

**ORDINANCE NO. 20240912-094**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 3152 EAST STATE HIGHWAY 71 SERVICE ROAD EASTBOUND AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) 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) base district to general commercial services (CS) base district on the property described in Zoning Case No. C14-2024-0062, on file at the Planning Department, as follows:

A 2.033 acre tract of land, being a portion of Lot 2, Morgan Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 84, Page 191B, of the Plat Records of Travis County, Texas, and being a portion of a tract of land conveyed by deed recorded in Document No. 2006077624 of the Official Public Records of Travis County, Texas; SAVE AND EXCEPT a called 0.890 acre tract of land conveyed by deed recorded in Document No. 2017157131 of the Official Public Records of Travis County, Texas, said 2.033 acre tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3152 East State Highway 71 Service Road Eastbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

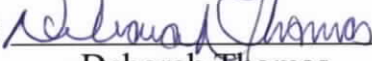
**PART 2.** This ordinance takes effect on September 23, 2024.

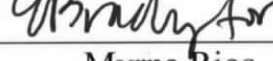
**PASSED AND APPROVED**

\_\_\_\_\_, September 12, 2024

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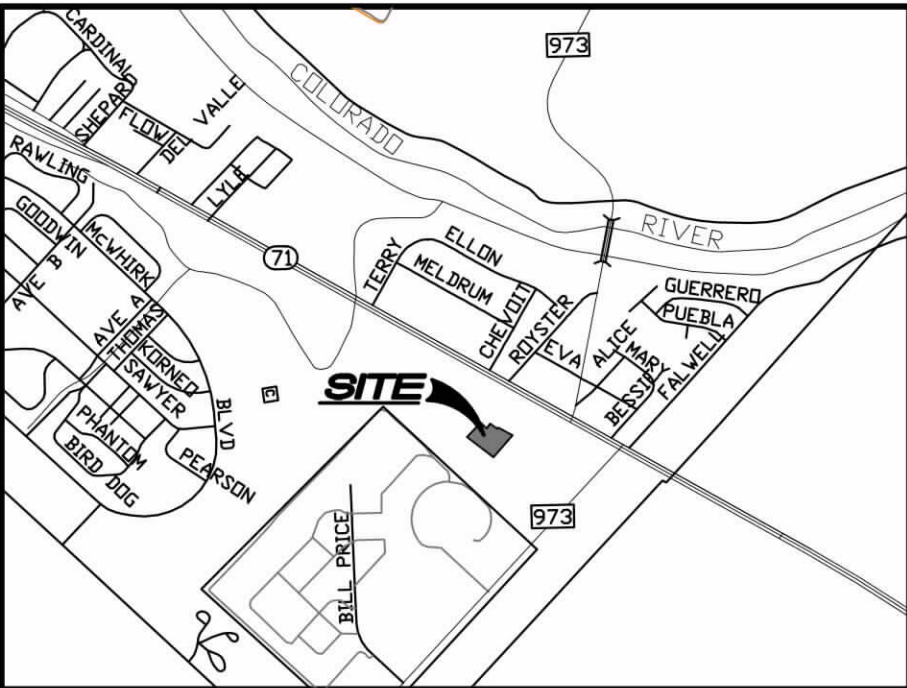
Kirk Watson  
Mayor

**APPROVED:**   
Deborah Thomas  
Acting City Attorney

**ATTEST:**   
Myrna Rios  
City Clerk



X:\2024\224-00018\DWG\224-00018 DE VALLE TOPG\_Tree Survey\_v1.dwg



LOCATION MAP  
NOT TO SCALE

#### BENCHMARK

DN7754 ELEV.= 510.67'

BRASS DISC IN CONCRETE LOCATED ON US HIGHWAY 183, ABOUT 0.2 MILES SOUTH OF MCKINNEY FALLS PARKWAY, 141.4 FT. SOUTHWEST OF THE CENTER OF A CHAIN-LINK FENCE GATE, 42.0 FEET EAST OF THE EAST EDGE OF THE NORTHBOUND LANES, 36.1 FEET NORTHWEST OF AN UNDERGROUND CABLE WARNING SIGN POST AND SET IN THE TOP OF A 20 INCH ROUND CONCRETE POST.

