

**ORDINANCE NO. 20230413-072**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1113 AIRPORT BOULEVARD, IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-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 community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to general commercial services-neighborhood plan (CS-NP) combining district on the property described in Zoning Case No. C14-2022-0070, on file at the Planning Department, as follows:

Being 3.552 acres of land out of the Jesse C. Tannehill Survey, Abstract No. 22, in the City of Austin, Travis County, Texas, being a portion of a 3.553 acre tract of land conveyed by deed recorded in Document No. 2001025561, Official Public Records of Travis County, Texas, said 3.552 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1113 Airport Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 3.** This ordinance takes effect on April 24, 2023.

**PASSED AND APPROVED**

\_\_\_\_ April 13 \_\_\_\_\_, 2023

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§  
§



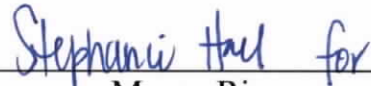
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk

# EXHIBIT A

ABRAM DASHNER RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

info@rpls5901.com 512-244-3395

3.552 ACRES  
J.C. TANNEHILL SURVEY ABS. 22  
AUSTIN, TEXAS

FILE NO. 2021.157  
PROJECT: 096-03  
DATE: 12/11/2021

## METES AND BOUNDS DESCRIPTION

3.552 ACRES OUT OF THE JESSE C. TANNEHILL SURVEY ABSTRACT NO. 22, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 3.553 ACRE TRACT CONVEYED TO 10611 RESEARCH, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2001025561, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.552 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found in the east right-of-way line of Airport Blvd. (r.o.w. varies), being the southwest corner of that certain 4.3726 acre tract conveyed to AUS Springdale, LLC, by Deed of record in Document No. 2020027902, of said Official Public Records, for the northwesterly corner of said 3.553 acre tract and hereof;

**THENCE**, S62°11'47"E, leaving said east right-of-way line, in part along the south line of said 4.3726 acre tract, at 567.63 feet passing a 1/2-inch iron rod found at the southeast corner of said 4.3726 acre tract, being the southwest corner of that certain 19.1704 acre tract conveyed to AUS Springdale, LLC, by said Deed of record in Document No. 2020027902, of said Official Public Records, and continuing along the south line of said 19.1704 acre tract for a total distance of 775.62 feet to a 1/2-inch iron pipe found at an angle point in the south line of said 19.1704 acre tract, being the northwest line of the Capitol Metropolitan Transportation Authority railroad right-of-way conveyed by Deed of record in Volume 13187, Page 3118, of the Real Property Records of Travis County, Texas, for the easterly corner of said 3.553 acre tract and hereof;

**THENCE**, S70°56'47"W, along the northwest line of said Capitol Metropolitan Transportation Authority tract, being the southeast line of said 3.553 acre tract, a distance of 553.18 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the southwest corner of said 3.553 acre tract, being in said east right-of-way line Airport Blvd., for the southwesterly corner hereof;

**THENCE**, N15°57'16"W, along said east right-of-way line, being the west line of said 3.553 acre tract, a distance of 462.11 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;

**THENCE**, N20°15'05"W, continuing along said east right-of-way lin, being the west line of said 3.553 acre tract, a distance of 104.52 feet to the **POINT OF BEGINNING**, and containing 3.552 acres (154,722 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

