

ORDINANCE NO. 20180426-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6651 ED BLUESTEIN BOULEVARD AND 5601 DURANGO PASS FROM COMMUNITY COMMERCIAL (GR) DISTRICT, LIMITED OFFICE (LO) DISTRICT, MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) COMBINING DISTRICT FOR TRACT 1 AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT FOR TRACT 2.

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 community commercial (GR) district, limited office (LO) district, multifamily residence medium density (MF-3) district and family residence (SF-3) district to community commercial-mixed use (GR-MU) combining district for Tract 1 and general commercial services-mixed use conditional overlay (CS-MU-CO) combining district for Tract 2 on the property described in Zoning Case No. C14-2018-0006, on file at the Planning and Zoning Department, as follows:

Tract 1:

28.46 acres out of the J.C. Tannehill League Survey No. 29, Abstract No. 22 in Travis County, Texas, and being a portion of those tracts as described in a Special Warranty Deed to Harold K. Kaemerle, Jr. and Sharie Kaemerle, recorded as Document No. 2014175485 of the Official Public Records, and in a General Warranty Deed to 3 S and D Interests, recorded in Volume 12603, Page 243 of the Real Property Records of Travis County, Texas, and more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance; and,

Tract 2:

1.96 acres out of the J.C. Tannehill League Survey No. 29, Abstract No. 22 in Travis County, Texas, and being a portion of that tract described in a General Warranty Deed to 3 S and D Interests, recorded in Volume 12603, Page 243 of the Real Property Records of Travis County, Texas, and more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (cumulatively referred to as the "Property"),

locally known as 6651 Ed Bluestein Boulevard and 5601 Durango Pass in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

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

The following uses are prohibited uses for Tract 2:

| | |
|------------------------------------|--|
| Alternative financial services | Automotive rentals |
| Automotive repair services | Automotive sales |
| Automotive washing (of any type) | Building maintenance services |
| Bail bond services | Construction sales and services |
| Commercial blood plasma center | Drop-off recycling collection facility |
| Equipment repair services | Equipment sales |
| Exterminating services | Limited warehousing and distribution |
| Maintenance and service facilities | Transitional housing |
| Transportation terminal | Kennels |
| Laundry services | Monument retail sales |
| Pawn shop services | Service station |
| Vehicle storage | |

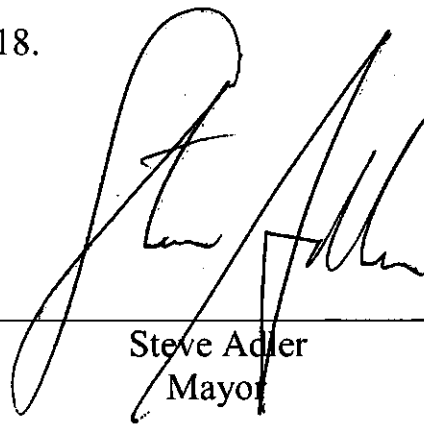
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district for Tract 1, the general commercial services (CS) district for Tract 2 and other applicable requirements of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

PART 4. This ordinance takes effect on May 7, 2018.

PASSED AND APPROVED

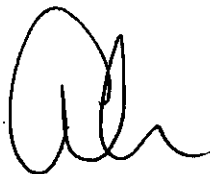
_____, April 26, 2018

§
§
§



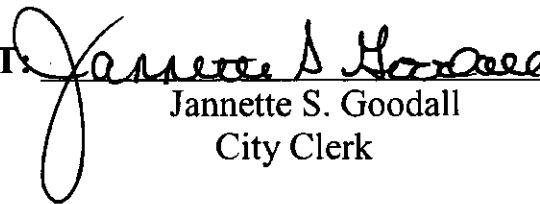
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

EXHIBIT "A"