#### SITE BENCHMARK

SET 5/8" IRON ROD ELEV.= 471.55'

5/8" IRON ROD SET IN GRASS AREA, WEST OF BUS SHELTER, BETWEEN CONCRETE SIDEWALK AND CURB FOR SH 71 SERVICE ROAD

#### LEGAL DESCRIPTION

BEING a 2.033 acre (88,572 square feet) tract of land, being a portion of Lot 2, Morgan Subdivision, according to the map or plat thereof recorded in Volume 84, Page 191B of the Travis County Map Records (T.C.M.R.), and being a portion of a tract of land conveyed to Quickie, LLC, by deed recorded under Clerk's File Number (C.F.N.) 2006077624 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), save and except a called 0.890 acre tract of land conveyed to the State of Texas for right-of-way (R.O.W.) by deed recorded under C.F.N. 2013137679 of the O.P.R.T.C.T., and further being the southeast corner of said 0.890 acre tract and being the southwest corner of a called 0.801 acre tract conveyed to the State of Texas by deed recorded under C.F.N. 2015093698 of the O.P.R.T.C.T.;

BEGINNING at a set 5/8 inch iron rod with cap inscribed 'Core Land Surveying' from which a found 600 nail bears North 06°23'22" West, 2.09 feet, being the northeast corner of the herein describe tract, being a point in the south line of said State Highway 71, being a point in the west line of Lot 3 of said Morgan Subdivision, being a point in the west line of a tract of land conveyed to ACS Corrections of Texas, LLC, by deed recorded under C.F.N. 2013137679 of the O.P.R.T.C.T., and further being the southeast corner of said 0.890 acre tract and being the southwest corner of a called 0.801 acre tract conveyed to the State of Texas by deed recorded under C.F.N. 2015093698 of the O.P.R.T.C.T.;

THENCE South 40°51'09" West, with the line common to said Lots 2 and 3, a distance of 301.81 feet to a 5/8 inch iron rod with cap inscribed 'Core Land Surveying' set for the southwest corner of the herein described tract of land;

THENCE North 52°47'31" West, a distance of 347.64 feet to a 5/8 inch iron rod with cap inscribed 'Core Land Surveying' set for the southwest corner of the herein described tract, and being a point on the east line of Lot 2 of Bergstrom East Commercial Addition, according to the map or plat thereof recorded in Volume 97, Page 388 of the T.C.M.R.;

THENCE North 43°26'41" East, with the west line of the herein described tract, a distance of 206.66 feet to a 5/8 inch iron rod with cap inscribed 'Core Land Surveying' set for corner and being the southwest corner of Lot 1 of said Morgan Subdivision;

THENCE South 46°33'23" East, a distance of 86.97 feet to a 5/8 inch iron rod with cap inscribed 'Core Land Surveying' set for corner;

THENCE North 36°44'09" East, a distance of 61.63 feet to a 5/8 inch iron rod with cap inscribed 'Core Land Surveying' set for corner;

THENCE South 53°15'06" East, a distance of 90.00 feet to a 5/8 inch iron rod with cap inscribed 'Core Land Surveying' set for corner;

THENCE North 36°36'54" East, a distance of 18.71 feet to a 5/8 inch iron rod with cap inscribed 'Core Land Surveying' set for corner, being a point in the south line of said State Highway 71;

THENCE South 60°56'38" East, with the south line of State Highway 71, a distance of 170.34 feet to the POINT OF BEGINNING and containing a computed 2.033 acres (88,572 square feet) of land.

#### GENERAL NOTES

- The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and not show all easement and encumbrances of record.
- The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.
- Bearings based on Texas State Plane Coordinates, Central Zone, NAD83.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site (proposed area) is situated in Zone "x" (Unshaded) in Travis County, Texas according to FEMA map number 484530061Q dated January 22, 2020. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- Underground pipelines may exist that are not recorded and/or shown. Please contact 811 before proceeding with any type of digging.

