

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4116 1/2 ED BLUESTEIN BOULEVARD SOUTHBOUND, IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA, FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-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 general commercial services-neighborhood plan (CS-NP) combining district to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district on the property described in Zoning Case No. C14-2023-0084, on file at the Planning Department, as follows:

9.0932 acres of land, out of the JESSE C. TANNEHILL SURVEY No. 29, Abstract No. 22, in Travis County, Texas, being the remainder of a called 9.96 acre tract conveyed in a deed recorded in Volume 3927, Page 1916 of the Official Public Records of Travis County, Texas, and being the remainder of a called 0.420 acre tract conveyed in a deed recorded in Volume 3927, Page 1916 of the Official Public Records of Travis County, Texas, said 9.0932 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4116 1/2 Ed Bluestein Boulevard Southbound, 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 \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2023

\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_

Myrna Rios  
City Clerk

# EXHIBIT A

(Zoning Exhibit)  
J. C. Tannehill Survey No. 29, Abstract No. 22

## Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 9.0932 ACRES (396,099 SQUARE FEET), MORE OR LESS, SITUATED IN THE JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 9.96 ACRES TRACT (TRACT NO. 1) AND THE REMAINDER OF A CALLED 0.420 ACRE TRACT (TRACT NO. 2) CONVEYED TO JACQUELYNE TIEMANN IN VOLUME 3927, PAGE 1916 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 9.0932 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod found in the north line of Lot 4, Techni Center Plaza II-A, a subdivision recorded in Volume 80, Page 261 of the Plat Records of Travis County, Texas (P.R.T.C.T.) conveyed to LCG Techni Center, LLC in Document No. 2016197815 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), and being the southeast corner of a called 2.757 acres tract conveyed to 4307 Tannehill, LLC in Document No. 2022138388 (O.P.R.T.C.T.), and being the southwest corner of said Tiemann (Tract No. 1) remainder tract, and being the southwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, leaving the north line of said Lot 4, with the common line of said Tiemann (Tract No. 1) remainder tract, in part with the east line of said 4307 Tannehill tract, in part with the east and south line of the remainder of Lot 1B, Block "A", Fort Branch Landing Subdivision, a subdivision recorded in Document No. 200200158 (O.P.R.T.C.T.), said remainder of Lot 1B conveyed to Fort Branch, LLC in Document no. 2014034282 (O.P.R.T.C.T.) the following two (2) courses and distances:

- 1) **N28°49'54"E**, passing at a distance of 279.44 feet the common east corner of said 4307 Tannehill tract and said Lot 1B, in all a distance of **659.53** feet to an iron rod with "SAM" cap found for the northwest corner hereof,
- 2) **S61°56'06"E**, a distance of **477.69** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northeast corner hereof, being in the west right-of-way line of U.S. Highway 183 - Ed Bluestein Boulevard (right-of-way varies), and being the common east corner of the remainder of said Tiemann (Tract No. 1) remainder tract and said Lot 1B, and being the common west corner of a called 0.390 acre tract (Parcel 90) conveyed to the State of Texas for right-of-way purposes in Document No. 2005170403 (O.P.R.T.C.T.), as affected by Document no. 2006007278 (O.P.R.T.C.T.), and a called 0.675 acres tract (Parcel 89) conveyed to the State of Texas for right-of-way purposes in Document No. 2004229260 (O.P.R.T.C.T.);

**THENCE**, leaving the south line of said Lot 1B, with the west right-of-way line of said U.S. Highway 183 - Ed Bluestein Boulevard the following two (2) courses and distances:

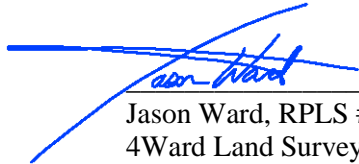
- 1) **S08°19'26"W**, a distance of **531.66** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **S09°01'25"W**, a distance of **169.16** feet to a Mag nail with "4Ward-Boundary" washer set for the southeast corner hereof, being the common east corner of said Tiemann (Tract No. 2) remainder tract and the remainder of Lot 1 of said Techni Center Plaza II-A, said Lot 1 conveyed to LCG Techni Center, LLC in Document No. 2016197815 (O.P.R.T.C.T.), and being the common west

corner of said State of Texas (Parcel 89) and a called 0.218 acre tract (Parcel 88) conveyed to the State of Texas for right-of-way purposes in Document No. 2005049288 (O.P.R.T.C.T.);

**THENCE**, leaving the west right-of-way line of said U.S. Highway 183 - Ed Bluestein Boulevard, in part with the south line of said Tiemann (Tract No. 2) remainder tract, in part with the south line of said Tiemann (Tract No. 1) remainder tract, in part with the north line of said remainder of Lot 1, in part with the north line of Lots 2 and 3 of said Techni Center Plaza II-A, said Lots 2 and 3 conveyed to LCG Techni Center, LLC in Document No. 2016197815 (O.P.R.T.C.T.), in part with the north line of said Lot 4, **N61°52'06"W**, passing at a distance of 242.49 feet a calculated point (from which a 1/2-inch iron rod found bears S28°02'01"W, a distance of 0.61 feet) for the common north corner of said remainder of Lot 1 and said Lot 2, passing at a distance of 467.49 feet a calculated point (from which a 1/2-inch iron rod found bears, S28°02'57"W, a distance of 0.79 feet) the common corner of said Lot 2 and said Lot 3, in all a distance of **721.28** feet to the **POINT OF BEGINNING** and containing 9.0932 Acres (396,099 Square Feet) of land, more or less.

