, same being the northeast corner of a called 16.00-acre tract, conveyed to Keller Road Investments, LTD., recorded in Document No. 2020018595 of the Official Public Records of Travis County, Texas, for the southeast corner hereof,

THENCE N 62°19'23" W, with the south boundary line of said Vacated Linda Vista, same being the north boundary line of said 16.00-acre tract, and, in part, with the north boundary line of a called 41.79-acre tract, conveyed to Marcia A. Hermann, et, al., recorded in Document No. 2010133616 of the Official Public Records of Travis County, Texas, a distance of **2075.65 feet** to a calculated point in the east boundary line of said 3.03-acre tract of land, said point being the southernmost southwest corner of said Vacated Linda Vista, same being the northwest corner of said 41.79-acre tract for the southeast ell corner hereof;

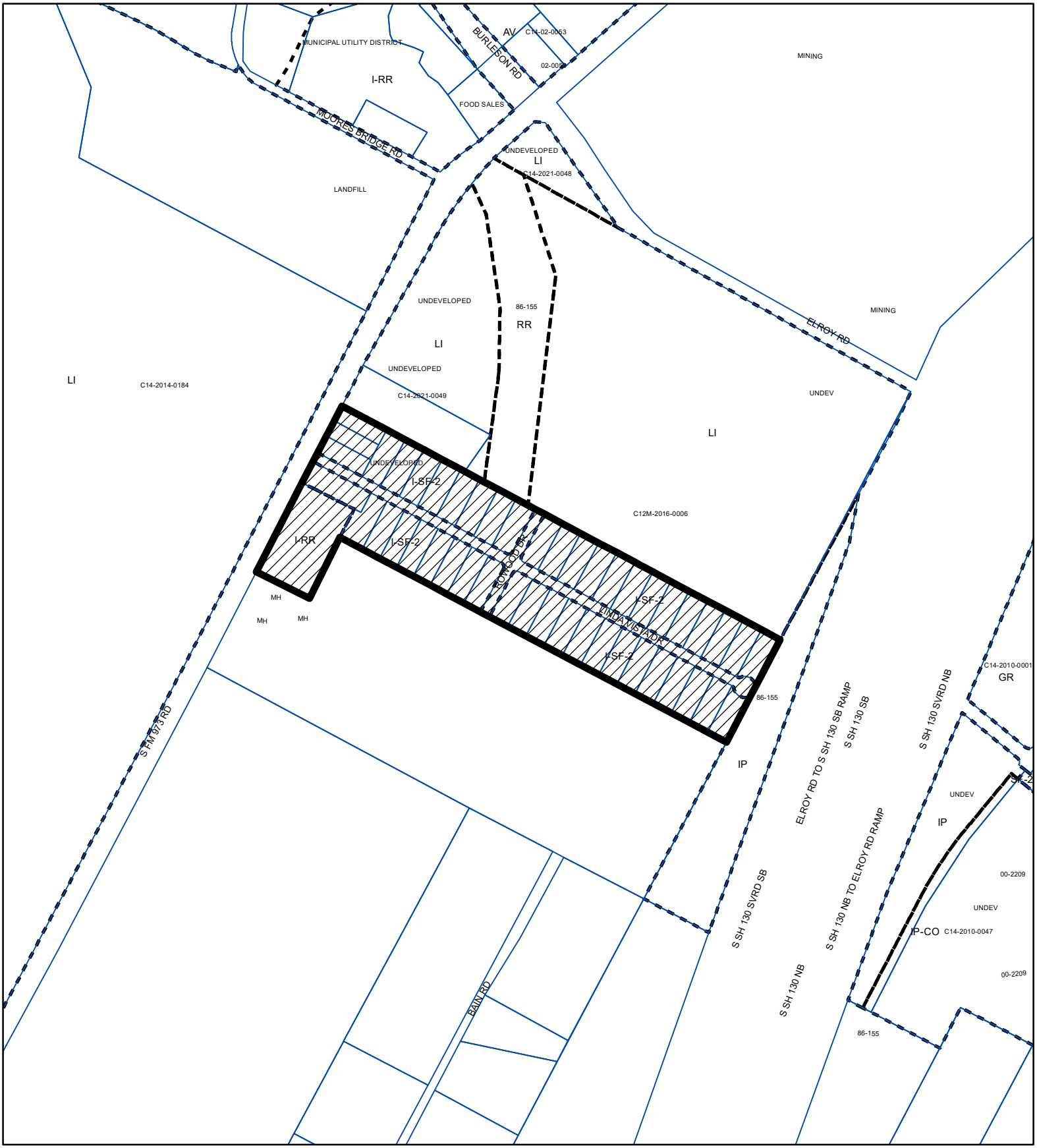
THENCE S 27°24'37" W, departing the south boundary line of said Vacated Linda Vista, with the east boundary line of said 3.03-acre tract, same being the west boundary line of said 41.79-acre tract, a distance of **324.05 feet** for the southernmost southeast corner hereof;

THENCE N 63°31'36" W, with a south boundary line of said 3.03-acre tract, same being a north boundary line of said 41.79-acre tract, a distance of **277.64 feet** to a calculated point in the west right-of-way line of said F.M. 93, said point being the southwest corner of said 3.03 acre tract, same being a northwest corner of said 41.79-acre tract for the southwest corner hereof;

THENCE N 27°21'30" E, with the east right-of-way line of said F.M. 973, same being the west boundary line of said 3.03-acre tract, and, in part, with the west boundary line of said Vacated Linda Vista, a distance of **884.06 feet** to **POINT OF BEGINNING** and containing 31.89 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51094-00 by Pape-Dawson Engineers, Inc. This field note description and accompanying exhibit were determined using record information, an on-the-ground survey was not performed. This information is not to be used for the conveyance of ownership.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 29, 2022
JOB No.: 51094-00
DOC.ID.: H:\Survey\CIVIL\51094-00\Exhibits\Word\
FN51094-00_31.89Ac_Zoning.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01





N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 600 '

ZONING

ZONING CASE#: C14-2022-0147

EXHIBIT B

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 10/19/2022