To: Mountain, LTD.

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B/6, Condition II Survey.

**Tommy Q Burks**  
Tommy Q. Burks  
Registered Professional Land Surveyor  
Texas Registration No. 5509  
Date: March 14, 2024  
Revised Date: July 11, 2024



Point #	Raw Description
10001	6" ELM
10002	34" SUGARBERRY
10003	25" SUGARBERRY
10004	6" REDBUD
10005	8" LIVE OAK
10006	7" REDBUD
10007	8" LIVE OAK
10008	18" MESQUITE
10009	6" MESQUITE
10010	9" TREE
10011	12" BASE ELM
10012	22" SUGARBERRY
10013	24" OAK
10014	13" MAPLE
10015	9" MAPLE
10016	9" MAPLE
10017	11" SUGARBERRY
10018	26" SUGARBERRY
10019	20" SUGARBERRY
10020	8" SUGARBERRY
10021	8" SUGARBERRY
10022	9" DOUBLE SUGARBERRY
10023	14" SUGARBERRY
10024	21" SUGARBERRY
10025	16" CHINABERRY
10026	12" DEAD TREE

Point #	Raw Description
10027	17" DEAD TREE WITH VINES
10028	8" DEAD TREE WITH VINES
10029	12" SUGARBERRY
10030	8" DEAD TREE
10031	14" SUGARBERRY
10032	12" SUGARBERRY
10033	12" BASE SUGARBERRY
10034	12" BASE SUGARBERRY
10035	8" SUGARBERRY
10036	15" SUGARBERRY
10037	17" SUGARBERRY
10038	15" SUGARBERRY
10039	9" SUGARBERRY
10040	12" SUGARBERRY
10041	12" SUGARBERRY
10042	10" SUGARBERRY
10043	8" MESQUITE
10044	17" SUGARBERRY
10047	22" OAK
10048	20" BASE OAK
10049	16" OAK
10050	13" OAK
10051	13" OAK
10052	10" OAK
10053	10" OAK
10054	15" BASE OAK

Point #	Raw Description
10055	15" BASE OAK
10056	16" BASE OAK
10057	9" OAK
10058	8" DEAD TREE
10059	8" BASE OAK
10060	19" BASE DEAD TREE
10061	16" OAK
10062	24" BASE OAK
10063	14" OAK
10064	16" OAK
10065	13" OAK
10066	16" OAK
10067	8" OAK
10068	12" OAK
10069	10" OAK
10070	13" OAK
10071	11" OAK
10072	12" OAK
10073	12" OAK
10077	15" OAK
10078	14" BASE OAK
10081	9" OAK
10083	9" OAK
10084	11" DEAD TREE
10085	8" OAK

