

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 6300 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. C14-2022-0146, on file at the Planning Department, as follows:
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16 2.6978 acre tract of land out of the Santiago Del Valle Grant, Travis County,
17 Texas, and being a portion of that tract of land described in a deed recorded in
18 Document No. 2016039889, Official Public Records of Travis County, Texas, said
19 2.6978 acres of land being more particularly described by metes and bounds in
20 **Exhibit “A”** incorporated into this ordinance (the “Property”),
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22 locally known as 6300 Burleson Road in the City of Austin, Travis County, Texas, and
23 generally identified in the map attached as **Exhibit “B”**.
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25 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to
26 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

EXHIBIT "A"

J16380

October 25, 2022

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FIELD NOTES

2.6978 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS AND BEING A PART OF THAT TRACT DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN DOCUMENT No. 2016039889, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCING at a found MAG nail with a washer in the east ROW line of Stassney Lane , also being the southwest corner of Lot 6 and the northwest corner of Lot 1, Block A, of Expo Center Section One, recorded in volume 98, page 17, Plat Records, N27°20'58"E for a distance of 365.15 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the POINT OF BEGINNING of herein described tract;

THENCE continuing with the east ROW of Stassney Lane, N27°20'58"E for a distance of 235.93 feet to a set capped iron rod stamped "WATERLOO RPLS 4324", being the south ROW of Old Burleson Road, from which a found aluminum capped iron rod stamped "L.C.R.A.", bears N27°20'58"E at a distance of 224.12 feet;

THENCE with the south ROW of Old Burleson Road the following three (3) calls:

- 1) S85°32'43"E for a distance of 40.95 feet to a set d iron rod stamped "WATERLOO RPLS 4324" for an angle point;
- 2) S55°35'34"E for a distance of 38.00 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for an angle point;
- 3) S48°07'15"E for a distance of 614.09 feet to a set capped iron rod stamped "WATERLOO RPLS 4324", for the easternmost corner of herein described tract, also being the north ROW of the old alignment of Burleson Road (to be vacated), from which a found capped iron rod for the easternmost corner of that certain 1.1631 acre tract conveyed to Vincent Sullivan by deed recorded in document no. 2013105446, Official Public Records bears S45°42'47"E at a distance of 242.06 feet;

THENCE with the north ROW of Burleson Road (to be vacated), the following three (3) calls:

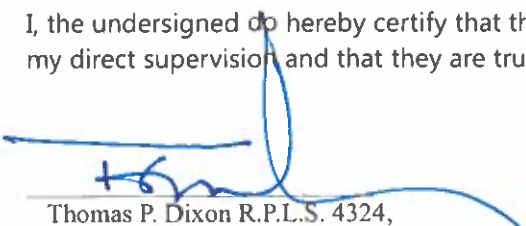
- 1) following a curve to the left for a length of 101.35 feet, having a radius of 746.23 feet, a chord bearing of N76°07'00"W for a distance of 101.27 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for a point of tangency, from which a 1" iron pipe in the north line of said Sullivan tract bears S20°57'48"W at a distance of 60.89 feet;
- 2) N78°50'45"W for a distance of 450.00 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the beginning of a curve to the right, having a radius of 1115.94 feet, from which a capped iron rod stamped "WATSON" in the south ROW of Burleson Road (to be vacated) and the westernmost corner of said Sullivan tract, also being in the north ROW line of existing Buleson Road, bears S45°03'45"E at a distance of 107.90 feet;
- 3) following said curve for a length arc of N76°26'42"W for a distance of 91.28 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the southwest corner of herein described tract, also being the point of compound curvature, curving to the right, having a radius of 85.00 feet;

THENCE following said curve for a length of 98.11 feet, a chord bearing of N5°42'55"W for a distance of 92.75 feet to the POINT OF BEGINNING containing 2.6978 acres, more or less.

