

**ORDINANCE NO. 20101118-096**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7008 MOORE'S CROSSING BOULEVARD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO INDUSTRIAL PARK-CONDITIONAL OVERLAY (IP-CO) 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 single family residence (SF-2) district to industrial park-conditional overlay (IP-CO) combining district on the property described in Zoning Case No. C14-2010-0047, on file at the Planning and Development Review Department, as follows:

A 21.072 acre tract of land, more or less, out of the Noel M. Bain Survey No. 1, Abstract No. 61, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7008 Moore's Crossing Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A 200-foot wide building setback shall be established along the property line that runs adjacent to the single family residence district to the east of the Property. Improvements permitted within the setback area are limited to driveways, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the industrial park (IP) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 29, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_  
November 18, 2010

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§  
§

\_\_\_\_\_  
*Lee Jeffingwell*  
Lee Jeffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
*Karen M. Kennard* *Shirley A. Gentry*  
Karen M. Kennard Shirley A. Gentry  
Acting City Attorney City Clerk



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

C14-2010-0047

EXHIBIT " A "

M.C. JOINT VENTURE  
April 14, 2010

### LEGAL DESCRIPTION

DESCRIPTION OF A 21.072 ACRE (917,897 SQUARE FOOT) TRACT OF LAND IN THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 22.800 ACRE TRACT CONVEYED TO M.C. JOINT VENTURE, BY A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2009193716, OFFICIAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF THE CALLED 70-FOOT WIDE RIGHT-OF-WAY (KNOWN AS MOORE'S CROSSING BOULEVARD) DEDICATED IN VOLUME 10467, PAGE 982 OF SAID REAL PROPERTY RECORDS; SAID 21.072 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" iron rod with a Texas Department of Transportation aluminum cap found on the east right-of-way line of SH130 (Station 2575+22.88), the north line of a called 98.981 acre tract recorded in Cause Number 329564, Probate Records of Harris County, Texas, described in Document Number 2002086775, Official Public Records of Travis County, Texas, and the south line of the above mentioned 22.800 acre tract;

**THENCE**, S61°54'18"E, 83.75 feet, departing said east right-of-way line of SH130, with the north line of said 98.981 acre tract and the south line of said 22.800 acre tract, to a 1/2" iron rod with a plastic cap stamped "Macias & Assoc." set at the intersection of the west right-of-way line of said 70-foot wide right-of-way dedicated in Volume 10467, Page 982, and the common line of said 98.981 acre tract and said 22.800 acre tract, for the west corner and **POINT OF BEGINNING** hereof;

**THENCE**, with said west right-of-way line of Moore's Crossing Boulevard the following three (3) courses and distances;

1. N28°06'13"E, 586.80 feet to a 1/2" iron rod with a plastic cap stamped "Macias & Assoc." set on the point of curvature of a curve to the right;
2. Along said curve to the right having a radius of 1,855.00 feet, a central angle of 12°01'15", an arc length of 389.18 feet and a chord that bears N34°04'41"E, 388.47 feet to a 1/2" iron rod with a plastic cap stamped "Macias & Assoc." set at the point of tangency of said curve;
3. N40°06'51"E, 345.64 feet to a calculated point for the north corner of this tract;

)

**THENCE**, S49°33'32"E, 70.00 feet, crossing said right-of-way of Moore's Crossing Boulevard, to a 1/2" iron rod with a plastic cap found in the east right-of-way line of said Moore's Crossing Boulevard, at west corner of the City of Austin Park tract recorded in Document Number 2003100667, Official Public Records of Travis County, Texas;

**THENCE**, along the south line of said City of Austin Park tract, the following three (3) courses and distances;

1. S49°33'32"E 311.08 feet to a 1/2" iron rod with a cap found for an angle point of this tract;
2. S29°23'16"E, 358.67 feet to a 1/2" iron rod with cap found for an angle point of this tract;
3. S54°11'11"E, 84.04 feet to a 1/2" iron rod with cap found for an angle point of this tract;

