

**ORDINANCE NO. 20120524-127**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT FELTER LANE AT BURLESON ROAD FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-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 interim-rural residence (I-RR) district and interim- single family residence-standard lot (I-SF-2) district to limited industrial service- conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2012-0027, on file at the Planning and Development Review Department, as follows:

A 14.94 acre tract of land, more or less, all of Lot 1 and part of Lot 2, out of the Joe K. Smith Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

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

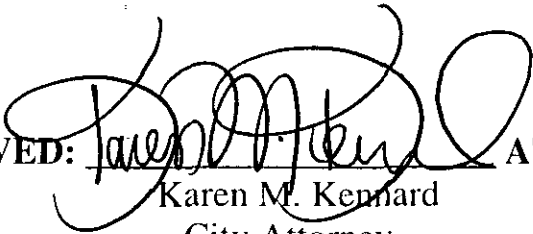
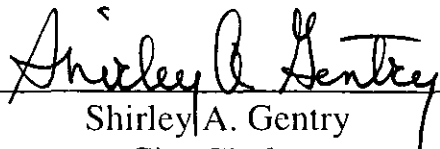
**PART 2.** The Property within the boundaries of the conditional overlay designation established by this ordinance is subject to the following conditions:

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.

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

**PART 3.** This ordinance takes effect on June 4, 2012.

**PASSED AND APPROVED**

§  
§  
\_\_\_\_\_, 2012 § \_\_\_\_\_  
May 24  
Lee Leffingwell  
Mayor  
APPROVED:  ATTEST:   
Karen M. Kennard  
City Attorney  
Shirley A. Gentry  
City Clerk

BEING A CALCULATED MAP AREA OF 14.94 ACRES, AND BEING ALL OF LOT 1 AND PART OF LOT 2 OF "JOE K. SMITH SUBDIVISION", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 56, PAGE 26 OF THE TRAVIS COUNTY PLAT RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found on the southwest right-of-way line of Burleson Road, at the north corner of said Lot 1, also the north corner of that certain tract of land conveyed to Travis Business Park, Ltd., by deed recorded in Document No. 2000096578 of the Official Public Records of Travis County, Texas (OPRTCT), said point being also the most northerly corner of that certain 55.9045 acres conveyed to MVE Venture, Ltd. by deed recorded in Document No. 2010195929 of the OPRTCT, for the most northerly corner and PLACE OF BEGINNING hereof;

THENCE with the southwest right-of-way line of Burleson Road, also the northerly line of said Lots 1 and 2, S 45°11'09" E 160.01 feet to a calculated point at the northeast corner of Felter Lane, a 60' ingress/egress easement described in Volume 8377, Page 965 of the Real Property Records of Travis County, Texas (RPRTCT), and being the north corner of the Jane C. Gunn 1.316 acres described in Volume 13374, Page 3503 of the RPRTCT, for the most northeasterly corner hereof;

THENCE with Gunn's westerly and southerly lines, the following 2 courses:

1. With the east line of Felter Lane, S 44°56' W 206.77 feet to Gunn's west corner;
2. S 44°53'13" E 276.57 feet to Gunn's south corner, on the easterly line of the above described Lot 2, also the west line of the Ciri Apartments, Ltd. 27.50 acres described in Volume 11843, Page 449 of the RPRTCT, for a point on the easterly line hereof;

THENCE with the common line between said Lot 2 and said 27.50 acres, S 44°53'58" W 357.49 feet to a ½" rebar found at the east corner of the Lowenberg Associates, LP 1.211 acres described in Document No. 2004036142 of the OPRTCT, for an angle point on the easterly line hereof;

THENCE with the north, west and south lines, respectively, of said 1.211 acres, the following 3 courses:

1. N 45°04'32" W 276.78 feet to a ½" rebar found on the east line of Felter Lane;
2. With the east line of Felter Lane, S 44°56' W 190.60 feet;
3. S 45°04'34" E 277.01 feet to a ½" rebar found on the east line of said Lot 2, at the south corner of said 1.211 acres, for an angle point on the easterly line hereof;

THENCE with the easterly line of said Lot 2, also the west line of said 27.50 acres and the west line of Lot 1 of "Omni Business Park", a subdivision in Travis County, Texas as recorded in Volume 93, Page 315 of the Travis County Plat Records, S 44°52'47" W 1233.97 feet to a ½" rebar found at the south corner of said Lot 2, also the most southwesterly corner of Lot 1, Omni Business Park, on a southerly line of the above described MVE Venture tract of land, for the south corner hereof;

