

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8008 BURLESON ROAD IN THE SOUTHEAST NEIGHBORHOOD PLAN AREA FROM DEVELOPMENT RESERVE-NEIGHBORHOOD PLAN (DR-NP) COMBINING DISTRICT, WAREHOUSE LIMITED OFFICE-NEIGHBORHOOD PLAN (W/LO-NP) COMBINING DISTRICT AND INDUSTRIAL PARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (IP-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) 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 development reserve-neighborhood plan (DR-NP) combining district, warehouse limited office-neighborhood plan (W/LO-NP) combining district and industrial park-conditional overlay-neighborhood plan (IP-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0030, on file at the Planning and Zoning Department, as follows:

14.145 acres (approximately 616,157 sq. ft.), in the Santiago Del Valle Grant, Abstract No. 24, being all of a 14.140 acre tract conveyed to Jimmie L. McComb and Shirlene L. McComb in a warranty deed with vendor's lien dated October 19, 1998 and recorded in Volume 13292, Page 1567 of the Real Property Records of Travis County, Texas; said 14.145 acre tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 8008 Burleson Road in the City of Austin, Travis County, Texas, 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. The following uses are prohibited uses for the Property:

Agricultural sales and services

Building maintenance services

Equipment repair services  
Kennels  
Transportation terminal

Equipment sales  
Laundry services  
Vehicle storage

1  
2 Except as specifically restricted under this ordinance, the Property may be developed and  
3 used in accordance with the regulations established for the general commercial services  
4 (CS) district and other applicable requirements of the City Code.

5  
6 **PART 3.** The Property is subject to Ordinance No. 021010-12c that established zoning for  
7 the Southeast Neighborhood Plan.

8  
9 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2017.

10  
11 **PASSED AND APPROVED**

12  
13 §  
14 §  
15 §

\_\_\_\_\_, 2017

\_\_\_\_\_  
Steve Adler  
Mayor

16  
17  
18  
19  
20 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

21 Anne L. Morgan  
22 City Attorney

Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

C14-2017-0030

**14.145 ACRES, ZONING DESCRIPTION  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 14.145 ACRES (APPROXIMATELY 616,157 SQ. FT.), IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, BEING ALL OF A 14.140 ACRE TRACT CONVEYED TO JIMMIE L. McCOMB AND SHIRLENE L. McCOMB IN A WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 19, 1998 AND RECORDED IN VOLUME 13292, PAGE 1567 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.145 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "RDS" cap found in the northeast right-of-way line of Burleson Road (right-of-way width varies) for the south corner of the said 14.140 acre tract, being also the west corner of Lot 1, Block A, Resubdivision of Lots 1, 2 and the Norwood School Tract Blue Bonnet Gardens, a subdivision of record in Document No. 201500077 of the Official Public Records of Travis County, Texas;

**THENCE** with the common line of Burleson Road and the 14.140 acre tract, the following two (2) courses and distances:

1. North 48°23'19" West, a distance of 209.03 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 42°29'49" East, a distance of 9.88 feet to a 1/2" rebar found for an angle point in the right-of-way line of Burleson Road, for the south corner of Lot 1, J&A Adams Subdivision, a subdivision of record in Volume 86, Page 49A of the Plat Records of Travis County, Texas;

**THENCE** with the common line of Lot 1 and the 14.140 acre tract, the following two (2) courses and distances:

1. North 42°29'49" East, a distance of 677.98 feet to a 1/2" iron pipe found;
2. North 48°04'36" West, a distance of 126.38 feet to a 3/4" iron pipe found for the south corner of a 25.18 acre tract, being also a west corner of the 14.140 acre tract;

**THENCE** North 42°26'40" East, with the common line of the 25.18 acre tract and the 14.140 acre tract, a distance of 1417.19 feet to a 3/4" iron pipe found for the east corner of the 25.18 acre tract, being also the north corner of the 14.140 acre tract, and being in the southwest line of a 162.71 acre tract described in Volume 12037, Page 1618 of the

**EXHIBIT A**

Real Property Records of Travis County, Texas;

**THENCE** with the common line of the 14.140 acre tract and the 162.71 acre tract, the following two (2) courses and distances:

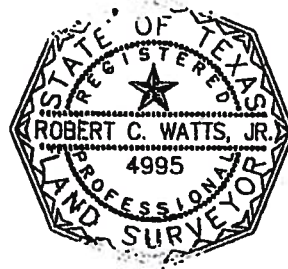
1. South 48°17'33" East, a distance of 126.39 feet to a 1/2" iron pipe found;
2. South 47°46'45" East, a distance of 207.22 feet to a 1/2" iron pipe found for the south corner of the 162.71 acre tract, being also the east corner of the 14.140 acre tract, and being in the northwest line of Lot 18-B of Blue Bonnet Gardens, a subdivision of record in Volume 4, Page 621 of the Plat Records of Travis County, Texas;

