

**ORDINANCE NO. 20071213-113**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7910 BURLESON ROAD IN THE SOUTHEAST NEIGHBORHOOD PLAN AREA FROM INDUSTRIAL PARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (IP-CO-NP) COMBINING DISTRICT, RURAL RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT, AND INDUSTRIAL PARK-NEIGHBORHOOD PLAN (IP-NP) COMBINING DISTRICT TO RURAL RESIDENCE CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT FOR TRACT ONE AND LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT FOR TRACT TWO.**

**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 districts on the property described in Zoning Case No. C14-2007-0152, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From industrial park-conditional overlay-neighborhood plan (IP-CO-NP) combining district and rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district to rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district.

A 5.423 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From industrial park-conditional overlay-neighborhood plan (IP-CO-NP) combining district, rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district, and industrial park-neighborhood plan (IP-NP) combining district to limited industrial service-conditional overlay-neighborhood plan (LI-CO-NP) combining district.

A 29.187 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, Save and Except the 5.423 acre tract described as Tract One in this ordinance (the "Property"),

locally known as 7910 Burleson Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. For property on Tract One that has an open waterway with an upstream drainage area between 64 acres and 320 acres:

The building setback is 50 feet on either side of the centerline of an open waterway. Improvements permitted within the setback are limited to utility crossings, hike and bike trails, driveway crossings and roadway crossings, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

**PART 4.** The Property is subject to Ordinance No. 021010-12c that established the Southeast neighborhood plan combining district.

**PART 5.** This ordinance takes effect on December 24, 2007.

**PASSED AND APPROVED**

December 13, 2007      §  
   §  
   §      Will Wynn  
        Will Wynn  
        Mayor

**APPROVED:** David Allan Smith      **ATTEST:** Shirley A. Gentry  
   David Allan Smith      Shirley A. Gentry  
   City Attorney      City Clerk

**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**

BEING A 5.423 ACRE PORTION OF A 30.185 ACRE TRACT OUT OF THE SANTIAGO DEL VALLE GRANT CONVEYED TO FELTER INVESTMENTS, LTD., IN VOLUME 12740, PAGE 473, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING FOR REFERENCE at a 1" rebar found on the east right-of-way of Burluson Road, at the west corner of said Felter tract, also the south corner of a 1.00 acre tract conveyed to Christopher M. Maloy, in Document No 2001022433, Official Records, Travis County, Texas,

THENCE with the common line between Maloy and Felter, N 47°04'08" E 388.81 feet to a ½" rebar found, at the east corner of said Maloy tract, also the south corner of Tract A, of the Alvin Benner Subdivision, as recorded in Book 46, Page 4, of the Plat Records, Travis County, Texas;

THENCE with the common line between said Tract A and Felter, N 47°13'00" E 675.46 feet to the west corner and PLACE OF BEGINNING hereof,

THENCE continuing with said common line, N 47°13'00" E 1045.00 feet to a ½" rebar found, at the east corner of said Tract A, on the west line of a 149.89 acre tract, as conveyed to Bradshear Family Trust and Pap Realty Partnership in Volume 13080, Page 511, Real Property Records, Travis County, Texas, at the north corner of said Felter tract, for the north corner hereof,

THENCE with the common line between Bradshear and Felter, S 42°58'46" E 325.59 feet to the east corner hereof,

THENCE traversing through the interior of said Felter tract, the following three courses;

- 1) S 75°12'10" W 235.67 feet to a point;
- 2) S 47°13'00" W 838.00 feet to the south corner hereof;
- 3) N 42°47'00" W 215.00 feet to the PLACE OF BEGINNING, containing 5.423 acres of land, more or less.

SEE SKETCH PREPARED TO ACCOMPANY THIS DESCRIPTION.  
PREPARED JANUARY 9, 2002 FROM SURVEYS MADE ON THE GROUND  
IN SEPT., 1987 AND SEPT., 2001 BY: RALPH HARRIS SURVEYOR, INC.  
1406 Hether Street, Austin, Texas 78704  
(512) 444 - 1781

  
\_\_\_\_\_  
JAMES M. GRANT, RPLS NO. 1919  
JG\mydocs\38828rr

EXHIBIT "B"  
METES AND BOUNDS DESCRIPTION

BEING A 29.187 ACRE PORTION OF A 30.185 ACRE TRACT OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO FELTER INVESTMENTS, LTD, IN VOLUME 12740, PAGE 473, OF THE TRAVIS COUNTY REAL PROPERTY RECORDS (TCRPR), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1" rebar found in the east right-of-way of Burleson Road, same being the west corner of said Felter tract, same being the south corner of a 1.00 acre tract, as conveyed to Christopher M. Maloy, in Document No 2001022433, Official Records, Travis County, Texas, for the west corner and PLACE OF BEGINNING hereof;