FIELD NOTES

JOB NO. 13379-00

DATE: DECEMBER 29, 2017

PAGE 1 OF 5 Field Notes to accompany exhibit

28.46 ACRES

EXHIBIT A - TRACT 1

28.46 ACRES OUT OF THE J.C. TANNEHILL LEAGUE SURVEY NO. 29, ABSTRACT No. 22 IN TRAVIS COUNTY TEXAS, AND BEING A PORTION OF THOSE TRACTS AS DESCRIBED IN A SPECIAL WARRANTY DEED TO HAROLD K. KAEMERLE, JR. AND SHARIE KAEMERLE, RECORDED AS DOC. No. 2014175485 OF THE OFFICIAL PUBLIC RECORDS, AND IN A GENERAL WARRANTY DEED TO 3 S AND D INTERESTS, RECORDED IN VOL. 12603, PG. 243 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, as surveyed on the ground on this, the 18th day of December, 2017, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod with plastic cap stamped "TLS INC" set in the east Right of Way of U.S. Highway 183 (aka Ed Blustein Blvd.), also being the east line of that tract described in a Special Warranty Deed to the State of Texas, recorded as Doc. No. 2004232132 of said Official Public Records, also being the south line of that tract described in that Special Warranty Deed to Hassan Rahimi, recorded in Vol. 12514, Pg. 2928 of said Real Property Records, and the north line of said 3 S and D Interests tract, for the northwest corner of this tract;

THENCE: S 61°56'44" E 615.02 feet with the south line of said Rahimi tract and the north line of said 3 S and D Interests tract to a 1/2" iron rod found for the southeast corner of said Rahimi tract and the southwest corner of said Kaemerle tract, for an interior "ell" corner in the north line of this tract,

THENCE: with the common east line of said Rahimi tract and the west line of said Kaemerle tract the following four (4) courses:

1. N 30°41'54" E 77.57 feet to a 1/2" iron rod found,
2. N 38°36'15" E 148.73 feet to a 1/2" iron rod found,
3. N 40°29'12" E 122.96 feet to a 1/2" iron rod found,
4. N 32°26'58" E 122.77 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set in the south line of Lot 2, Block 8, Las Cimas Section One, a Subdivision in Travis County, Texas as recorded in Vol. 65, Pg. 88 of the Plat Records of Travis County, Texas, being the northeast corner of said Rahimi tract, the northwest corner of said Kaemerle tract, and an exterior "ell" corner in the north line of this tract;

THENCE: with the south line of said Las Cimas Subdivision and the north line of said Kaemerle tract the following two (2) courses:

1. S 62°02'01" E 120.58 feet to a 1/2" iron rod found,
2. S 62°02'08" E 218.80 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set in the center line of a creek as surveyed, for the northeast corner of this tract,

THENCE: into, over and across said Kaemerle tract and said 3 S and D Interests tract with the center line of said creek as surveyed the following fourteen (14) courses for the east line of this tract:

1. S 25°15'03" W 146.06 feet to a calculated point,
2. S 41°38'05" W 259.94 feet to a calculated point,
3. S 06°22'45" W 78.74 feet to a calculated point,
4. S 11°09'26" W 155.25 feet to a calculated point,
5. S 02°13'45" W 167.92 feet to a calculated point,

EXHIBIT "A"

FIELD NOTES

JOB NO. 13379-00

DATE: DECEMBER 29, 2017

PAGE 2 OF 5 Field Notes to accompany exhibit

6. S 01°29'43" E 61.63 feet to a calculated point,
7. S 47°31'11" W 96.44 feet to a calculated point,
8. S 11°44'56" W 88.13 feet to a calculated point,
9. S 22°11'40" W 117.96 feet to a calculated point,
10. S 17°13'14" W 121.57 feet to a calculated point,
11. S 44°35'18" W 124.22 feet to a calculated point,
12. S 15°03'39" E 157.93 feet to a calculated point,
13. S 29°59'13" W 134.79 feet to a calculated point,
14. S 09°54'35" E 165.12 feet to a calculated point;

THENCE: leaving said creek and continuing across said 3 S and D Interests tract the following eight (8) courses for the east line of this tract:

