

**ORDINANCE NO. 20150611-036**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7005 BURLESON ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-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 to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2015-0042, on file at the Planning and Zoning Department, as follows:

13.172 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7005 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 combining district established by this ordinance is subject to the following condition:

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.

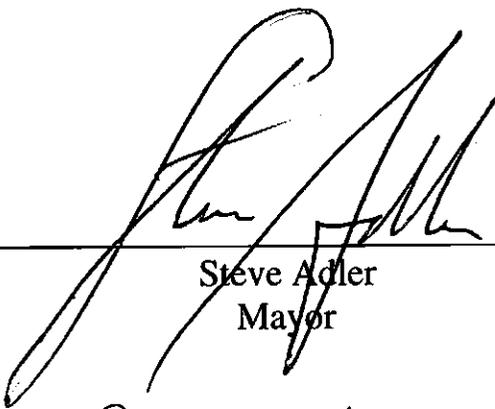
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 22, 2015.

**PASSED AND APPROVED**

June 11, 2015

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§  
§



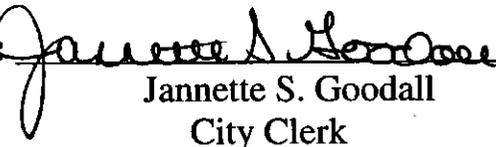
Steve Adler  
Mayor



**APPROVED:**

Anne L. Morgan  
Interim City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

13.172 ACRES  
BURLESON INDUSTRIAL  
BURLESON ROAD

FN.NO. 15-123(KWA)  
MARCH 27, 2015  
BURY NO. R0112165-10001

#### DESCRIPTION

OF 13.172 ACRES OF LAND OUT SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 2.0 ACRE AND 11.172 ACRE TRACT OF LAND CONVEYED TO BUR13, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2011191372 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.172 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at an iron pipe found in the southwesterly right-of-way line of Burleson Road (R.O.W. varies), being the northeasterly corner of that certain 229.712 acre tract of land conveyed to MVE Venture, Ltd., by deed of record in Document No. 2010195929 of said Official Public Records, for the most northerly corner of said 2.0 acre tract and hereof;

**THENCE**, S42°24'56"W, leaving the southwesterly right-of-way line of Burleson Road, along the northwesterly line of said 229.712 acre tract, being the southeasterly line of said 2.0 acre tract and said 11.712 acre tract, for the southeasterly line hereof, a distance of 1075.04 feet to an iron pipe found at the most southerly corner of said 11.172 acre tract, for the southerly corner hereof;

**THENCE**, N47°16'38"W, continuing along the northwesterly line of said 229.712 acre tract, being a portion of the southwesterly line of said 11.712 acre tract, for a portion of the southwesterly line hereof, a distance of 359.35 feet to an iron pipe found in the southerly line of Lot 2, Block "A", Telecom Office Park, a subdivision of record in Document No. 200100308 of said Official Public Records, for an angle point hereof;

**THENCE**, N47°13'15"W, leaving the northwesterly line of said 229.712 acre tract, along the common line of said Lot 2 and said 11.712 acre tract, for a portion of the southwesterly line hereof, a distance of 175.89 feet to a 1/2 inch iron rod with cap found at the most westerly corner of said 11.172 acre tract, for the westerly corner hereof;

**THENCE**, N42°27'04"E, along the southeasterly line of Lot 1 and Lot 2 of said Telecom Office Park, being the northwesterly line of said 11.712 acre tract, for the northwesterly line hereof, a distance of 1071.84 feet to a 1/2 inch iron rod with cap found in the westerly right-of-way line of Burleson Road, being the southeasterly corner of said Lot 1, for the most northerly corner of said 11.712 acre tract and hereof;

FN 15-123 (KWA)  
MARCH 27, 2015  
PAGE 2 of 4

**THENCE**, along the southwesterly right-of-way line of Burleson Road, being the northeasterly line of said 2.0 acre tract and said 11.172 acre tract, for the northeasterly line hereof, the following two (2) courses and distances:

- 1) S46°20'03"E, a distance of 76.97 feet to a 1/2 inch iron rod with "BURY" cap set for an angle point;
- 2) S47°48'53"E, a distance of 457.63 feet to the **POINT OF BEGINNING**, and containing an area of 13.172 acres (573,764 sq. ft.) of land, more or less, within these metes and bounds.

