

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 6410 BURLESON ROAD IN THE SOUTHEAST**
3 **COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL**
4 **SERVICE-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO**
5 **GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE**
6 **BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT.**

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8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
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10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from limited industrial service-neighborhood plan (LI-NP)
12 combining district to general commercial services-mixed use-vertical mixed use building-
13 neighborhood plan (CS-MU-V-NP) combining district on the property described in Zoning
14 Case No. C14-2022-0148, on file at the Planning Department, as follows:
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16 1.1631 acre tract of land, out of the Santiago Del Valle Grant, Abstract No. 24,
17 Travis County, Texas, and being more particularly described in a deed recorded in
18 Document No. 2013195446, Official Public Records of Travis County, Texas, and
19 being a portion of that certain 309.157 acre tract described in a deed recorded in
20 Volume 7113, Page 236, of the Official Public Records of Travis County, said
21 1.1631 acres of land being more particularly described by metes and bounds in
22 **Exhibit “A”** incorporated into this ordinance (the “Property”),
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24 locally known as 6410 Burleson Road in the City of Austin, Travis County, Texas, and
25 generally identified in the map attached as **Exhibit “B”**.
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27 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to
28 Ordinance No. 021010-12c that established zoning for the Southeast Neighborhood Plan.
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PART 3. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

FIELD NOTES

BEING 1.1631 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO.24, IN THE TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN DOCUMENT No. 2013105446, PUBLIC RECORDS OF TRAVIS COUNTY, BEING A PORTION OF THAT CERTAIN 309.157 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN THE CERTAIN EXECUTOR'S DEED, DATED AUGUST 28, 1980, AND FILED IN VOLUME 7113, PAGE 236 OF THE DEED RECORDS OF SAID TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCING at a capped iron rod found in the west ROW of Silver Dollar Circle, also being the southeast corner of Lot 1, of Factory 512, recorded in document no. 201900097, Plat Records;

THENCE with the west ROW of Silver Dollar Circle S42°06'22"W for a distance of 19.95 feet to a found 1/2" iron rod and S41°05'18"W for a distance of 65.18 feet to a capped iron rod for the easternmost corner of herein described tract and **POINT OF BEGINNING**, from which a capped iron rod in the east ROW of Silver Dollar Circle, also being the southwest corner of that certain tract conveyed to DFA, LLC., by deed recorded in document no. 2009009731, Official Public Records bears S83°35'16"E at a distance of 127.30 feet, also from which a capped iron rod stamped "WATERLOO RPLS 4324" for the easternmost corner of that certain 2.6978 acre tract conveyed to 6300 Burleson LLC., & Roland W. Daily Trust by special warranty deed recorded in document no. 2016039889, Official Public Records bears N45°42'47"W at a distance of 242.06 feet;

THENCE continuing with the west ROW of Silver Dollar Circle, S41°51'05"W for a distance of 123.25 feet to an aluminum capped iron rod in the north ROW of Burleson Road, also being the southeast corner of herein described tract;

THENCE with the north ROW of Burleson Road the following two (2) calls:

- 1) N61°39'45"W for a distance of 336.62 feet to a found capped iron rod stamped "WATSON" for an angle point;
- 2) N62°11'26"W for a distance of 291.90 feet to a found capped iron rod stamped "WATSON" in the south ROW of Burleson Road (to be vacated), also being the westernmost corner of herein described tract, from which a capped iron rod stamped "WATERLOO RPLS 4324" in the south line of said 6300 Burleson LLC. tract, bears N45°03'45"W at a distance of 107.90 feet, also from which a found spindle with washed stamped "BUSH" in the south line of Lot 2, of "Red" Thomas Subdivision, recorded in volume 89, page 52, Plat Records, bears N63°17'05"W at a distance of 432.58 feet;

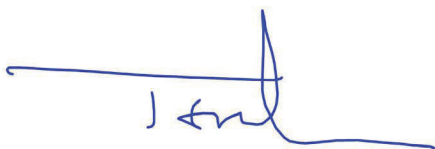
THENCE with the south ROW of Burleson Road (to be vacated), the following two (2) calls:

- 1) S78°50'45"E for a distance of 349.94 feet to a found 1" iron pipe for the beginning of a curve to the right having a radius of 686.23 feet; from which a capped iron rod stamped "WATERLOO RPLS 4324" on the north ROW of Burleson Road (to be vacated) bears N20°57'48"E at a distance of 60.89 feet;
- 2) following said curve for a length of 326.63 feet, a chord of S65°03'19"E for a distance of 323.56 feet to the **POINT OF BEGINNING**, containing 1.1631 acres, more or less.

