

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

AN ORDINANCE AMENDING ORDINANCE NO. 960307-M TO REMOVE A PROHIBITED USE FOR THE PROPERTY LOCATED AT 5805 BURLESON ROAD IN THE MCKINNEY NEIGHBORHOOD PLAN AREA AND CHANGING THE ZONING MAP FROM LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The original planned development area project is comprised of approximately 48 acres of land located at Burleson Road and Montopolis Drive in Travis County and more particularly described by metes and bounds in Ordinance No. 960307-M. The project was approved March 7, 1996.

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-95-0129.01, on file at the Planning and Development Review Department, as follows:

A 14.983 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 (the "Property"),

locally known as 5805 Burleson Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 3.** As to the Property only, Part 2, Section 1 of Ordinance No. 960307-M is amended to read:

1. The following use[s] shall be prohibited on the Property: ~~[(a) Basic industry/ and (b)]~~ (a) Resource extraction.

**PART 4.** Except as otherwise specifically provided in this ordinance, the terms and conditions of Ordinance No. 960307-M remain in effect.



EXHIBIT A

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND PART OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING MORE FULLY DESCRIBED AS BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO EXPO PARTNERS III LTD, RECORDED IN VOLUME 12949, PAGE 1239, VOLUME 13200, PAGE 1719, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND DOCUMENT NUMBER 2002029822 OF THE OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 14.98 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point being the northwest corner of a 1.740 acre tract of land conveyed to Expo Partners III LTD. in Volume 13200, Page 1719 of the R.P.R.T.C.T., and being in the south right-of-way line of Burleson Road for the northwest corner of the herein described tract and the POINT OF BEGINNING of the herein described tract,

THENCE, with the south right-of-way line of Burleson Road and with the north line of a 1.740 acre tract of land recorded in, the following five (5) courses and distances numbered 1 through 5,

1. S 60° 15' 14" E, a distance of 671.08 feet to a point,
2. N 30° 00' 39" E, a distance of 48.14 feet to a point,
3. S 60° 14' 01" E, a distance of 170.04 feet to a point of curvature to the left,
4. with a curve to the left having a radius of 2006.27 feet, an arc length of 457.16 feet, and whose chord bears S 66° 39' 21" E, a distance of 456.17 feet to a point,
5. S 59° 24' 55" E, a distance of 88.13 feet to a point being the northwest corner of Lot 1, Block A, Expo Center, Section 11, Document Number 200200045, of the O.P.R.T.C, for the northeast corner of the herein described tract,

THENCE, with the west line of said Lot 1, Block A, the following four (4) courses and distances numbered 1 through 4,

1. S 29° 26' 07" W, a distance of 33.85 feet to a point of curvature to the right,
2. with a curve to the right having a radius of 175.00 feet, and an arc length of 135.5 feet, and whose chord bears S 52° 03' 36" W, a distance of 132.14 feet to a point,
3. S 74° 08' 02" W, a distance of 60.86 feet to a point of curvature to the right,
4. with a curve to the right having a radius of 120.00 feet, and an arc length of 95.52 feet, and whose chord bears N 82° 31' 29" W, a distance of 93.02 feet to a point,
5. N 60° 03' 43" W, a distance of 43.39 feet to a point,
6. S 29° 32' 35" W, a distance of 821.20 feet to a point at the southeast corner of said Lot 1, Block A, Expo Center, Section 11, for the south corner of the herein described tract

THENCE, with the south line of an 11.814 acre tract conveyed to Expo Partners III, LTD in Document number 2002029822 O.P.R.T.C.T., N 22° 22' 48" W, a distance of 1391.80 feet to a point at the south corner of said 1.740 acre tract,

THENCE, with the south line of said 1.740 acre tract, N 02° 19' 55" W, a distance of 122.48 feet to the POINT OF BEGINNING containing 14.983 acres of land more or less.

THESE FIELD NOTES WERE PREPARED FROM RECORD INFORMATION AS FOUND IN  
VOLUME 12949, PAGE 1239, VOLUME 13200, PAGE 1719  
DOCUMENT NUMBER 2002029822.

Prepared by:

Aaron V. Thomason, R.P.L.S. NO. 6214

Carlson, Brigrance and Doering, Inc.

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160 Fax: 512-280-5165

aaron@cbdeng.com

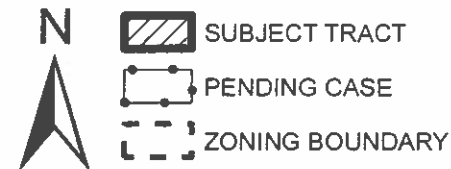
Bearing Basis: Volume 13200, Page 1719, R.P.R.T.C.T.





## ZONING EXHIBIT B

ZONING CASE#: C14-95-0129.01  
 LOCATION: 5805 BURLESON RD  
 SUBJECT AREA: 14.983 AC.  
 GRID: K17  
 MANAGER: WENDY RHOADES



1" = 500'

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.