1. S 49°59'38" E 82.38 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set,
2. S 49°59'38" E 133.32 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set,
3. S 37°41'45" E 117.21 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set,
4. S 19°31'18" E 114.95 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set,
5. S 33°38'46" E 87.78 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set,
6. S 55°02'51" E 60.68 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set,
7. S 07°18'20" E 127.64 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set,
8. S 82°40'38" E 50.54 feet to a 1/2" iron rod with plastic cap stamped "CS LTD" found on the east line of said 3 S and D Interests tract and the west line of that tract described in a Deed of Gift of Land to the City of Austin, recorded in Vol. 7882, Pg. 977 of the Deed Records of Travis County, Texas, being an exterior "ell" corner in the east line of this tract;

THENCE: with the west line of said City of Austin tract and the east line of said 3 S and D Interests tract the following two (2) courses:

1. S 28°16'28" W 290.75 feet to a 60d Nail found in the center line of said creek as surveyed,
2. S 28°13'58" W 196.11 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set in the north Right of Way of Loyola Lane, and being the north line of that tract described in a Street Deed to the City of Austin, recorded in Vol. 12434, Pg. 527 of said Real Property Records, being the south line of said 3 S and D Interests tract, for the southeast corner of this tract;

THENCE: S 77°51'07" W 138.13 feet with the north line of the Right of Way of said Loyola Lane, to a 1/2" iron rod with plastic cap stamped "TLS INC" set, for an exterior "ell" corner in the south line of this tract;

THENCE: into, over and across said 3 S and D Interests tract the following two (2) courses:

1. N 00°00'00" E 322.11 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set for an interior "ell" corner in the south line of this tract,
2. N 90°00'00" W 241.61 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set in the east Right of Way line of said U.S. Highway 183, for the southwest corner of this tract;

THENCE: with the east Right of Way line of said U.S. Highway 183 along a curve to the left ($\Delta=15^{\circ}24'38"$, $r=7051.75'$, $LC=N06^{\circ}25'42"W$ 1890.96'), at an arc length of 1078.30 feet passing a TxDot right of way marker (3" brass disc in concrete) found, at an additional arc length of 427.91 feet passing a 1/2" iron rod with an aluminum cap stamped "TxDOT" found, at an additional arc length of 109.41 feet passing a 1/2" iron rod with an aluminum cap stamped "TxDOT" found, at an

EXHIBIT "A"

FIELD NOTES

JOB NO. 13379-00

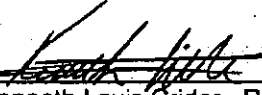
DATE: DECEMBER 29, 2017

PAGE 3 OF 5 Field Notes to accompany exhibit

additional arc length of 281.07 feet for an overall arc length of 1896.68 feet to a TxDot right of way marker (3" brass disc in concrete) found at the end of said curve;

THENCE: N 19°28'27" W continuing with the east Right of Way line of said U.S. Highway 183, passing at 191.33 feet a TxDot right of way marker (3" brass disc in concrete) found, passing at an additional distance of 203.76 feet a TxDot right of way marker (3" brass disc in concrete) found, continuing an additional 229.84 feet for a total distance of 624.93 feet to the POINT OF BEGINNING and containing a computed area of 28.46 acres, more or less.

Bearings cited herein based on: Texas State Plane Coordinate System, Grid North, Central Zone, Texas NAD 83(93). This survey may be in violation of State of Texas Local Government Code, Chapter 232, County Regulations of Subdivisions. Texas Land Surveying, Inc. assumes NO liability of any kind for the misuse (illegal use) of this survey.

 1-3-18
Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.