THENCE with the south line of said Lot 2, also a southerly line of said MVE Venture tract of land, N 45°39'41" W 260.66 feet to a ½" rebar found at the south corner of the A.D. Willis Company, Inc. 2.00 acres described in Volume 12548, Page 917 of the RPRTCT, for the most southerly southwest corner hereof;

THENCE with the easterly and northerly lines of said 2.00 acres, the following 3 courses:

1. N 44°56'08" E 455.32 feet to a point on the curving westerly end of Felter Lane, a 60' ingress/egress easement dedicated to the public, per Volume 9668, Page 868 of the RPRTCT;
2. With a curve to the right, whose central angle is 106°59'44", radius is 60.00', arc length is 112.05', and whose long chord bears N 08°34' W 96.46 feet;
3. N 45°05' W 99.90 feet to the northwest corner of said 2.00 acres, on the west line of said Lot 2, also an easterly line of said MVE Venture tract of land, for a southwesterly corner hereof;

THENCE with the common line between said Lot 2 and said MVE Venture tract, N 44°56'39" E 984.37 feet to the southwest corner of the Michael J. Kuhn 0.52 acre tract described in Volume 13260, Page 4137 of the RPRTCT, for an angle point on the westerly line hereof;

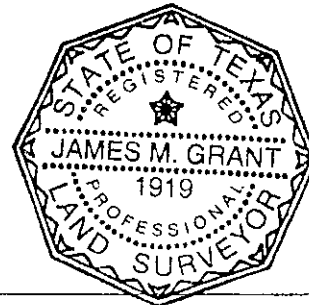
THENCE with the south, east and north lines, respectively, of said Kuhn tract the following 3 courses:

1. S 45°06'39" E 99.72 feet to a point on the west line of Felter Lane, at Kuhn's southeast corner;
2. With the west line of Felter Lane, N 44°56' E 225.17 feet to Kuhn's northeast corner, also the southeast corner of the above described Travis Business Park Ltd. 0.62 acre tract;
3. With the common line between Kuhn and said 0.62 acres, N 45°06'18" W 100.00 feet to the common westerly corner between said tracts, on the east line of said MVE Venture tract, also the west line of said Lot 2, for an angle point on the westerly line hereof;

THENCE with the west line of said Lots 1 and 2, Joe K. Smith Subdivision, also the west line of said 0.62 acres, and the east line of said MVE Venture tract, N 44°55'52" E 270.15 feet to the PLACE OF BEGINNING and containing 14.94 acres of land, more or less.

Note: see map prepared to accompany this description.

Prepared by Harris-Grant Surveying, Inc.  
On 01-16-2011 from records of a 1991 survey  
P.O. Box 807  
Manchaca, Texas 78652  
(512) 444-1781



*James M. Grant*  
James M. Grant, RPLS 1919  
Jg\2012\desktop\Felter Lane-Brenda Horton\43656

PLAT NORTH  
SCALE: 1" = 200'

MAP SYMBOLS:  
1/2" REBAR FOUND

MVE VENTURE, LTD.  
55.9045 AC.  
DOC. 2010195929

MVE VENTURE, LTD.  
55.9045 AC.  
DOC. 2010195929

N 44°56'39" E 984.37'

S 45°06'39" E 99.72'

N 45°06'18" W 100.00'

N 44°55'52" E 270.15'

PLACE OF BEGINNING

A.D. WILLIS CO., INC.  
2.00 AC.  
VOL. 12548, PG. 917

N 44°56'08" E 455.32'

FELTER LN.

JOE K. SMITH SUBD.  
VOL. 56, PG. 26

14.94 ACRES TOTAL

TRAMS BUSINESS PARK, LTD. 14.32 AC.  
VOL. 12041, PG. 1623

S 45°04'34" E 277.01'

LOWENBERG ASSOC. LTD.  
1.211 AC.  
DOC. 2004036142

N 45°04'32" W 276.78'

TRAMS BUSINESS PARK, LTD. 14.32 AC.  
VOL. 12041, PG. 1623

S 44°53'58" W 357.79'

JANE C. GUNN  
1.316 AC.  
VOL. 13374, P. 3503

S 44°56'00" W 206.77'

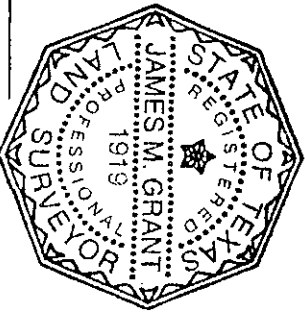
LOT 1, OMNI BUSINESS PARK  
VOL. 93, PG. 315

CRI APARTMENTS, LTD.  
27.50 AC.  
VOL. 11843, PG. 449

*James M. Grant*  
**GRANT**  
SURVEYING, INC.