**THENCE**, S47°05'15"E, 24.62 feet, crossing a 25-foot wide City of Austin Drainage Easement recorded in Document Number 2002091009, Official Public Records of Travis County, to a 1/2" iron rod with cap found at the southwest corner of the right-of-way of Dove Flight Drive (50-foot right-of-way width) as shown on the plat of Stoney Ridge, Section 5-A, a subdivision recorded in Document Number 200200132, Official Public Records of Travis County, Texas, for the east corner of this tract;

**THENCE**, with the east line of said City of Austin Drainage Easement and the west line of Block D, of said Stoney Ridge, Section 5-A, the following three (3) courses and distances;

1. S35°23'35"W, 145.17 feet to a 1/2" iron rod with cap found for an angle point of this tract;
2. S32°02'16"W, 267.70 feet to a 1/2" iron rod with cap found for an angle point of this tract;
3. S27°55'25"W, at 223.71 feet pass a 1/2" iron rod with cap found at the northwest corner of the right-of-way of Arrowmound Pass (50-foot right-of-way width), as shown on said plat of Stoney Ridge, Section 5-A, in all a distance of 273.71 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set at the southwest corner of said right-of-way of Arrowmound Pass;

**THENCE**, S62°04'35"E, 25.00 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set at the northwest corner of Lot 1, Block G, of said Stoney Ridge, Section 5-A, for an angle point of this tract;

**THENCE**, S27°55'25"W, 117.00 feet, with the west line of said Lot 1, Block G, to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set on the southwest corner of said Lot 1, Block G, in the north line of a called 29.40 acre tract recorded in Volume 3765, Page 997, Deed Records of Travis County, Texas, for the south corner of this tract;

)  
**THENCE**, N62°06'40"W, at 100.54 feet pass the northwest corner of said 29.40 acre tract and the northeast corner of a called 10.00 acre tract recorded in Volume 4013, Page 914, Deed Record of Travis County, Texas, continuing a total distance of 472.34 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set at the northwest corner of said 10.00 acre tract, for an angle point of this tract;

**THENCE**, S27°40'58"W, 215.97 feet, with the west line of said 10.00 acre tract, to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set at the northeast corner of said 98.981 acre tract, for an angle point of this tract;

**THENCE**, N61°54'18"W, 342.89 feet, with the north line of said 98.981 acre tract and the south line of said 22.800 acre tract, to a 1/2" iron rod found at the intersection of the east right-of-way line of said Moore's Crossing Boulevard, and the common line of said 98.981 acre tract and said 22.800 acre tract;

**THENCE**, N61°54'18"W, 70.00 feet, crossing said Moore's Crossing Boulevard, to the **POINT OF BEGINNING** and containing 21.072 acres (917,897 square feet) of land;

*BEARING BASIS NOTE*

All bearings described herein are based upon the Texas State Plane Coordinates System, NAD 83 (1986) Central Zone.

**THE STATE OF TEXAS** §  
§  
**COUNTY OF TRAVIS** §

KNOW ALL MEN BY THESE PRESENTS:

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14<sup>th</sup> day of April, 2010, A.D.



Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

*Carmelo L. Macias*  
\_\_\_\_\_  
Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 -- State of Texas

**REFERENCES**

MAPSCO 677-X & 707-B, Austin Grid No. N-13, N-12  
TCAD PARCEL ID NO. 03-3931-0140  
Macias & Associates, L.P., Project No. 420-03-10

SCANNED

SCALE: 1" = 300'

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## CURVE TABLE

Number	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	12°01'15"	1855.00'	389.18'	388.47'	N34°04'41"E

MOORE'S CROSSING  
PHASE A, SECTION I  
VOL. 87, PG. 155C, P.R.T.C.T.

MOORE'S CROSSING  
PHASE A, SECTION II  
VOL. 88, PG. 68, P.R.T.C.T.