**NOTES:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000065142428. Reference drawing: 01618\_zoning exhibit.dwg.

  
6/21/2023  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC



REMAINDER OF LOT 1B, BLOCK "A"  
FORT BRANCH LANDING SUBDIVISION  
DOC. NO. 200200158, O.P.R.T.C.T.  
OWNER: FORT BRANCH, LLC  
DOC. NO. 2014034292, O.P.R.T.C.T.

[S61°56'39"E 477.42']  
**S61°56'06"E 477.69'**

**9.0932 ACRE(S)**  
**396,099 SQUARE FEET**

**TRACT 1**  
REMAINDER OF A  
CALLED 9.96 ACRES  
(TRACT NO. 1)  
JACQUELYNE TIEMANN  
VOL. 3927 PG. 1916  
D.R.T.C.T.

CALLLED 0.675 ACRES  
(PARCEL 89)  
R.O.W. DEDICATION  
DOC. NO. 2004229260  
O.P.R.T.C.T.

CALLLED 0.675 ACRES  
(PARCEL 89)  
R.O.W. DEDICATION  
DOC. NO. 2004229260  
O.P.R.T.C.T.

**TRACT 2**  
REMAINDER OF A  
CALLED 0.420 ACRE  
(TRACT NO. 2)  
JACQUELYNE TIEMANN  
VOL. 3927 PG. 1916  
D.R.T.C.T.

CALLLED 0.390 ACRES  
(PARCEL 90)  
R.O.W. DEDICATION  
DOC. NO. 2005170403  
O.P.R.T.C.T.  
AS AFFECTED BY  
DOC. NO. 2006007278  
O.P.R.T.C.T.



**U.S. HIGHWAY 183  
ED BLUESTEIN BOULEVARD  
(R.O.W. WIDTH VARIES)**

**[B]**

**[A]**

**P.O.B.**

GRID N: 10,074,776.81  
GRID E: 3,137,104.75

FROM WHICH A 1/2"  
IRON ROD WITH  
"CHAPARRAL" CAP  
FOUND BEARS  
S28°03'42"W, 0.58'

FROM WHICH A 1/2"  
IRON ROD FOUND BEARS  
S28°02'57"W, 0.79'

FROM WHICH A 1/2"  
IRON ROD FOUND BEARS  
S28°02'01"W, 0.61'

LOT 4

LOT 3

LOT 2

REMAINDER  
OF LOT 1

TECHNI CENTER PLAZA II-A  
VOL. 80 PG. 261, P.R.T.C.T.

**9.0932 ACRES**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 6/19/2023 |
| Project:     | 01618     |
| Scale:       | 1" = 120' |
| Reviewer:    | PRB       |
| Tech:        | CC        |
| Field Crew:  | MW/AC     |
| Survey Date: | FEB. 2023 |
| Sheet:       | 1 OF 2    |

[A]  
CALLED 2.757 ACRES  
4307 TANNEHILL, LLC  
DOC. NO. 2022138388  
O.P.R.T.C.T.

[B]  
**J.C. TANNEHILL  
SURVEY NO. 29  
ABSTRACT  
NO. 22**

| LEGEND       |   |
|--------------|---|
|              | PROPERTY LINE                                       |
|              | EXISTING PROPERTY LINES                             |
|              | CALCULATED POINT                                    |
|              | 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET         |
|              | MAG WITH "4WARD BOUNDARY" WASHER SET (UNLESS NOTED) |
|              | 1/2" IRON ROD FOUND (UNLESS NOTED)                  |
|              | IRON ROD WITH "SAM" CAP FOUND (UNLESS NOTED)        |
| P.O.B.       | POINT OF BEGINNING                                  |
| VOL./PG.     | VOLUME, PAGE  |
| DOC. NO.     | DOCUMENT NUMBER                                     |
| R.O.W.       | RIGHT-OF-WAY  |
| P.R.T.C.T.   | PLAT RECORDS, TRAVIS COUNTY, TEXAS                  |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS       |
| D.R.T.C.T.   | DEED RECORDS, TRAVIS COUNTY, TEXAS                  |
| (.....)      | RECORD INFORMATION PER PLAT VOL. 3927 PG. 1916      |
| {.....}      | RECORD INFORMATION FOR ADJACENT PROPERTIES          |
| [.....]      | RECORD INFORMATION FOR ADJACENT RIGHTS-OF-WAY       |