-A Land Surveying and Geoscience Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/ (512) 930-9389 fax www.texas-ls.com
TBPLS FIRM No. 10056200 GEOSCIENCE FIRM No. 50538

AN EXHIBIT TO ACCOMPANY FIELD NOTES FOR:
28.46 ACRES OUT OF THE J.C. TANNEHILL LEAGUE SURVEY NO. 29, ABSTRACT No. 22 IN TRAVIS COUNTY TEXAS, AND BEING PORTIONS OF THOSE TRACTS DESCRIBED IN DOC. No. 2014175485 OF THE OFFICIAL PUBLIC RECORDS, AND VOL. 12603, PG. 243 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

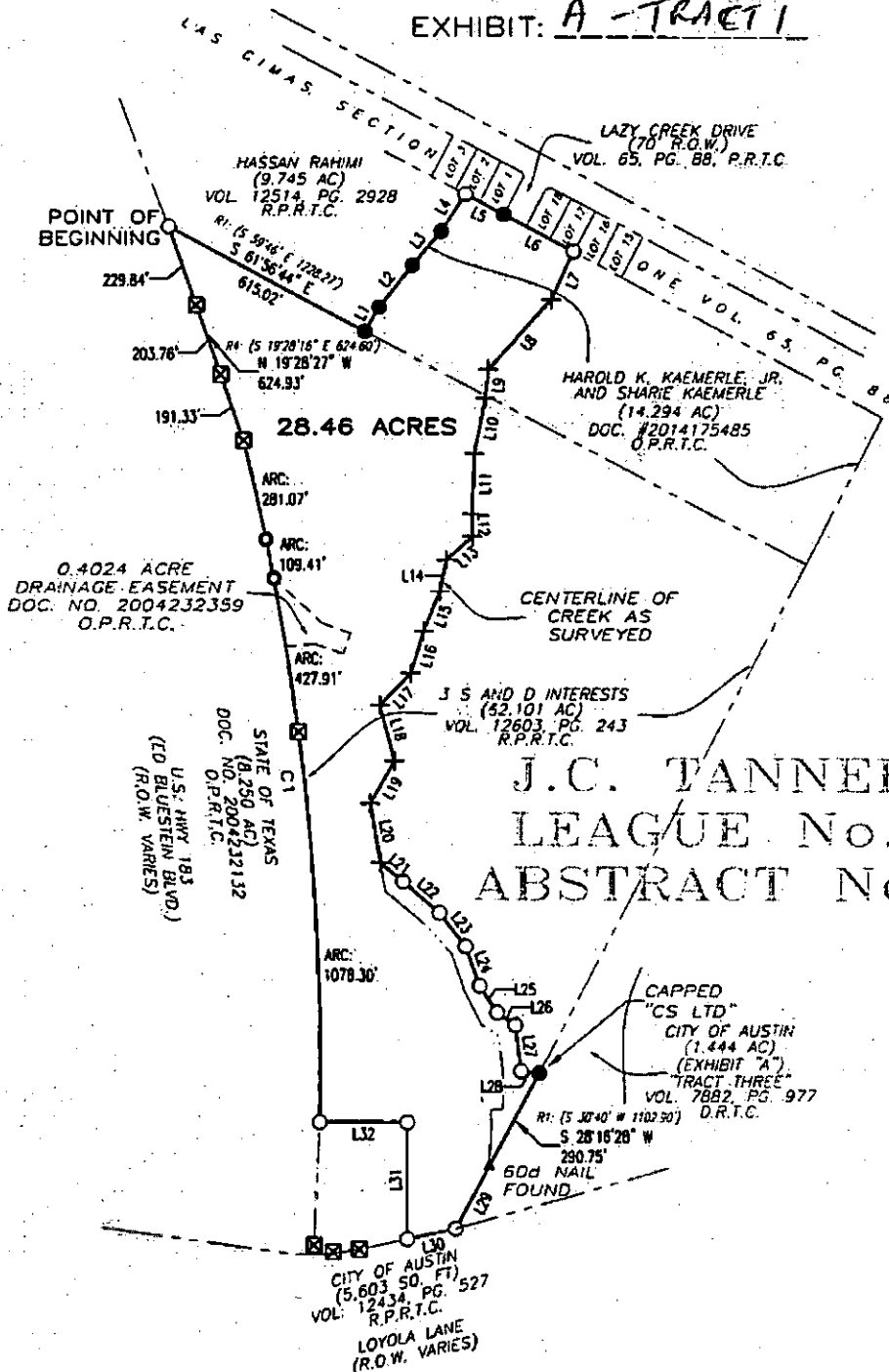
JOB NO: 13379

DRAWN: JRB

F.C.: CC

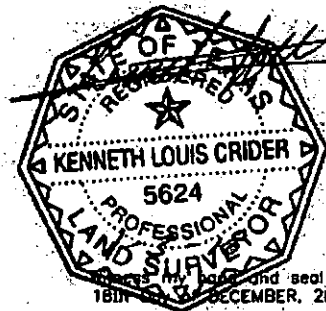
SHEET 4 OF 5

EXHIBIT: A - TRACT 1



Scale: 1" = 500'
BEARINGS CITED HEREON BASED ON
STATE PLANE COORDINATES, GRID NORTH,
CENTRAL ZONE, TEXAS NAD 83 (93).

| LEGEND | |
|--------|--|
| ● | 1/2" IRON ROD FOUND WITH NO CAP (UNLESS OTHERWISE NOTED) |
| ○ | 1/2" IRON ROD SET W/PLASTIC CAP STAMPED "T.L.S. INC." |
| ⊗ | TxDOT MON. 3" BRASS DISC IN CONC. |
| ◊ | 1/2" IRON ROD FOUND w/ ALUM. CAP "TxDOT" |
| + | CALCULATED POINT |
| () | RECORD INFORMATION |



S:\2017 PROJECTS\13379 PURPLE SAGE TRACT +- 14 ACRES\13379_2017_MRN\13379 TRACT 1_28.46 ac.dwg Jan 03, 2018 - 12:29 pm rtaylor

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IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