P.O. BOX 807  
MANCHACA, TEXAS 78652  
(512) 444-1781

PREPARED 01-16-2012 FROM  
RECORDS OF 1991 SURVEY

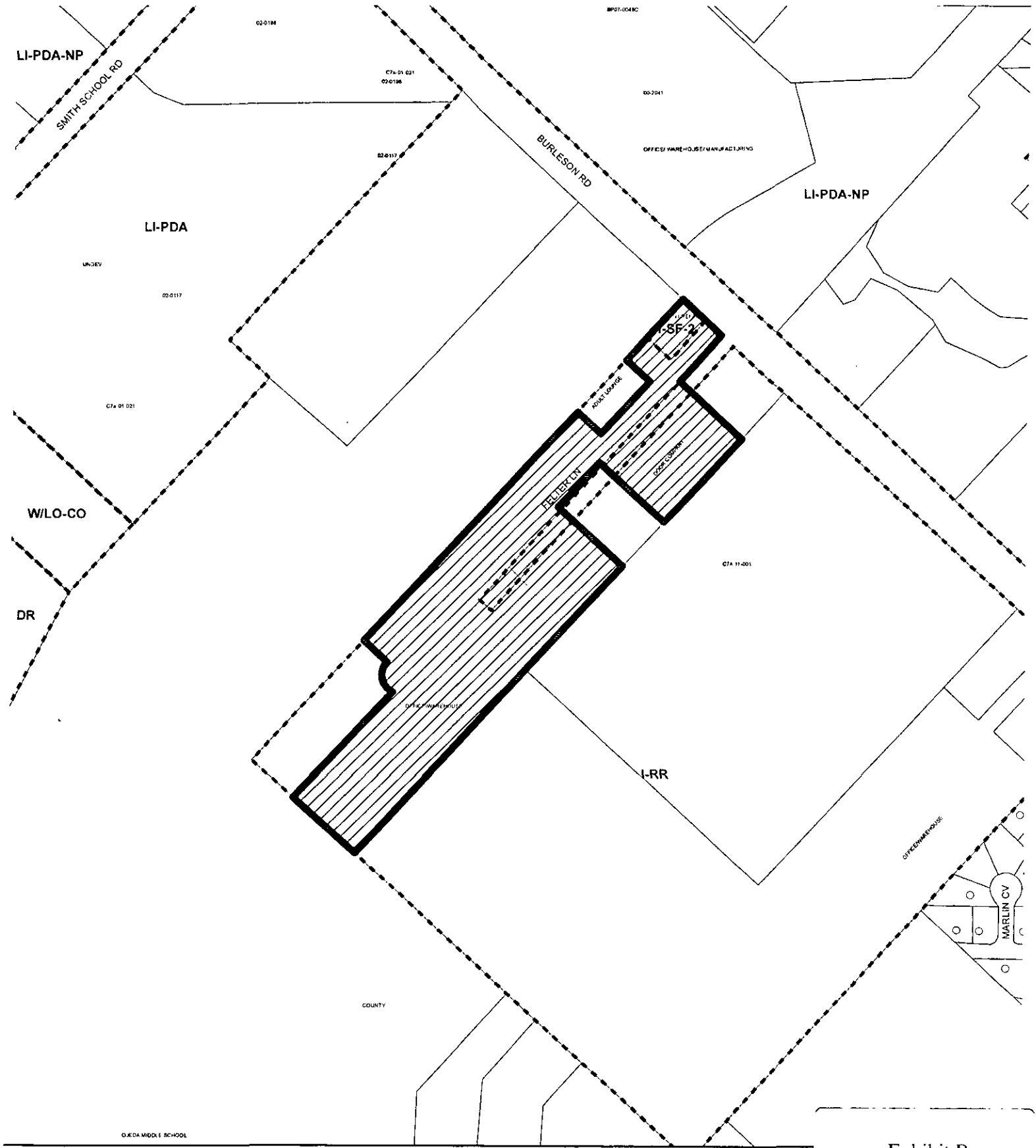


*James M. Grant*  
JAMES M. GRANT, RPLS 1919  
DATE: JANUARY 16, 2012




CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	112.05'	96.46'	N 08°34'00" W	106°59'44"

SKETCH TO ACCOMPANY METES AND BOUNDS  
DESCRIPTION FOR ZONING CHANGE

BURLESON RD.



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING CASE

### C14-2012-0027

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

Exhibit B