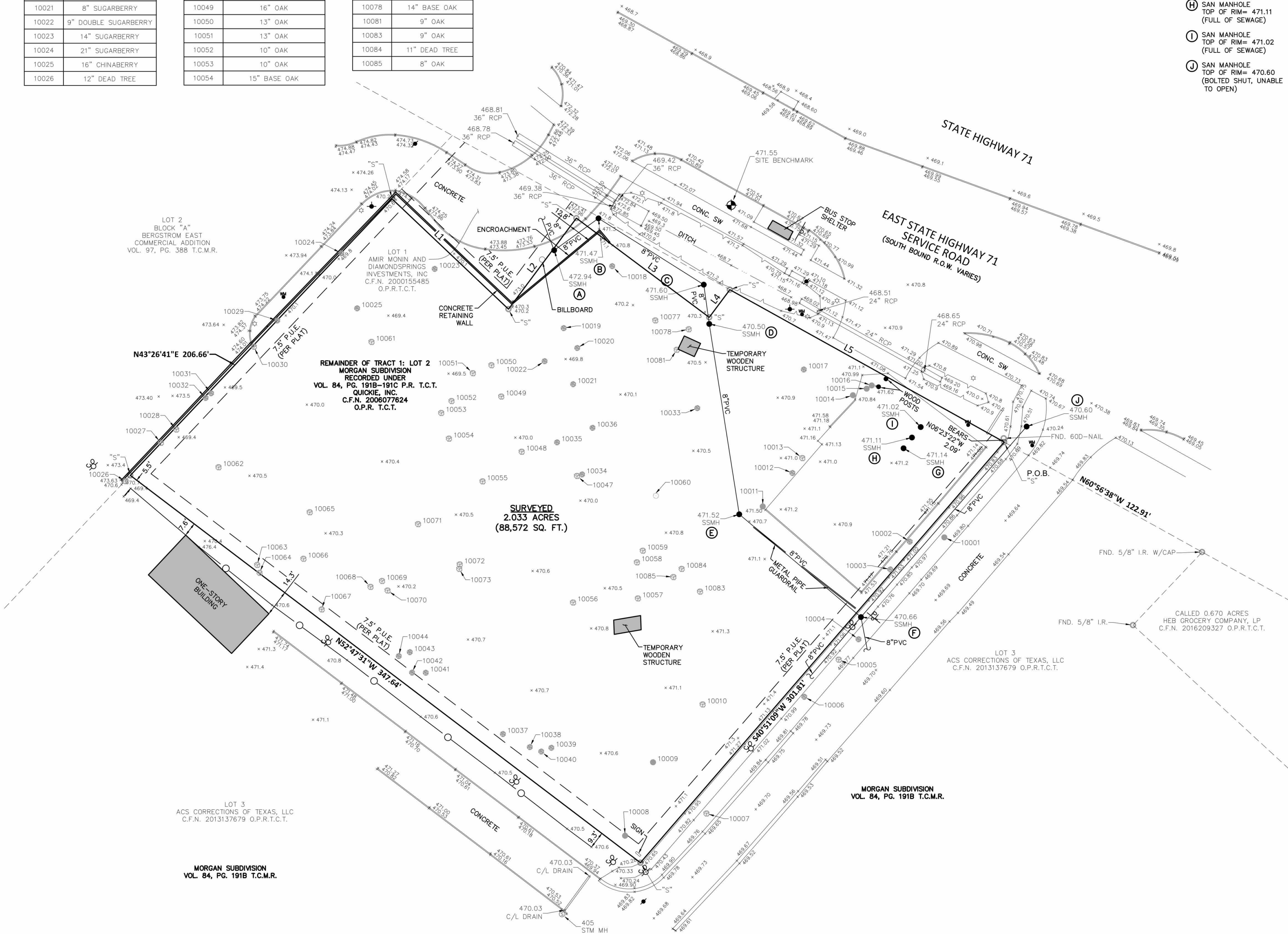
LINE TABLE		
NO.	BEARING	LENGTH
L1	S 46°33'23" E	86.97'
L2	N 36°44'09" E	61.63'
L3	S 53°15'06" E	90.00'
L4	N 36°36'54" E	18.71'
L5	S 60°56'38" E	170.34'

#### LEGEND / ABBREVIATIONS

CHAIN LINK	—○—	A	ABSTRACT
WOOD	—//—	A.E.	AERIAL EASEMENT
POWER POLE	—□—	B.L.	BUILDING LINE
LIGHT POLE	—□□—	C.F.N.	CLERK'S FILE NUMBER
ELECTRIC BOX	—□□□—	FND.	FOUND
OVERHEAD LINE	—□□□□—	I.R.	IRON ROD
UNDERGROUND LINE	—□□□□—	I.P.	IRON PIPE
GRATE INLET	—□□□□—	O.P.R.	OFFICIAL PUBLIC RECORDS
B INLET	—□□□□—	T.C.T.	TRAVIS COUNTY, TEXAS
STORM MANHOLE	—□□□□—	M.R.	MAP RECORDS
SANITARY MANHOLE	—□□□□—	P.O.B.	POINT OF BEGINNING
PIPING	—□□□□—	P.O.C.	POINT OF COMMENCEMENT
CLEANOUT	—□□□□—	P.R.	PLAT RECORDS
WATER VALVE	—□□□□—	R.O.W.	RIGHT OF WAY
WATER METER	—□□□□—	P.U.E.	PUBLIC UTILITY EASEMENT
FIREHYDRANT	—□□□□—	W.L.	WATER LINE EASEMENT
GAS VALVE	—□□□□—	VOL.	VOLUME
GAS METER	—□□□□—	PG.	PAGE
TELEPHONE MANHOLE	—□□□□—	"S"	SET 5/8 INCH IRON ROD
TELEPHONE PEDESTAL	—□□□□—		WITH CAP "CORE LAND SURVEYING"
UNDERGROUND LINE	—□□□□—		
CABLE BOX	—□□□□—		
PIPELINE MARKER	—□□□□—		
UNDERGROUND CABLE	—□□□□—		
GAS MANHOLE	—□□□□—		
ELECTRICAL MANHOLE	—□□□□—		
SIGN	—□□□□—		
MAILBOX	—□□□□—		