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EXHIBIT: _____

JOB NO: 13379

DRAWN: JRB

F.C.: CC

SHEET 5 OF 5

RECORD INFORMATION TABLE:

R1: VOL. 12603, PG. 243
R2: VOL. 12514, PG. 2928
R3: VOL. 65, PG. 88
R4: DOC. #2004232132

CURVE TABLE

| NUMBER | DELTA | RADIUS | ARC | CHORD | DIRECTION |
|--------|-----------|----------|----------|----------|---------------|
| C1 | 15°24'38" | 7051.75' | 1896.68' | 1890.96' | N 06°25'42" W |

RECORD CURVE TABLE

| NUMBER | DELTA | RADIUS | ARC | CHORD | DIRECTION |
|--------|-----------|----------|----------|----------|---------------|
| R4: C1 | 16°10'29" | 7051.75' | 2236.87' | 2227.51' | N 05°02'56" W |

LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | N 30°41'54" E | 77.57' |
| L2 | N 38°36'15" E | 148.73' |
| L3 | N 40°29'12" E | 122.96' |
| L4 | N 32°26'58" E | 122.77' |
| L5 | S 62°02'01" E | 120.58' |
| L6 | S 62°02'08" E | 218.80' |
| L7 | S 25°15'03" W | 146.06' |
| L8 | S 41°38'05" W | 259.94' |
| L9 | S 06°22'45" W | 78.74' |
| L10 | S 11°09'26" W | 155.25' |
| L11 | S 02°13'45" W | 167.92' |
| L12 | S 01°29'43" E | 61.63' |
| L13 | S 47°31'11" W | 96.44' |
| L14 | S 11°44'56" W | 88.13' |
| L15 | S 22°11'40" W | 117.96' |
| L16 | S 17°13'14" W | 121.57' |

LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L17 | S 44°35'18" W | 124.22' |
| L18 | S 15°03'39" E | 157.93' |
| L19 | S 29°59'13" W | 134.79' |
| L20 | S 09°54'35" E | 165.12' |
| L21 | S 49°59'38" E | 82.38' |
| L22 | S 49°59'38" E | 133.32' |
| L23 | S 37°41'45" E | 117.21' |
| L24 | S 19°31'18" E | 114.95' |
| L25 | S 33°38'46" E | 87.78' |
| L26 | S 55°02'51" E | 60.68' |
| L27 | S 07°18'20" E | 127.64' |
| L28 | S 82°40'38" E | 50.54' |
| L29 | S 28°13'58" W | 196.11' |
| L30 | S 77°51'07" W | 138.13' |
| L31 | N 00°00'00" E | 322.11' |
| L32 | N 90°00'00" W | 241.61' |

RECORD LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| R2: L1 | S 32°56'00" W | 77.30' |
| R2: L2 | S 41°03'00" W | 148.87' |
| R2: L3 | S 42°58'00" W | 123.21' |
| R2: L4 | S 34°50'00" W | 121.67' |
| R3: L5 | N 59°39'00" W | 2177.28' |
| R3: L6 | N 59°39'00" W | 2177.28' |

RECORD LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L29 | S 30°40'00" W | 1102.90' |
| L30 | S 80°20'00" W | 264.91' |

R1:

R1:

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628

(512) 930-1600/(512) 930-9389 fax www.texas-ls.com

TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

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EXHIBIT B

FIELD NOTES

JOB NO. 13379-00

DATE: DECEMBER 29, 2017

PAGE 1 OF 2 Field Notes to accompany exhibit

1.96 ACRES

EXHIBIT B - TRACT 2

1.96 ACRES OUT OF THE J.C. TANNEHILL LEAGUE SURVEY NO. 29, ABSTRACT No. 22 IN TRAVIS COUNTY TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO 3 S AND D INTERESTS, RECORDED IN VOL. 12603, PG. 243 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS,

as surveyed on the ground on this, the 18th day of December, 2017, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a TxDot right of way marker (3" brass disc in concrete) found in the east Right of Way of U.S. Highway 183 (aka Ed Blustein Blvd.), also being the east line of that tract described in a Special Warranty Deed to the State of Texas, recorded as Doc. No. 2004232132 of the Official Public Records of Travis County, for the southwest corner of this tract;

THENCE: with the east Right of Way line of said U.S. Highway 183 into said 3 S and D Interests tract along a curve to the left ($\Delta=02^{\circ}45'40''$, $r=7051.75'$, $LC=N02^{\circ}38'04''E$ 339.78'), an arc length of 339.81 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set in said curve for the northwest corner of this tract;

THENCE: into, over and across said 3 S and D Interests tract the following two (2) courses:

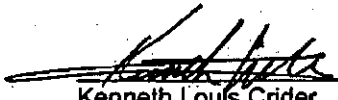
1. **N 90°00'00" E 241.61 feet** to a 1/2" iron rod with plastic cap stamped "TLS INC" set, for the northeast corner of this tract;
2. **S 00°00'00" E 322.11 feet** to a 1/2" iron rod with plastic cap stamped "TLS INC" set in the north Right of Way of Loyola Lane, being the north line of that tract described in a Street Deed to the City of Austin, recorded in Vol. 12434, Pg. 527 of said Real Property Records, for the southeast corner of this tract;

THENCE: S 77°52'26" W 134.98 feet with the north line of said Loyola Lane, to a TxDot right of way marker (3" brass disc in concrete) found for an angle point in the south line of this tract;

THENCE: S 83°58'46" W 72.99 feet to a TxDot right of way marker (3" brass disc in concrete) found for an angle point in the south line of this tract;

THENCE: N 70°27'35" W 55.89 feet with the south line of this tract to the POINT OF BEGINNING and containing a computed area of 1.96 acres, more or less.

Bearings cited herein based on: Texas State Plane Coordinate System, Grid North, Central Zone, Texas NAD 83(93). This survey may be in violation of State of Texas Local Government Code, Chapter 232, County Regulations of Subdivisions. Texas land Surveying, Inc. assumes NO liability of any kind for the misuse (illegal use) of this survey.


Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628
TBPLS FIRM No. 10056200

Texas Land Surveying, Inc.

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TBPLS FIRM No. 10056200 GEOSCIENCE FIRM No. 50538



AN EXHIBIT TO ACCOMPANY FIELD NOTES FOR:
1.95 ACRES OUT OF THE J.C. TANNEHILL LEAGUE SURVEY NO. 29, ABSTRACT No. 22 IN TRAVIS
COUNTY TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED IN VOL. 12603, PG. 243 OF THE
REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

JOB NO: 13379

DRAWN: JRB

F.C.: CC

SHEET 2 OF 2

EXHIBIT: B-TRACT 2

| LEGEND | |
|--------|---|
| ○ | 1/2" IRON ROD SET W/PLASTIC CAP STAMPED "T.L.S. INC." |
| ⊗ | T&D&T MON. 3" BRASS DISC IN CONC. |
| () | RECORD INFORMATION |

Scale: 1" = 100'
BEARINGS CITED HEREON BASED ON
STATE PLANE COORDINATES, GRID
NORTH, CENTRAL ZONE, TEXAS
NAD 83 (93).

(R.O.W. VARIES)
(ED BLUESTEIN BLVD.)
U.S. HWY 183
STATE OF TEXAS
(8.250 AC)
DOC. NO. 2004232132
D.P.R.T.C.

J.C. TANNEHILL
LEAGUE No. 29
ABSTRACT No. 22

1.95 ACRES

3 S AND D INTERESTS
(62.101 AC)
VOL. 12603, PG. 243
R.P.R.T.C.

POINT OF
BEGINNING

R2: (N 70°30'45" E
55.89')
N 70°27'35" W
55.89'

R2: (N 84°02'25" E
73.05')

R1: (S 80°20'00" W
264.91')

CITY OF AUSTIN
(5,603 SQ. FT)
VOL. 12434, PG. 527
R.P.R.T.C.

LOYOLA LANE
(R.O.W. VARIES)

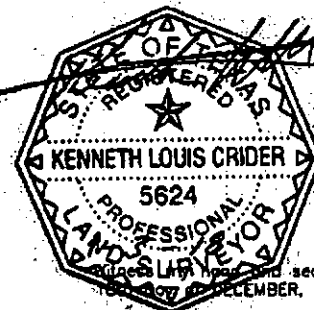
RECORD INFORMATION TABLE:

R1: VOL. 12603, PG. 243

R2: DOC. #2004232132

| CURVE TABLE | | | | | |
|-------------|----------|----------|---------|---------|---------------|
| NUMBER | DELTA | RADIUS | ARC | CHORD | DIRECTION |
| C1 | 2°45'40" | 7051.75' | 339.81' | 339.78' | N 02°38'04" E |

| RECORD CURVE TABLE | | | | | |
|--------------------|-----------|----------|----------|----------|-------------------|
| NUMBER | DELTA | RADIUS | ARC | CHORD | DIRECTION |
| C1 | 16°10'29" | 7051.75' | 2236.87' | 2227.51' | N 05°02'56" E R2: |

