

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 5810 BURLESON ROAD IN THE MCKINNEY**  
3 **NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-**  
4 **CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING**  
5 **DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-**  
6 **NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT.**

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

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 general commercial services-conditional overlay-  
12 neighborhood plan (CS-CO-NP) combining district to limited industrial service-conditional  
13 overlay-neighborhood plan (LI-CO-NP) combining district on the property described in  
14 Zoning Case No. C14-2010-0116, on file at the Planning and Development Review  
15 Department, as follows:

16  
17 A 1.91 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis  
18 County, the tract of land being more particularly described by metes and bounds in  
19 Exhibit "A" incorporated into this ordinance (the "Property"),  
20

21 locally known as 5810 Burleson Road, in the City of Austin, Travis County, Texas, and  
22 generally identified in the map attached as Exhibit "B".  
23

24 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
25 Property may be developed and used in accordance with the regulations established for the  
26 limited industrial service (LI) base district, and other applicable requirements of the City  
27 Code.  
28

29 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
30 established by this ordinance is subject to the following conditions:  
31

32 A site plan or building permit for the Property may not be approved, released, or  
33 issued, if the completed development or uses of the Property, considered cumulatively  
34 with all existing or previously authorized development and uses, generate traffic that  
35 exceeds 2,000 trips per day.  
36  
37

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, 2010

§  
§  
§

Lee Leffingwell  
Mayor

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

## EXHIBIT "A"

PROPERTY DESCRIPTION  
1.91 ACRES OF LAND  
SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS

**BEING 1.91 ACRES OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS AND BEING THE SAME LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2006173728 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.91 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

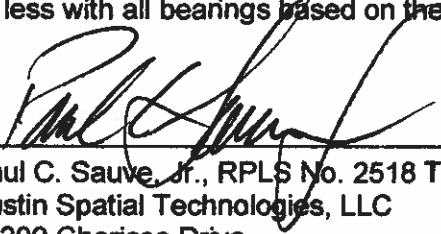
**BEGINNING** at a ½-inch iron rod found at the southeast corner of Lot 2, Manson Addition, a subdivision of record in Volume 74, Page 53 of the Plat Records of Travis County, same being on the northerly right of way line of Burleson Road (right of way width varies), for the southwest corner of the herein described tract;

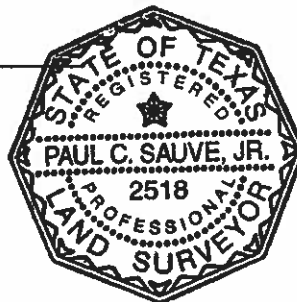
**THENCE**, with the easterly line of said Lot 2, North 27°34'06" East, a distance of 395.55 feet to a calculated point at the northeast corner of said Lot 2 and being on the southerly line of Lot 5, Block B Commerce Center Section Two, a subdivision of record in Document Number 199900304 of said Official Public Records, for the northwest corner of the herein described tract;

**THENCE**, leaving the easterly line of said Manson Addition and with the southerly line of Lot 5, Block B of said Commerce Center Section Two, South 62°24'20" East, a distance of 210.43 feet to a calculated point at the northwest corner of a tract of land conveyed to Wilfred W. Kellas, Jr. and described in Document Number 2001194382 of said Official Public Records, for the northeast corner of the herein described tract;

**THENCE**, leaving the southerly line of said Commerce Center Section Two and with the westerly line of said Kellas tract, South 27°35'22" West, a distance of 395.43 feet to a ½-inch iron rod found at the southwest corner of same and being on the northerly right of way line of said Burleson Road, for the southeast corner of the herein described tract;

**THENCE**, with the northerly right of way line of said Burleson Road, North 62°26'15" West, a distance of 210.28 feet to the **POINT OF BEGINNING** and containing 1.91 Acres of land, more or less with all bearings based on the Texas Coordinate System, Central Zone, NAD83.

  
Paul C. Sauve, Jr., RPLS No. 2518 TX  
Austin Spatial Technologies, LLC  
11209 Cherisse Drive  
Austin, TX 78739  
512-573-6730



Lot 5, Block B  
Commerce Center South Section Two  
Doc.# 199900304, OPRTCT

78.54'

11.03'

S62°24'20"E

210.43'

395.55'

395.43'

SCALE: 1" = 60'

1.91 ACRES  
5810 BURLESON PARTNERS, LP  
DOC.# 2006173728  
OPRTCT

Quinto Patio Cafe, Inc.  
Doc.# 2005207497, OPRTCT  
Lot 2, Manson Addition  
Vol. 74, Pg. 53, PRCTCT

Wilfred W. Kellas, Jr.  
Doc.# 200194382, OPRTCT

SANTIAGO DEL VALLE GRANT

N27°34'06"E

S27°35'22"W

POINT OF BEGINNING  
N 10048990.094  
E 3121731.912

N62°26'15"W

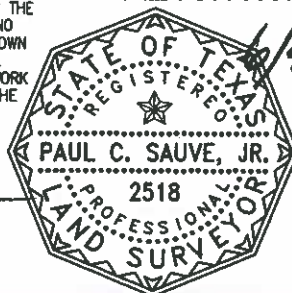
210.28'

BURLESON ROAD (Varying Width)

#### SURVEYORS STATEMENT

I HEREBY STATE THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN NOVEMBER 2009. BEARINGS SHOWN HEREON WERE DERIVED USING GLOBAL POSITIONING VIRTUAL REFERENCE STATION AND HIGH ACCURACY REFERENCE NETWORK (HARN), NAVD 88, NAD 83, COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

PAUL C. SAUVE, JR., RPLS# 2518



#### LEGEND

- 1/2-INCH IRON ROD FOUND
- ▲ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Sketch to Accompany Property Description

AUSTIN SPATIAL TECHNOLOGIES, LLC  
LAND SURVEYORS - GEOMATIC SPECIALISTS  
www.austinspatial.com PH: 512-573-6730

5810 BURLESON ROAD  
5810 BURLESON PARTNERS, LP  
DOC.# 2006173728 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

JOB NAME: BURLESON ROAD - MCCANN  
DATE: 6/09/2010  
DRAWN BY: PSAUVE  
CHECKED BY: PCAUGHEY

EXHIBIT "A"

SHEET 2 OF 2