#### INVERT INFORMATION

- (A) SAN MANHOLE  
TOP OF RIM= 472.94  
8" PVC FL (NW)= 465.84  
8" PVC FL (NE)= 465.84
- (B) SAN MANHOLE  
TOP OF RIM= 471.47  
8" PVC FL (SW)= 465.67  
8" PVC FL (SE)= 465.67
- (C) SAN MANHOLE  
TOP OF RIM= 471.60  
8" PVC FL (NW)= 465.32  
8" PVC FL (SE)= 465.32
- (D) SAN MANHOLE  
TOP OF RIM= 470.50  
8" PVC FL (N)= 465.10  
8" PVC FL (S)= 465.10
- (E) SAN MANHOLE  
TOP OF RIM= 471.51  
8" PVC FL (N)= 464.03  
8" PVC FL (E)= 464.36  
8" PVC FL (SE)= 464.03
- (F) SAN MANHOLE  
TOP OF RIM= 470.66  
8" PVC FL (NW)= 463.16  
8" PVC FL (SW)= 463.16  
6" PVC FL (NW)= 463.16  
8" PVC FL (E)= 463.16
- (G) SAN MANHOLE  
TOP OF RIM= 471.14  
(FULL OF SEWAGE)
- (H) SAN MANHOLE  
TOP OF RIM= 471.11  
(FULL OF SEWAGE)
- (I) SAN MANHOLE  
TOP OF RIM= 471.02  
(FULL OF SEWAGE)
- (J) SAN MANHOLE  
TOP OF RIM= 470.60  
(BOLTED SHUT, UNABLE TO OPEN)



BOUNDARY / TOPOGRAPHIC SURVEY  
2.033 ACRES (88,572 SQ. FT.)  
REMAINDER OF TRACT 1: LOT 2  
MORGAN SUBDIVISION  
RECORDED UNDER  
VOL. 84, PG. 191B-191C P.R. T.C.T.  
IN THE SANTIAGO DEL VALLE SURVEY, A-24  
TRAVIS COUNTY, TEXAS