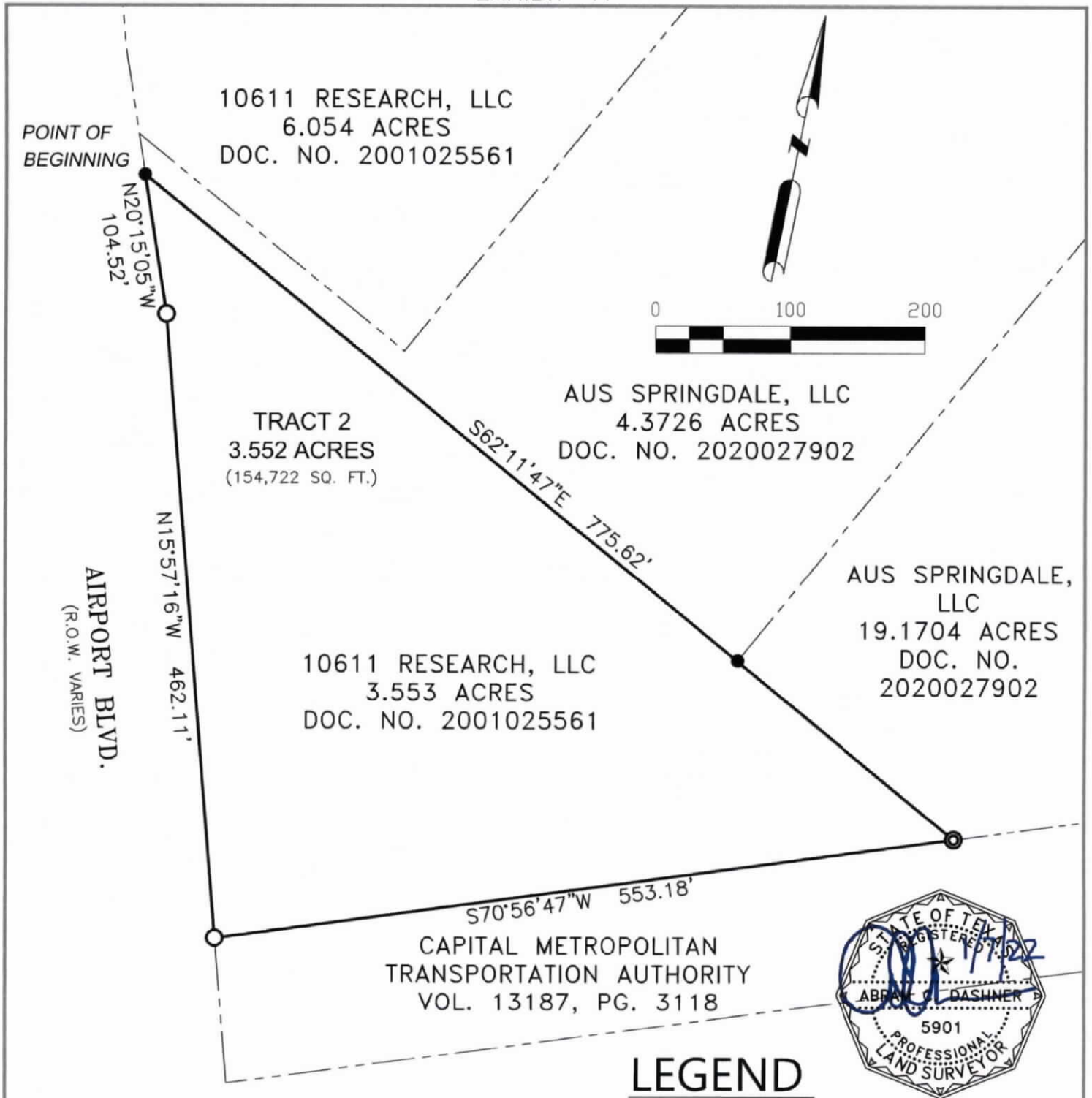


ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420





# EXHIBIT "A"



## BEARING BASIS:

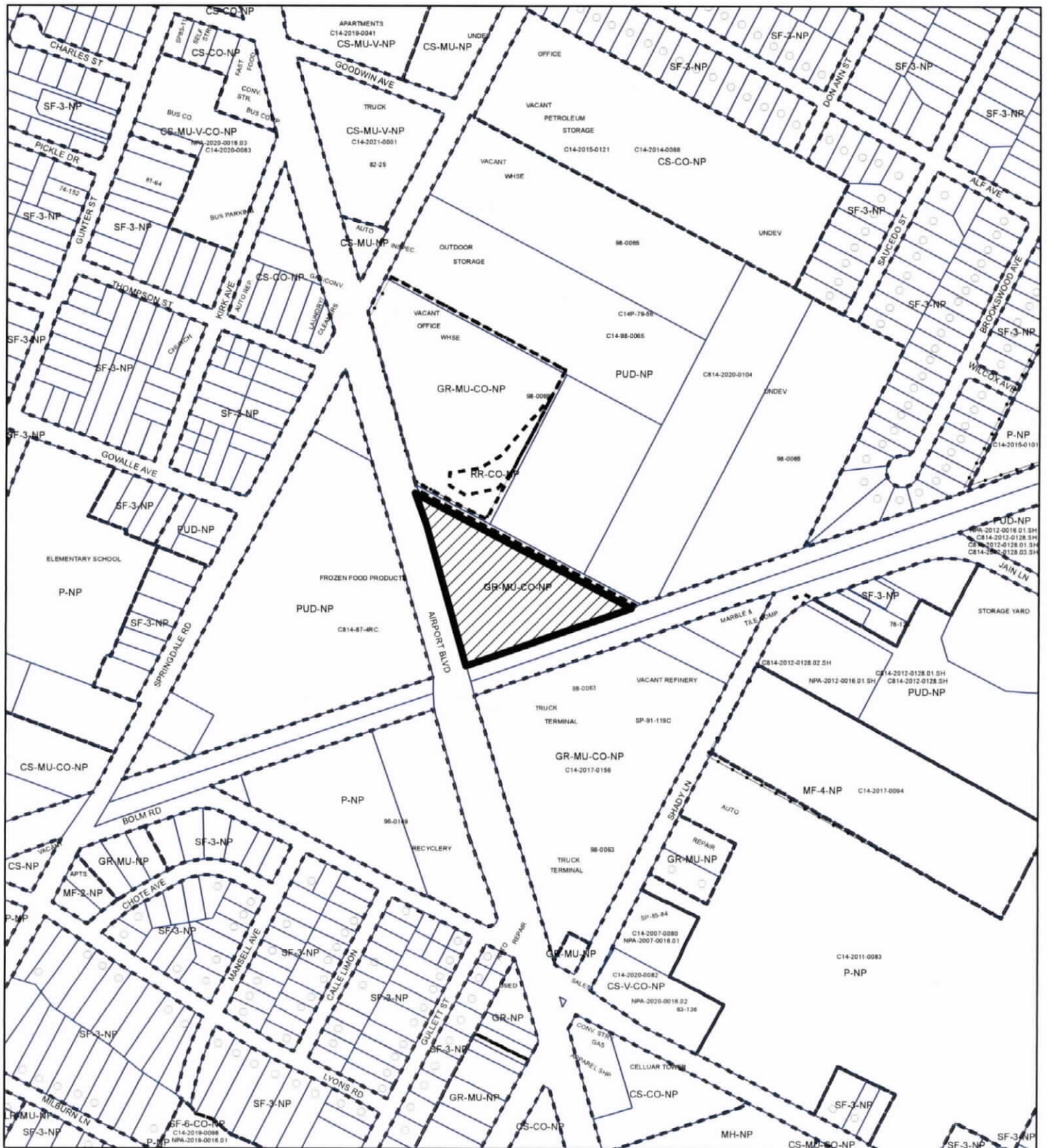
TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

## LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET
- ⊙ IRON PIPE FOUND



<p>CHECKED BY: AD</p> <p>JOB NUMBER: 096-03</p> <p>ISSUE DATE: 01/06/2022</p> <p>SHEET: 1 OF 1</p>	<p>3.552 ACRES OUT OF THE JESSE TANNEHILL LEAGUE, ABSTRACT NO. 22 SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 3.553 ACRE TRACT CONVEYED TO 10611 RESEARCH LC BY DEED OF RECORD, IN DOCUMENT NO. 2001025561, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.</p> <p>ZONING EXHIBIT</p>	<p>ABRAM DASHNER RPLS, LLC</p> <p>info@rpls5901.com 512-244-3395 TBPLS FIRM NO. 10194420</p>	<p>1005 SPRINGDALE</p>
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## ZONING

## EXHIBIT B

ZONING CASE#: C14-2022-0070



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 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: 5/26/2022