THENCE with the common line between said Maloy and Felter tracts, N 47°04'08" E 388.81 feet to a ½" rebar found, being the east corner of said Maloy tract, same being the south corner of Tract A, of the Alvin Benner Subdivision, as recorded in Book 46, Page 4, of the Plat Records, Travis County, Texas, for an angle point hereof,

THENCE with the common line between said Tract A and said Felter tract, N 47°13'00" E 1720.46 feet to a 1" iron rod found at the east corner of said Tract A, on the west line of a 149.89 acres tract conveyed to Bradshar Family Trust and Pap Realty Partnership in Volume 13080, Page 511 of the TCRPR, at the north corner of said Felter tract, for the north corner hereof,

THENCE with the common line between the Bradshar and Felter tracts, the following two courses

- 1) S 42°58'46" E 538.98 feet to a ¼" rebar found,
- 2) S 43°13'51" E 126.50 feet to a ½" iron pipe found, at the east corner of said Felter tract, same being the north corner of a 4.10 acre tract, as conveyed to J.W. Akin, et ux, in Volume 6777, Page 364, Deed Records, Travis County, Texas, for the east corner hereof,

THENCE with the common line between the Akin and Felter tracts, S 47°11'32" W 1417.16 feet to a ½" iron pipe found, being the most easterly southwest corner of said Felter tract, same being an angle point in Lot 1, J and A Adams Subdivision, Book 86, Page 49A, Plat Records, Travis County, Texas, for the most easterly southwest corner hereof,

THENCE with the east line of said Lot 1 and an interior line of said Felter tract N 37°55'38" W 127.93 feet to a ½" rebar set, for an interior corner of said Felter tract, same being the north corner of said Lot 1, for an interior corner hereof;

THENCE with the north line of said Lot 1, same being the most northerly south line of said Felter tract, S 47°04'38" W 700.00 feet to a ½" rebar found, same being in the east right-of-way of said Burleson Road, same being the south corner of said Felter tract, same being the west corner of said Lot 1, for the most west corner hereof;

THENCE with the common line between said east right-of-way of Burleson Road, and the west line of said Felter tract, N 43°23'53" W 539.34 feet, to the PLACE OF BEGINNING, containing a calculated map area of 30.185 acres of land, more or less

SAVE AND EXCEPT the following 0.998 acre portion of the above described tract of land,

BEGINNING FOR REFERENCE at a 1" rebar found in the east right-of-way of Burleson Road, same being the west corner of said Felter tract, same being the south corner of a 1 00 acre tract, as conveyed to Christopher M Maloy, in Document No.2001022433, Official Records, Travis County, Texas,

THENCE with the common line between said Maloy and Felter tracts, N 47°04'08" E 388 81 feet to a ½" rebar found, being the east corner of said Maloy tract, same being the south corner of Tract A, of the Alvin Benner Subdivision, as recorded in Book 46, Page 4, of the Plat Records, Travis County, Texas;

THENCE with the common line between said Tract A and said Felter tract, N 47°13'00" E 296 19 feet to a point,

THENCE leaving said common Tract A and Felter line, and traversing through the interior of said Felter tract, S 42°47'00" E 90 00 feet to the west corner and PLACE OF BEGINNING hereof,

THENCE continuing through the interior of said Felter tract, the following four (4) courses;

N 47°13'00" E 290 00 feet to the north corner hereof;

S 42°47'00" E 150.00 feet to the east corner hereof,

S 47°13'00" W 290 00 feet to the south corner hereof;

N 42°47'00" W 150.00 feet to a point, to the PLACE OF BEGINNING, containing a calculated map area of 0.998 acres of land, (43,500 square feet) more or less, leaving a total balance herein described of 29 187 acres of land, more or less