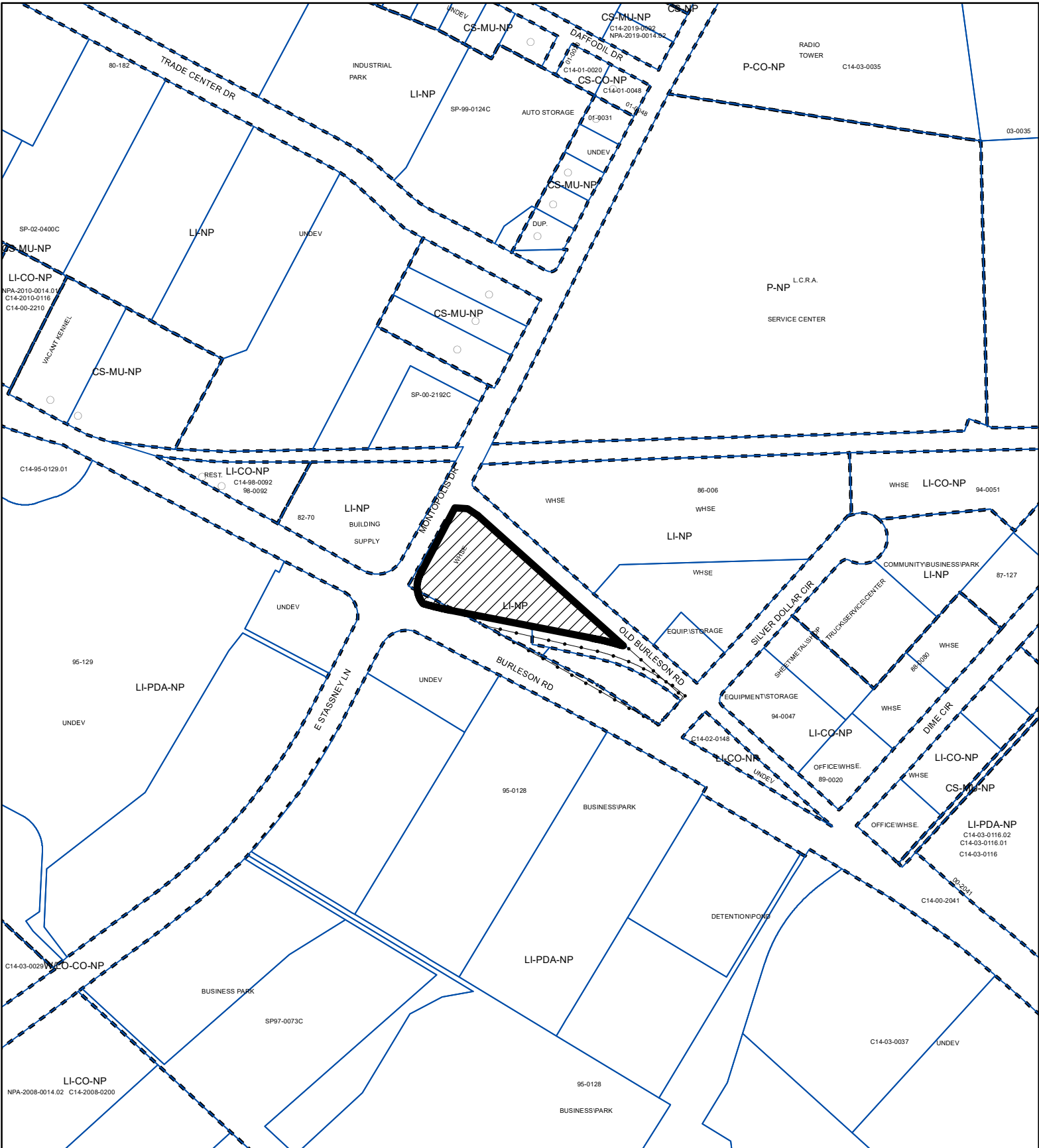
Bearing based on the Texas Coordinate System of 1983(NAD83) Central Texas Zone, based on local observation.


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




$$1'' = 400'$$

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2022-0146

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

EXHIBIT "B"



Created: 10/20/2022