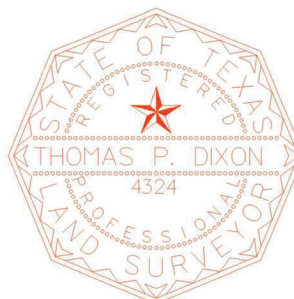
Bearing based on the Texas Coordinate System of 1983(NAD83) Central Texas Zone, based on local observation.

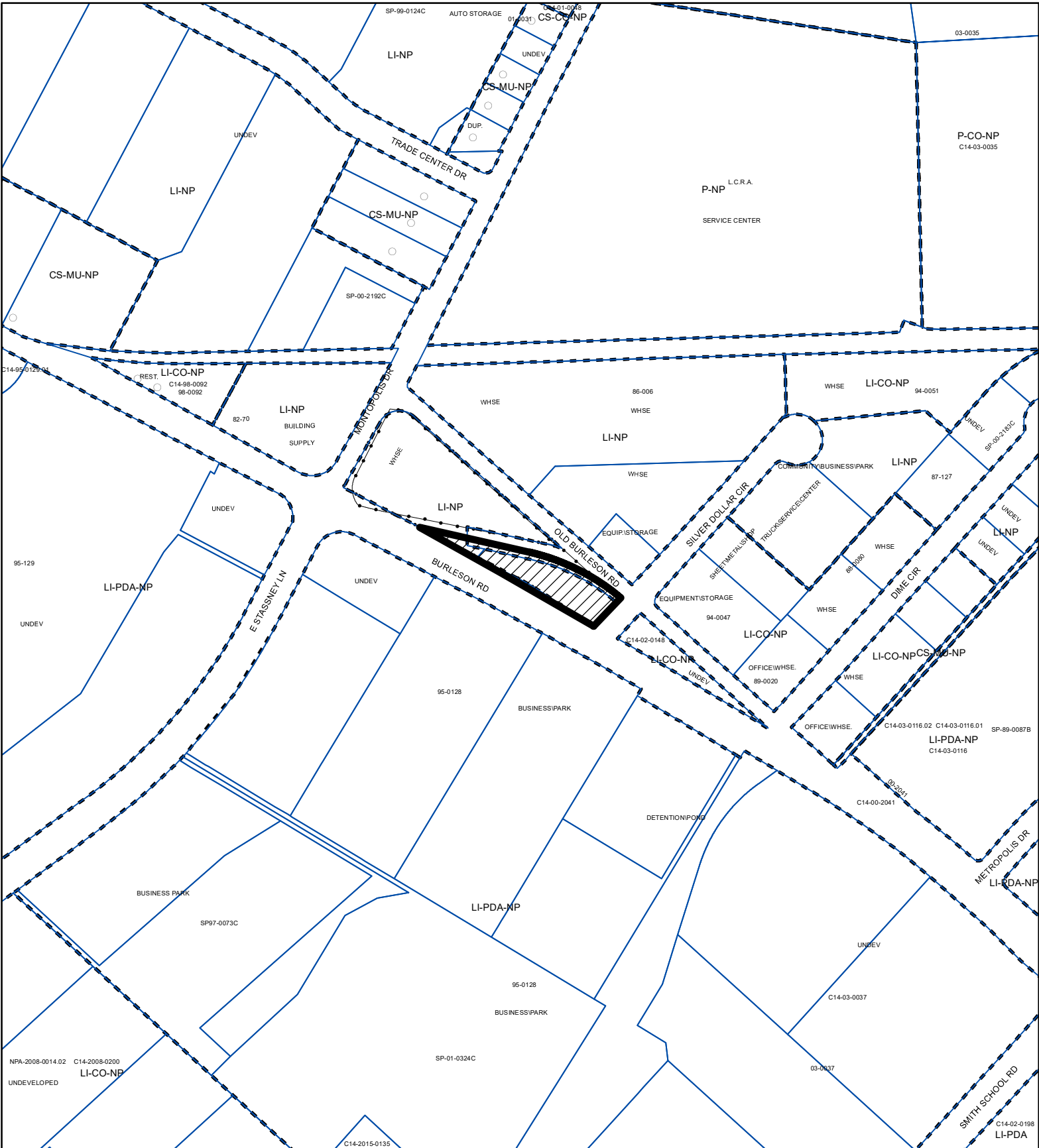
All records, Travis County, Texas.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324,
Waterloo Surveyors, Inc.
P.O. Box 160176 Austin, Tx 78716
(512) 481-9602 TBPLS FIRM# 10124400








ZONING

EXHIBIT "B"

ZONING CASE#: C14-2022-0148



-  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: 10/20/2022