SEE MAP PREPARED TO ACCOMPANY THIS DESCRIPTION

PREPARED BY: HARRIS-GRANT SURVEYING, INC

From surveys made on the ground in September of 1987 and September of 2001

1700 S. Lamar, Ste. 332

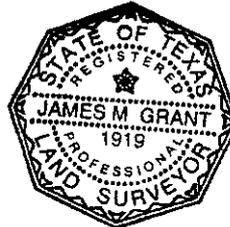
Austin, Texas 78704

(512) 444 - 1781

  
JAMES M. GRANT, RPLS NO 1919

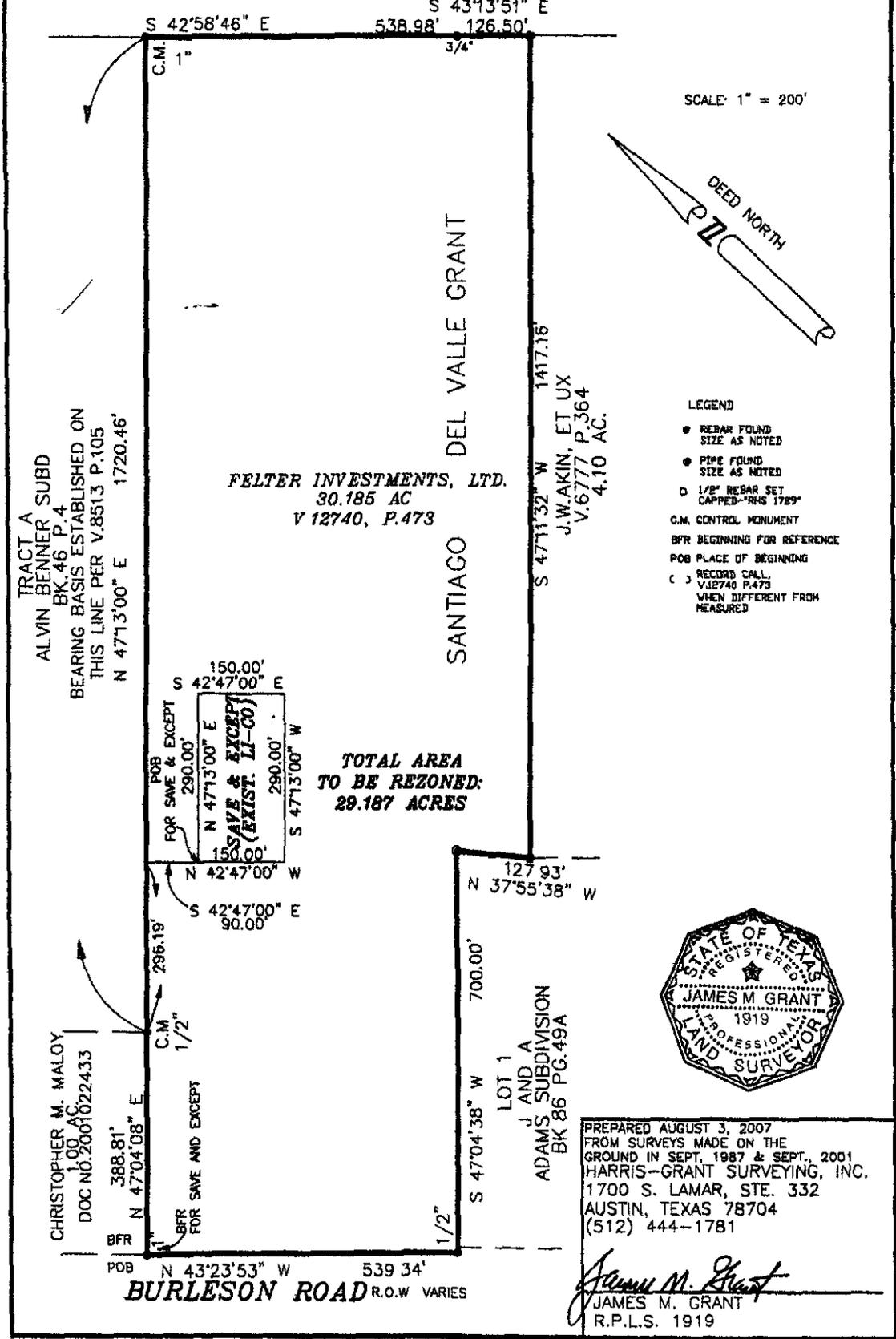
August 3, 2007

jg:\mydocs\m&b\2007\38828a

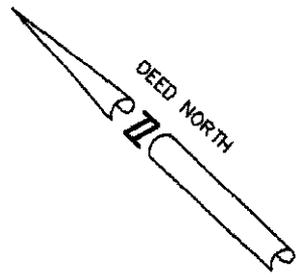


**SKETCH TO ACCOMPANY  
METES AND BOUNDS DESCRIPTION  
FOR ZONING CHANGE**

BRADSHEAR FAMILY TRUST AND PAP REALTY PARTNERSHIP - V.13080 P.511 - 149.89 ACRES



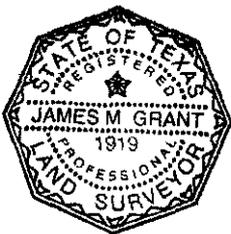
SCALE: 1" = 200'



- LEGEND**
- REBAR FOUND  
SIZE AS NOTED
  - PIPE FOUND  
SIZE AS NOTED
  - 1/2" REBAR SET  
CAPPED - PHS 1789"
  - C.M. CONTROL MONUMENT
  - BFR BEGINNING FOR REFERENCE
  - POB PLACE OF BEGINNING
  - C ) RECORD CALL  
V.12740 P.473  
WHEN DIFFERENT FROM  
MEASURED