6/19/2023

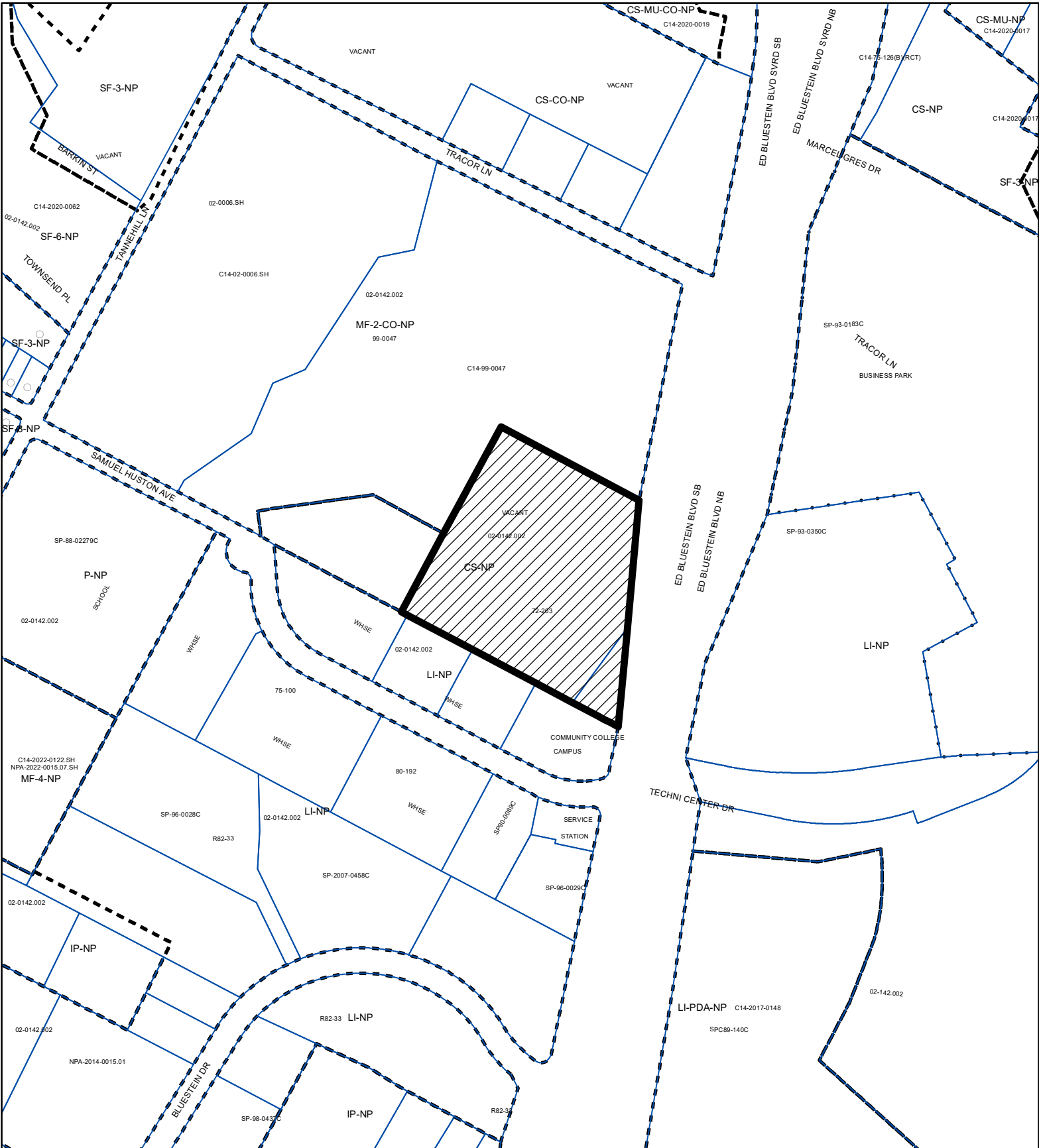





**BEARING BASIS:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000065142428.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**9.0932 ACRES  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**

|   |              |           |
|---|--------------|-----------|
| <br>A Limited Liability Company<br>PO Box 90876, Austin Texas 78709<br>INFO@4WARDLS.COM (512) 537-2384<br>TBPELS FIRM #10174300 | Date:        | 6/19/2023 |
|   | Project:     | 01618     |
|   | Scale:       | 1" = 120' |
|   | Reviewer:    | PRB       |
|   | Tech:        | CC        |
|   | Field Crew:  | MW/AC     |
|   | Survey Date: | FEB. 2023 |
|   | Sheet:       | 2 OF 2    |



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2023-0084**  
**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



1" = 400'

Created: 7/14/2023