**THENCE** South 42°25'40" West, with the common line of Blue Bonnet Gardens and the 14.140 acre tract, a distance of 1820.77 feet to a 1/2" rebar found for the west corner of Lot 3 of said Blue Bonnet Gardens, being also the north corner of said Lot 1, Block A, Resubdivision of Lots 1, 2 and the Norwood School Tract Blue Bonnet Gardens;

**THENCE** South 42°19'06" West, with the common line of Lot 1 and the 14.140 acre tract, a distance of 282.53 feet to the **POINT OF BEGINNING**, containing 14.145 acres of land, more or less.

Surveyed on the ground October 28, 2016. Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 731-003-Z1.

*Robert C. Watts, Jr.* 11-21-16  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995  
TBPLS Firm No. 10124500



A SKETCH TO ACCOMPANY A DESCRIPTION OF 14.145 ACRES (APPROXIMATELY 616,157 SQ. FT.), IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, BEING ALL OF A 14.140 ACRE TRACT CONVEYED TO JIMMIE L. McCOMB AND SHIRLENE L. McCOMB IN A WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 19, 1998 AND RECORDED IN VOLUME 13292, PAGE 1567 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>W</sup> 1/2" REBAR WITH "WEST" CAP FOUND
- <sup>R</sup> 1/2" REBAR WITH "RDS" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊗ "X" IN CONCRETE FOUND

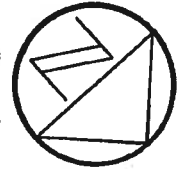
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION

DATE OF SURVEY: 10/28/2016  
PLOT DATE: 11/21/2016  
DRAWING NO.: 731-003-Z1  
PROJECT NO.: 731-003  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: RCW  
SHEET 1 OF 4



Chaparral



1"=100'

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

N48°23'19"W 209.03'  
(N43°20'00"W 208.33')  
[N48°26'20W 207.91']

[S48°00'14"E 252.45']

SANTIAGO GRANT  
DEL VALLE ABS. 24

LOT 1  
J&A ADAMS  
SUBDIVISION  
(86/49A)

25.18 ACRES  
FELTER INVESTMENTS, LTD.  
(12740/473)

N48°04'36"W 126.38'  
(N43°28'51"W 126.51')

3/4"

N42°29'49"E 687.86'  
(N47°05'43"E 686.11')

9.88'

14.145 ACRES  
APPROX. 616,157 SQ. FT.

14.140 ACRES  
JIMMIE L. MCCOMB &  
SHIRLENE A. MCCOMB  
(13292/1567)

S42°19'06"W 282.53'  
(S45°24'W 282.50')

P.O.B.

LOT 1  
BLOCK A  
RESUBDIVISION OF LOTS 1, 2  
AND THE NORWOOD SCHOOL TRACT  
BLUE BONNET GARDENS  
(201500077)

LOT 3

LOT 4

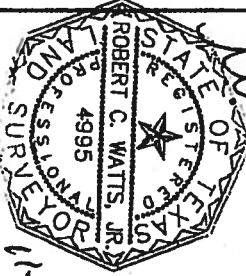
LOT 5

LOT 6

LOT 7

LC

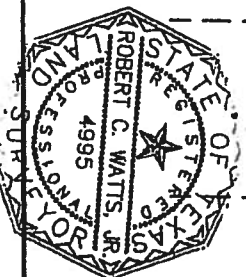
BLUE BONNET GARDENS  
(4/621)



DATE OF SURVEY: 10/28/2016  
PLOT DATE: 11/21/2016  
DRAWN BY: RCW  
SHEET 2 OF 4

Chaparral

**Chaparral**



N42°26'40"E 1417.19'  
(N47°01'26"E 1417.25')

SANTIAGO GRANT  
DEL VALLE 24  
ABS.

25.18 ACRES  
FELTER INVESTMENTS, LTD.  
(12740/473)

(N47°01'E 1412.29')

4.1 AC.  
(6777/364)

10 AC.  
(6777/364)

14.145 ACRES  
APPROX. 616,157 SQ. FT.

14.140 ACRES  
JIMMIE L. MCCOMB &  
SHIRLENE A. MCCOMB  
(13292/1567)

S16°28'52"W  
0.15'

3/4"

5/8"

S48°17'33"E 126.39'  
(S43°41'03"E 126.38')  
W.02°57'20"N 128.13'

S47°46'45"E 207.22'  
(S43°41'02"E 207.36')

PORTION OF  
162.71 ACRES  
BRADSHAW FAMILY TRUST  
DESCRIBED IN  
(12037/1618)

N45°08'31"E 213.70'  
(N45°21'E 213.43')