#### DRAWING

FIELD BK	76
FIELD WRK	HF
DATE	02/26/24
DRAFTING	NMB
DATE	03/13/24
CHECKED	TQB
DATE	03/14/24

#### ISSUE

TO	DATE
CLIENT	03/14/24
CLIENT	06/21/24
CLIENT	06/25/24
CLIENT	07/11/24

CHECK: TQB

DRAWN: NMB

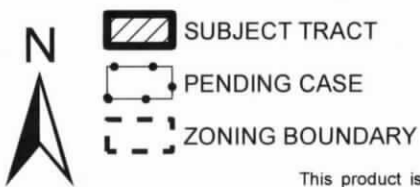
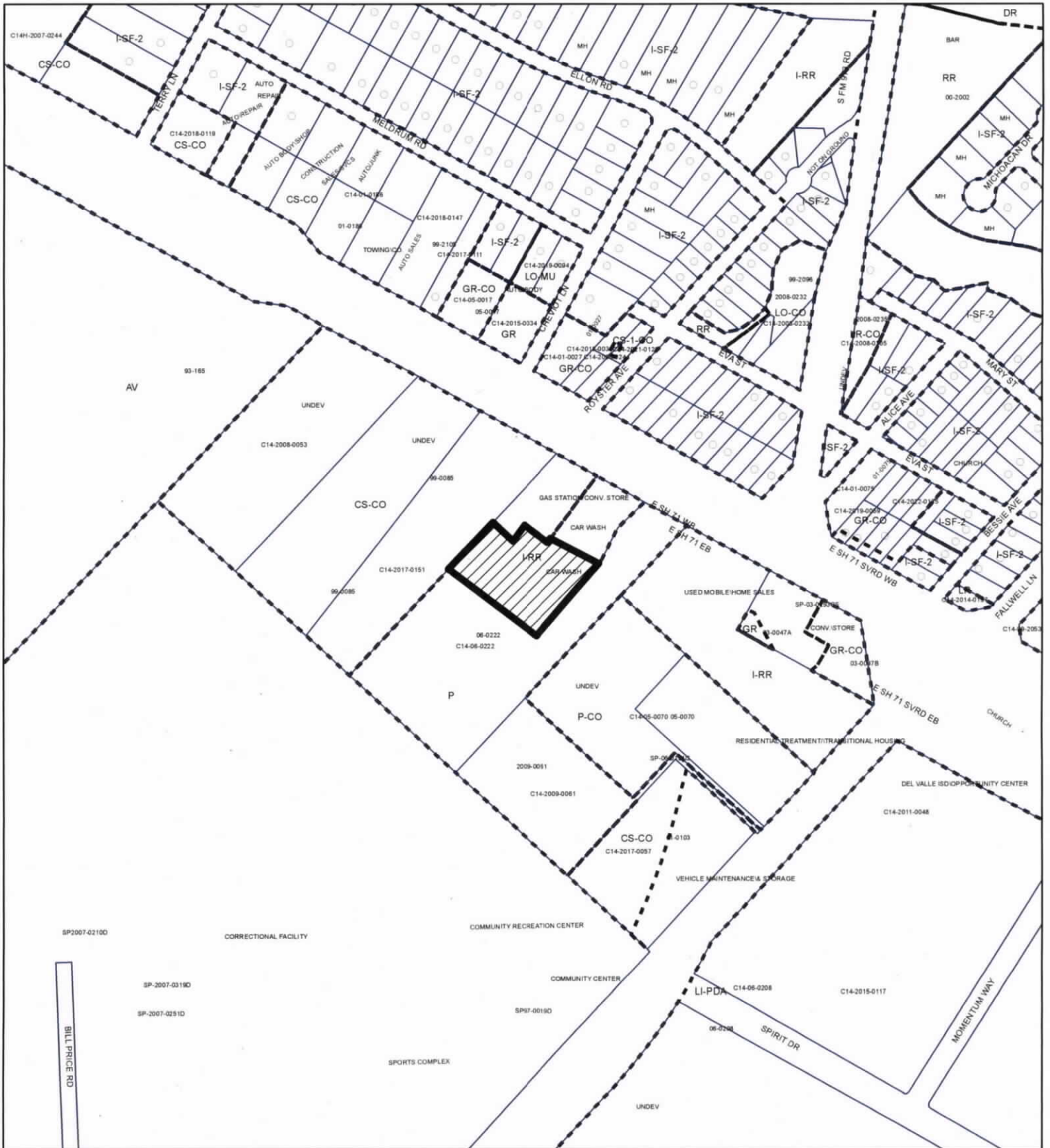
JOB: C24-00018

**SUR-1**  
SHEET 1 OF 1

**CORE**  
LAND SURVEYING TPLS REG NO. 10194660  
10210 GROGANS HILL ROAD, SUITE 120  
THE WOODLANDS, TX 77380  
T: 281.828.1208  
corelandsurveying.com

**W Group**  
5580 Peterson Lane  
Suite 250  
Dallas, TX 75240





1" = 400'

## ZONING

### ZONING CASE#: C14-2024-0062

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

Created: 4/17/2024