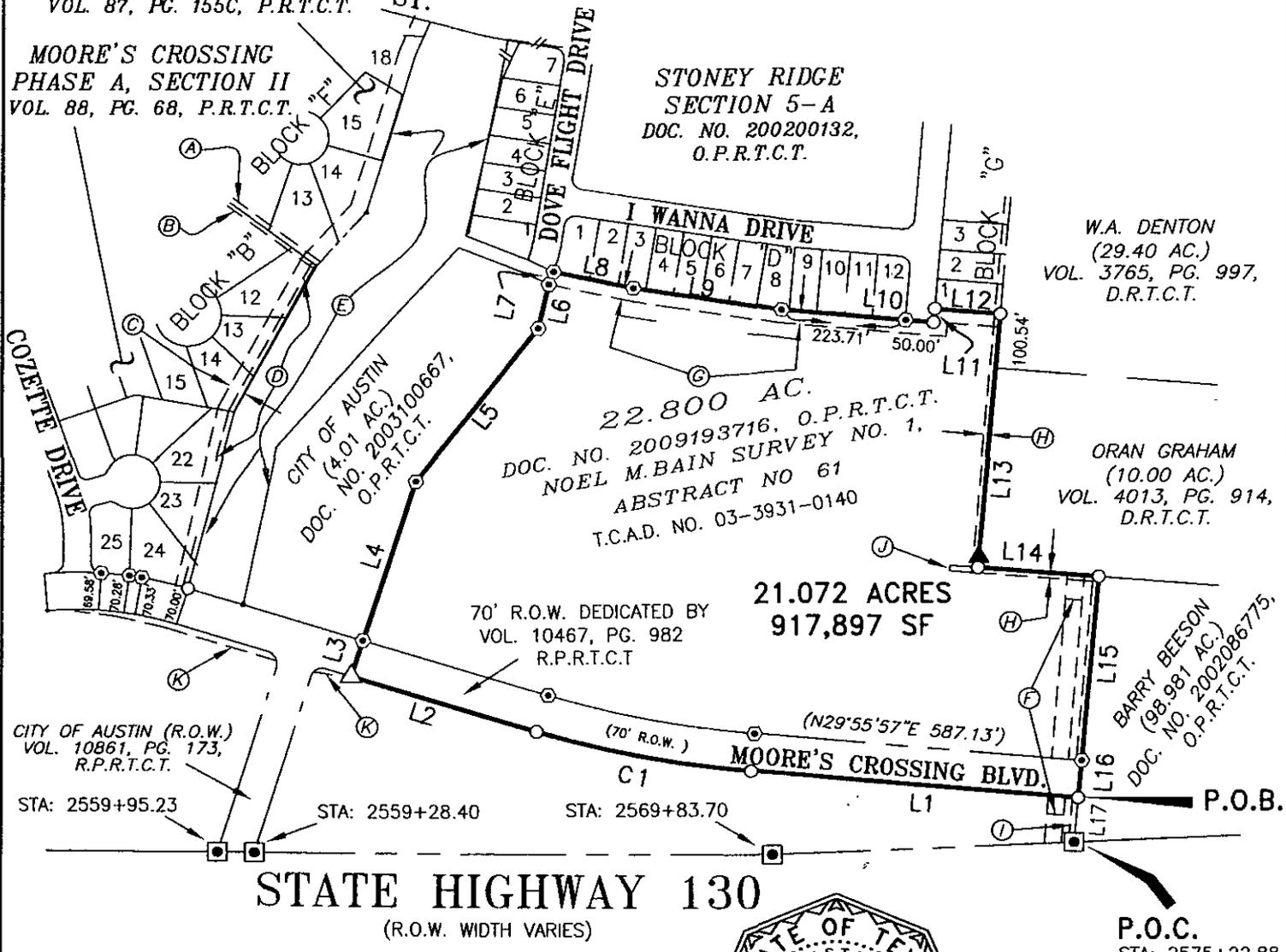
SCHEBLER  
ST.

STONEY RIDGE  
SECTION 5-A  
DOC. NO. 200200132,  
O.P.R.T.C.T.

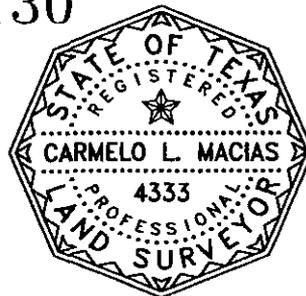
W.A. DENTON  
(29.40 AC.)  
VOL. 3765, PG. 997,  
D.R.T.C.T.