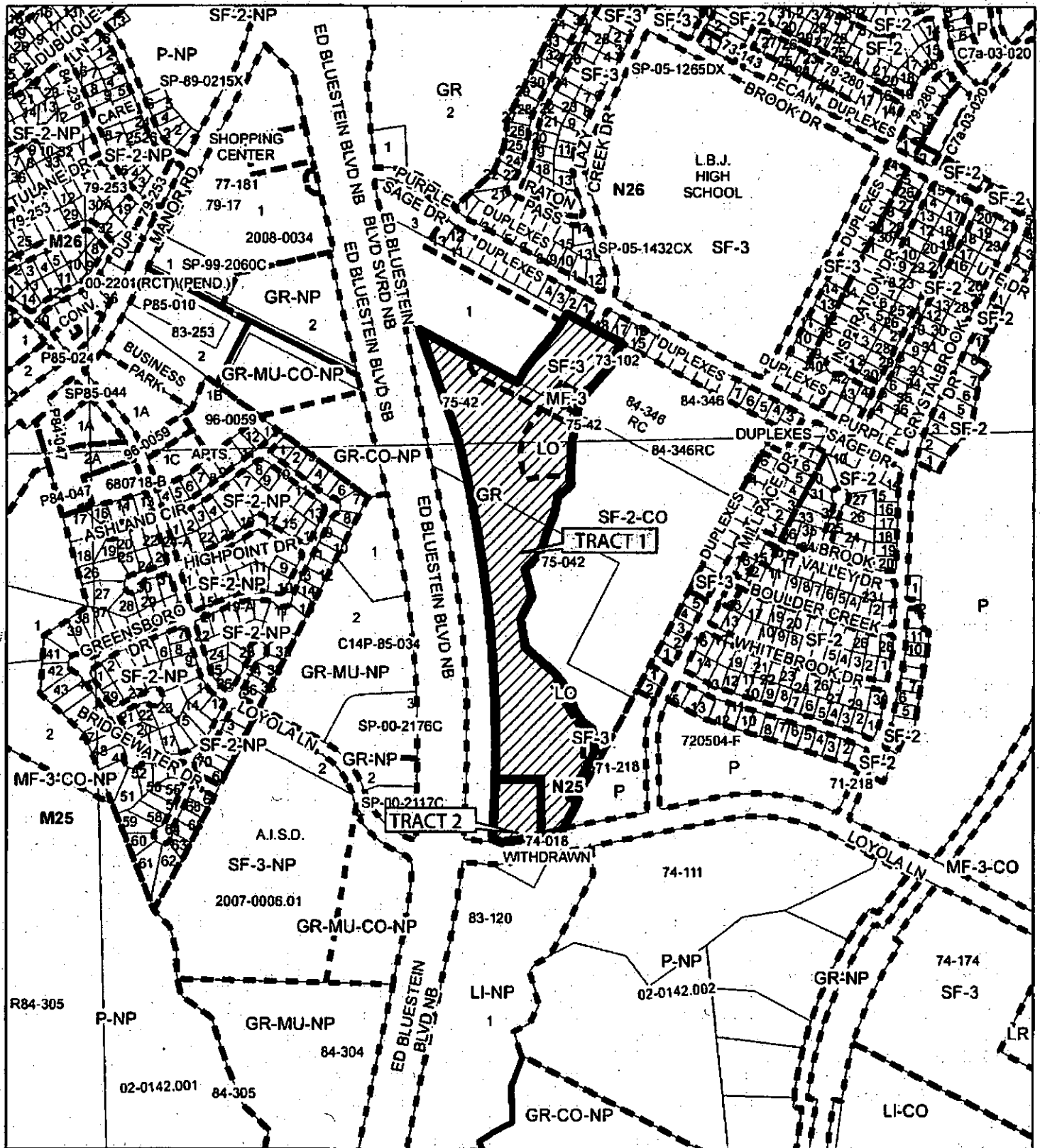


S:\2017_PROJECTS\13379 PURPLE SAGE TRACT +- 14 ACRES\13379_2017_WORK\13379 TRACT 2_1.95 ac.dwg Jan 03, 2018 - 12:43 pm rtoyle

Texas Land Surveying, Inc.

-A Land Surveying and Geoscience Firm-
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TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

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LOYOLA LANDING (REZONING)

Exhibit C

ZONING CASE#: C14-2018-0006

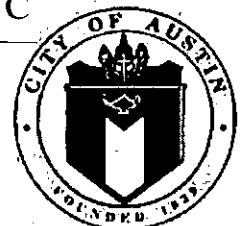
LOCATION: 6651 ED BLUESTEIN BLVD. &
5601 DURANGO PASS

SUBJECT AREA: 30.42 ACRES

GRID: N25 & N26

MANAGER: HEATHER CHAFFIN

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.



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 700'