1/2"

1.71'

1/2"

0.95'

1/2"

3

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 18-A

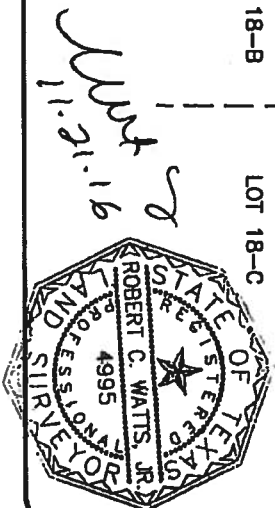
LOT 18-B

LOT 18-C

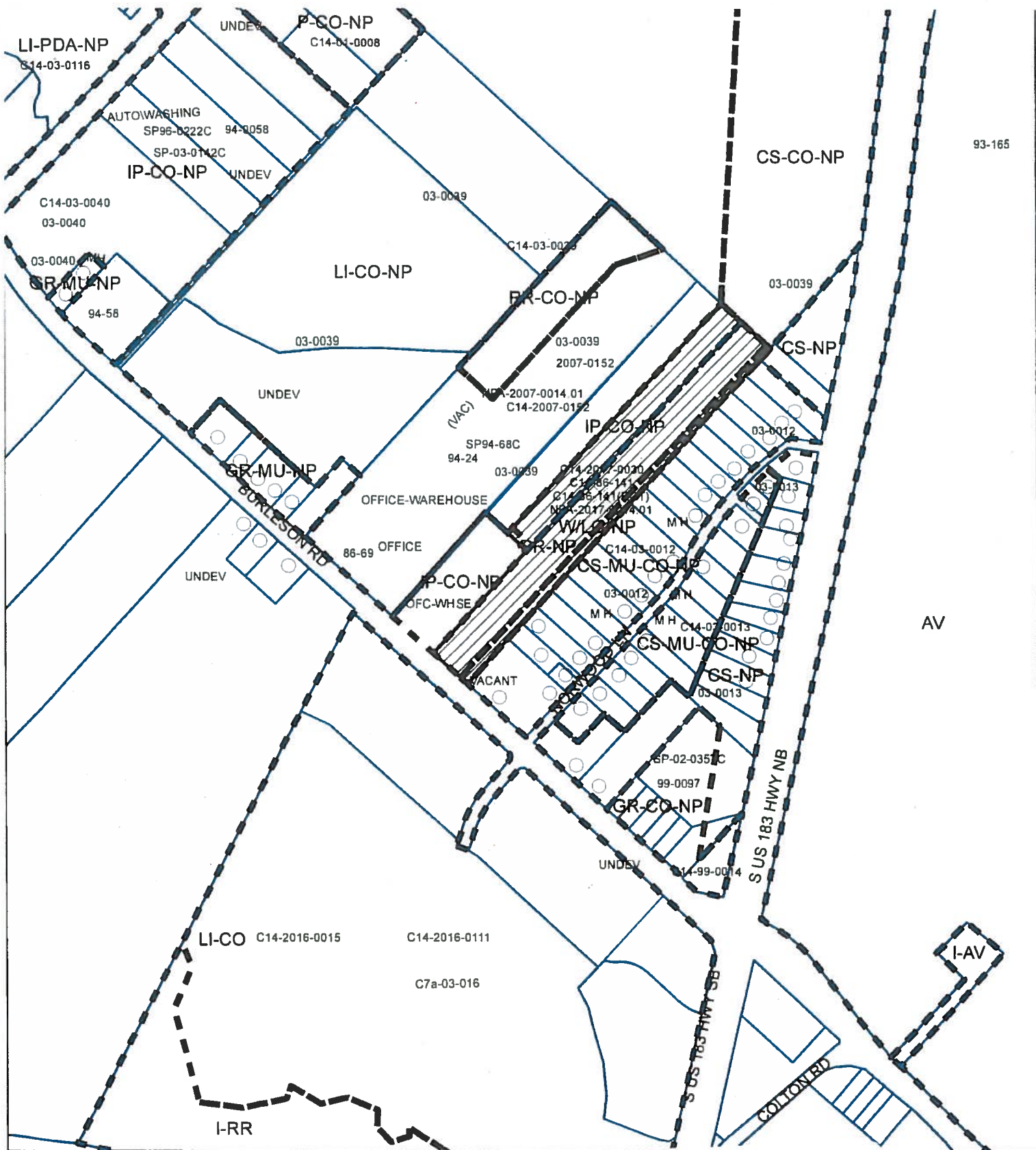
BLUE BONNET GARDENS  
(4/621)

DATE OF SURVEY: 10/28/2016  
PLOT DATE: 11/21/2016  
DRAWN BY: RCW  
SHEET 4 OF 4

Chaparral







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.