ORAN GRAHAM  
(10.00 AC.)  
VOL. 4013, PG. 914,  
D.R.T.C.T.

BARRY BEESON  
(98.981 AC.)  
DOC. NO. 2002086775,  
O.P.R.T.C.T.



**STATE HIGHWAY 130**  
(R.O.W. WIDTH VARIES)



P.O.C.  
STA: 2575+22.88

STATE OF TEXAS }  
COUNTY OF TRAVIS }

I HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MACIAS & ASSOCIATES, L.P.

*Carmelo L. Macias* 4-14-2010

CARMELO L. MACIAS DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333

Job No.: 420-03-10 Scale: 1" = 300' Date: 4-12-2010  
Field Book: 492, Page 3 Drawn by: T.B. Checked by: J.L.C.

PAGE 4 OF 5

**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

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5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745  
PH. (512) 442-7875 FAX (512) 442-7876  
WWW.MACIASLANDSURVEYORS.COM

- A. 10' P.U.E. VOL. 88, PG. 68, P.R.T.C.T.
- B. 7.5' P.U.E. VOL. 88, PG. 68, P.R.T.C.T.
- C. CITY OF AUSTIN 30' DRAINAGE & PUBLIC UTILITY EASEMENT, VOL. 88, PG. 68, P.R.T.C.T.
- D. LIMITS OF 100 YR. FLOODPLAIN, VOL. 88, PG. 68, P.R.T.C.T.
- E. CITY OF AUSTIN DRAINAGE DETENTION AND ACCESS EASEMENT, VOL. 10771 PG 538, R.P.R.T.C.T.
- F. LAVACA GATHERING COMPANY PIPELINE EASEMENT, VOL. 2684, PG. 516, D.R.T.C.T.
- G. CITY OF AUSTIN 25' DRAINAGE EASEMENT DOCUMENT NO. 2002091009, O.P.R.T.C.T.
- H. CITY OF AUSTIN ELECTRIC EASEMENT DOC. NO. 2002151211, O.P.R.T.C.T.
- I. CITY OF AUSTIN ELECTRIC EASEMENT DOC. NO. 2002151212, O.P.R.T.C.T.
- J. CITY OF AUSTIN ELECTRIC EASEMENT DOC. NO. 2002193264, O.P.R.T.C.T.
- K. CITY OF AUSTIN SLOPE EASEMENT, VOL. 10771, PG. 543 R.P.R.T.C.T.