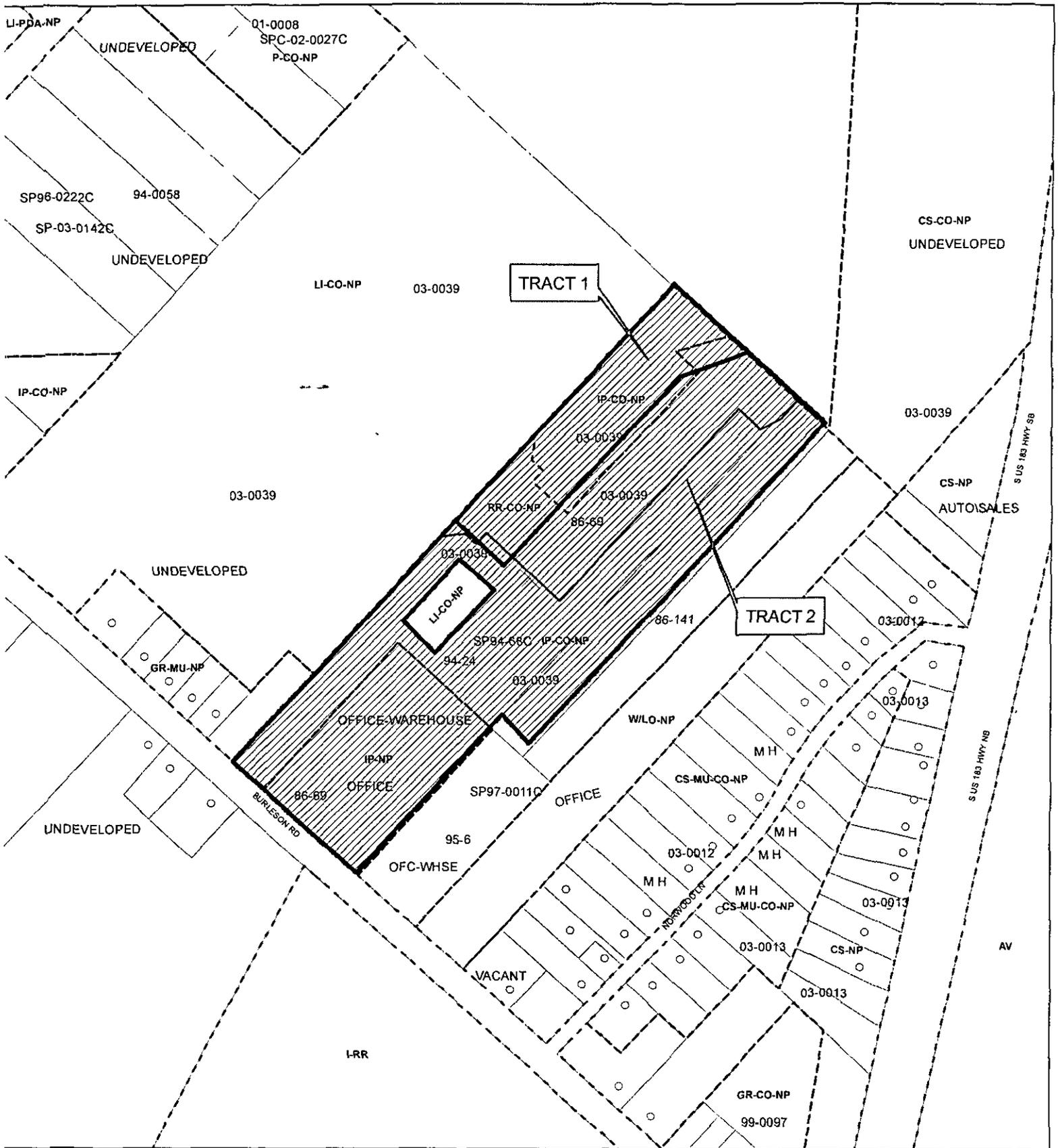
**FELTER INVESTMENTS, LTD.**  
30.185 AC  
V 12740, P.473

**TOTAL AREA  
TO BE REZONED:  
29.187 ACRES**



PREPARED AUGUST 3, 2007  
FROM SURVEYS MADE ON THE  
GROUND IN SEPT, 1987 & SEPT., 2001  
HARRIS-GRANT SURVEYING, INC.  
1700 S. LAMAR, STE. 332  
AUSTIN, TEXAS 78704  
(512) 444-1781

*James M. Grant*  
JAMES M. GRANT  
R.P.L.S. 1919



ZONING EXHIBIT C

ZONING CASE#: C14-2007-0152  
 ADDRESS: 7910 BURLESON RD  
 SUBJECT AREA: 29 187 ACRES  
 GRID: L15  
 MANAGER: W. RHOADES

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases



1" = 400' OPERATOR S MEEKS

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.