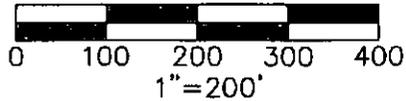
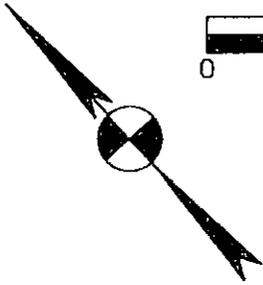
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY-AUS, INC.  
221 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

*Mark J. Jezisek* 3/27/15  
MARK J. JEZISEK  
R.P.L.S. NO. 5267  
STATE OF TEXAS  
TBPLS No. F-10107500





LOT 4, BLOCK "G"  
 COLORADO CROSSING  
 SUBDIVISION PHASE TWO  
 DOCUMENT NO. 200700300

**BURLESON ROAD**  
 (R.O.W. VARIES)

LOT 1, BLOCK "A"  
 TELECOM OFFICE PARK  
 DOCUMENT NO.  
 200100308

2.0 ACRES  
 BUR13, LTD.  
 DOCUMENT NO.  
 2011191372

P.O.B.

LOT 2, BLOCK "A"  
 TELECOM OFFICE PARK  
 DOCUMENT NO. 200100308

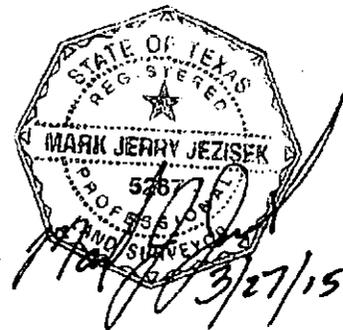
N42°27'04"E 1071.84'

**13.172 ACRES**  
 (573,764 SQ. FT.)

11.172 ACRES  
 BUR13, LTD.  
 DOCUMENT NO. 2011191372

S42°24'56"W 1075.04'

229.712 ACRES  
 MVE VENTURE, LTD.  
 DOCUMENT NO. 2010195929



**BURY**

221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel: (512) 328-0011 Fax: (512) 328-0325  
 FBPE # F-1048 TBPLS # F-10107500  
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**SKETCH TO ACCOMPANY DESCRIPTION**

OF 13.172 ACRES OF LAND OUT SANTIAGO DEL VALLE GRANT,  
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 OF TRAVIS COUNTY, TEXAS.

**BURLESON  
 INDUSTRIAL**

**SHEET 1 OF 2**

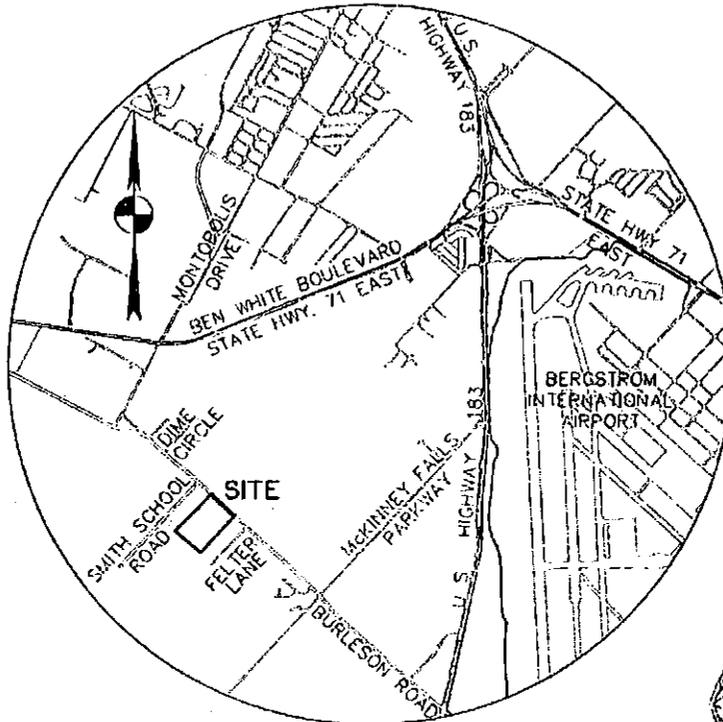
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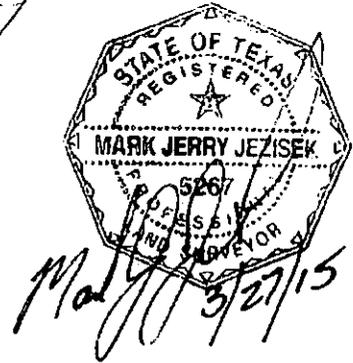
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PROJECT No R0112165-10001



VICINITY MAP  
N.T.S.



**BEARING BASIS NOTE:**

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N47°16'38"W	359.35'
L2	N47°13'15"W	175.89'
L3	S46°20'03"E	76.97'

**LEGEND**

- ⊙ IRON PIPE FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "BURY" CAP SET
- P.O.B. POINT OF BEGINNING

**BURY**

721 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel (512) 328-0011 Fax (512) 328-0325  
TDPE # F-1048 TDPLS # F-10107500  
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**BURLESON INDUSTRIAL**

**SHEET 2 OF 2**

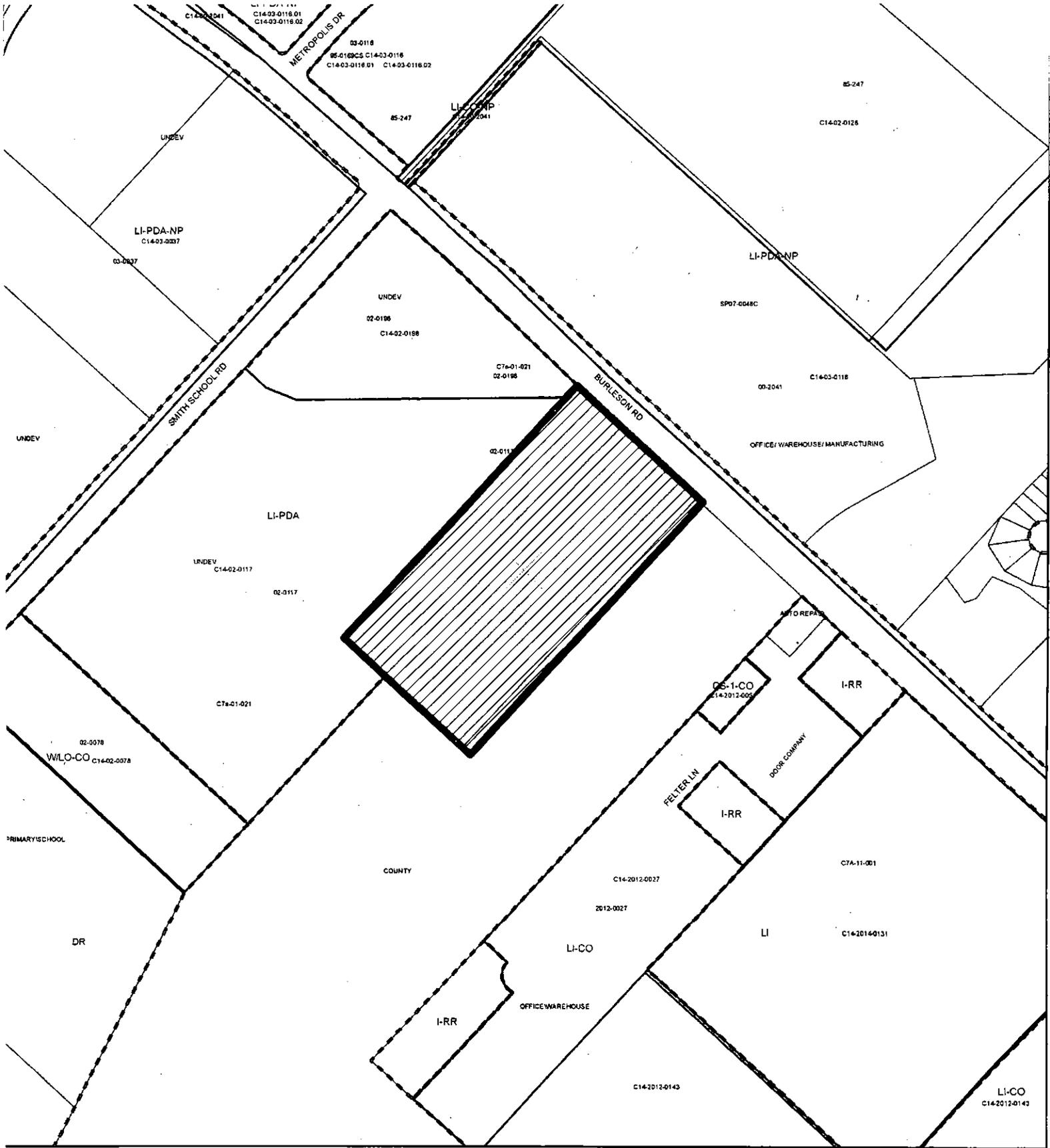
DATE: 03/27/15

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FN: 15-123(KWA)

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PROJECT No. R0112165-10001



**ZONING**

Zoning Case: C14-2015-0042



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 geogra by the City of Austin regarding specific accuracy or completeness.

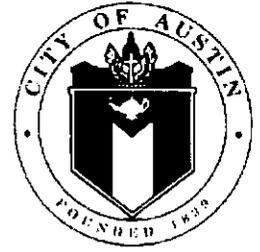


Exhibit B