**BEARING BASIS:**

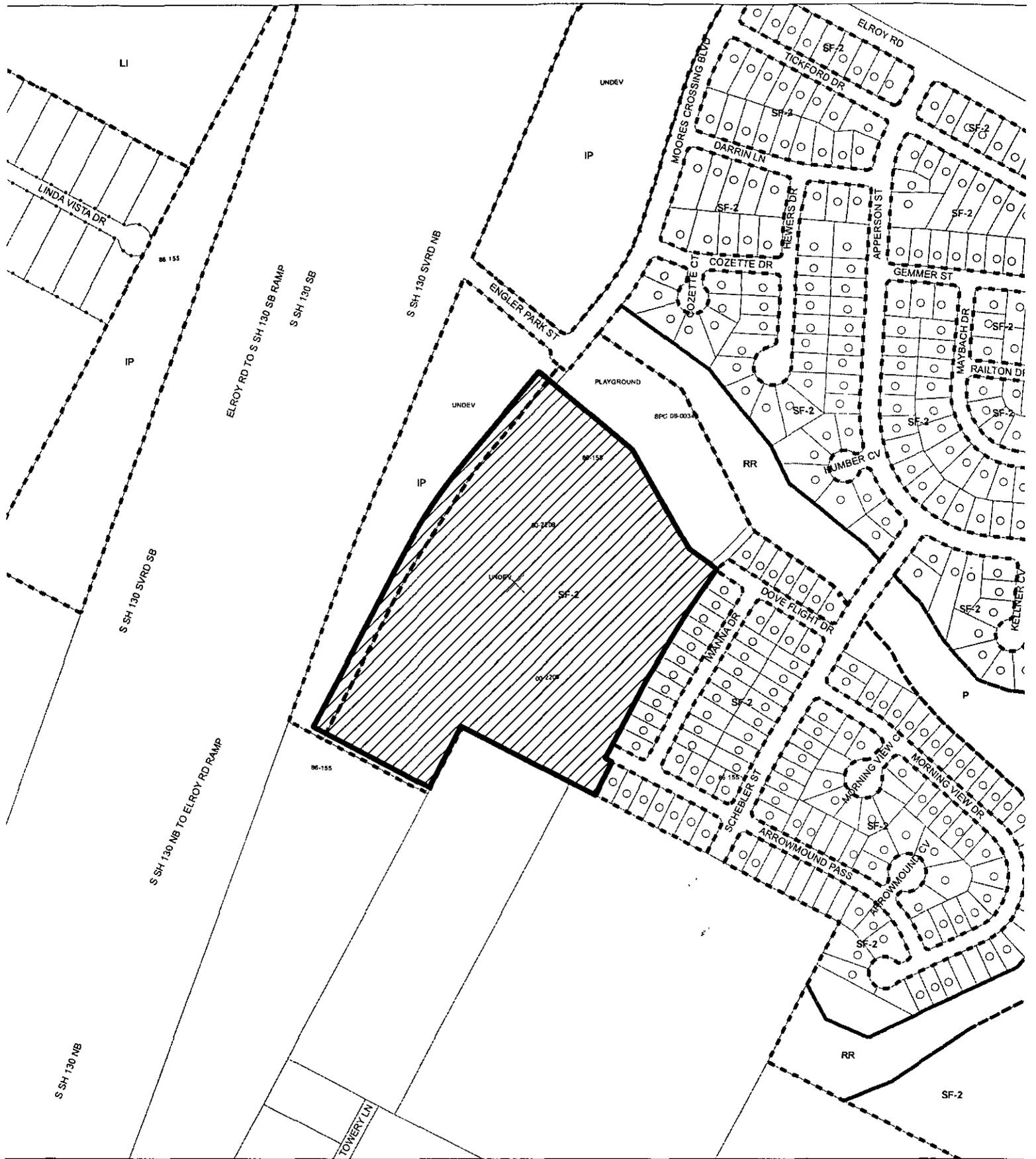
ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.

LEGEND	
●	1/2" IRON ROD FOUND W/TX DOT ALUMINUM CAP (UNLESS NOTED),
⊙	1/2" IRON ROD FOUND WITH PLASTIC CAP (UNLESS NOTED)
○	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED " MACIAS & ASSOC."
△	CALCULATED POINT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
-//-	WOOD FENCE
R	PROPERTY LINE
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
N.T.S.	NOT TO SCALE
( )	RECORD INFORMATION

**LINE TABLE**

NUMBER	Distance	Bearing
L1	586.80'	N28°06'13"E
L2	345.64'	N40°06'51"E
L3	70.00'	S49°33'32"E
L4	311.08'	S49°33'32"E
L5	358.67'	S29°23'16"E
L6	84.04'	S54°11'11"E
L7	24.62'	S47°05'15"E
L8	145.17'	S35°23'35"W
L9	267.70'	S32°02'16"W
L10	273.71'	S27°55'25"W
L11	25.00'	S62°04'35"E
L12	117.00'	S27°55'25"W
L13	472.34'	N62°06'40"W
L14	215.97'	S27°40'58"W
L15	342.89'	N61°54'18"W
L16	70.00'	N61°54'18"W
L17	83.75	S61°54'18"E

SCANNED

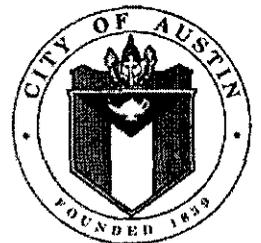


**ZONING EXHIBIT B**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING CASE#: C14-2010-0047  
 LOCATION: 7008 MOORES CROSSING BLVD  
 SUBJECT AREA: 21.072 ACRES  
 GRID: N12-13  
 MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness