

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7135 EAST BEN WHITE BOULEVARD SERVICE ROAD EASTBOUND IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-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 limited industrial services-neighborhood plan (LI-NP) combining district to multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district on the property described in Zoning Case No. C14-2020-0042, on file at the Planning and Zoning Department, as follows:

18.068 acre tract being situated in the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, said 18.068 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7135 East Ben White Boulevard Service Road Eastbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. The Property is subject to Ordinance No. 021010-12c that established zoning for the Southeast Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2020.

PASSED AND APPROVED

_____, 2020 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

Coney H. Dorough, Trustee of Catherine Bearden
Dorough Exempt Family Trust
18.068 Acres

Santiago Del Valle Grant
Abstract No.24

STATE OF TEXAS §

COUNTY OF TRAVIS §

A METES & BOUNDS description of a certain 18.068 acre tract being situated in the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, being a portion of a called 39.585 acre tract conveyed by Special Warranty Deed to Coney H. Dorough, Trustee of Catherine Bearden, Dorough Exempt Family Trust recorded in Document No. 2017063673, and all of a called 1.0 acre tract conveyed by Special Warranty Deed to Coney H. Dorough recorded in Document No. 2017063672 of the Official Public Records of Travis County, Texas (OPRTCT), said 18.068 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone;

BEGINNING at a found 1/2-inch iron pipe marking the north corner of said 39.585 acre tract, being common with the west corner of Lot 1, Block A, Metro Center Section 4, recorded in Volume 102, Pages 103-104 of the Plat Records of Travis County, Texas (PRTCT), and being in the southeast right-of-way line of State Highway No. 71 (variable width public right-of-way), as shown on TxDOT Map Account 8014-1-75, Control 0113-13-086, from which a found TxDOT right-of-way marker bears North 68°18'24" East, 16.38 feet and a found 3/4-inch iron pipe bears South 51°55'52" East, 0.91 feet;

THENCE South 35°52'02" East, 1052.61 feet along the common line of said 39.585 acre tract and said Lot 1, Block A to a found 1-inch iron pipe, marking the east corner of said 39.585 acre tract and the south corner of said Lot 1, Block A also being in the northwest line of Lot 4, Block A, Metro Center, Section 6 recorded in Document No. 199900252 of the PRTCT;

THENCE South 42°29'56" West, 70.18 feet along the southeast line of said 39.585 acre tract being common with the northwest line of said, Metro Center Section 6 to the centerline of Carson Creek;

THENCE across said 39.585 acre tract and along the centerline of Carson Creek the following forty seven (47) courses and distances:

- 1.) South 85°50'13" West, 25.23 feet;
- 2.) North 40°34'08" West, 40.75 feet;
- 3.) North 59°20'36" West, 32.28 feet;
- 4.) North 74°53'08" West, 26.31 feet;
- 5.) North 50°59'44" West, 32.55 feet;
- 6.) North 87°10'04" West, 45.57 feet;
- 7.) South 59°38'36" West, 83.18 feet;
- 8.) South 16°48'22" West, 43.96 feet;
- 9.) South 53°45'12" West, 46.97 feet;
- 10.) South 25°04'23" West, 33.02 feet;
- 11.) South 03°53'24" East, 49.79 feet;

Coney H. Dorough, Trustee of Catherine Bearden
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- 12.) South 30°06'29" West, 31.84 feet;
- 13.) South 74°05'33" West, 30.85 feet;
- 14.) North 89°21'31" West, 102.19 feet;
- 15.) North 64°19'13" West, 57.25 feet;
- 16.) North 84°48'54" West, 44.53 feet;
- 17.) South 62°53'49" West, 34.83 feet;
- 18.) South 35°41'19" West, 63.82 feet;
- 19.) South 01°42'32" West, 50.32 feet;
- 20.) South 26°17'21" West, 36.68 feet;
- 21.) North 65°11'46" West, 28.22 feet;
- 22.) North 47°36'33" West, 71.50 feet;
- 23.) North 24°06'14" West, 51.24 feet;
- 24.) North 00°29'37" West, 18.70 feet;
- 25.) North 42°06'25" East, 21.27 feet;
- 26.) North 31°34'14" West, 18.17 feet;
- 27.) South 71°31'17" West, 19.05 feet;
- 28.) South 45°24'26" West, 22.16 feet;
- 29.) North 81°47'01" West, 19.49 feet;
- 30.) North 36°38'27" West, 28.52 feet;
- 31.) North 70°45'22" West, 16.91 feet;
- 32.) South 31°36'01" West, 22.11 feet;
- 33.) South 09°11'46" West, 68.33 feet;
- 34.) South 23°52'32" East, 32.94 feet;
- 35.) South 33°23'43" East, 39.09 feet;
- 36.) South 01°08'11" West, 34.37 feet;
- 37.) South 22°42'29" West, 20.18 feet;
- 38.) North 40°35'40" West, 49.52 feet;
- 39.) South 71°31'08" West, 57.44 feet;
- 40.) South 50°34'28" West, 75.87 feet;
- 41.) South 52°38'33" West, 43.39 feet;
- 42.) South 57°15'14" West, 82.73 feet;
- 43.) South 42°45'19" West, 77.98 feet;
- 44.) South 77°03'54" West, 42.53 feet;
- 45.) North 23°26'31" West, 54.34 feet;
- 46.) North 11°48'07" East, 30.03 feet;
- 47.) North 68°51'03" West, 57.94 feet to the intersection of Carson Creek and a westerly line of said 39.585 acre tract being common with a remainder of a called 60.261 acre tract conveyed by Assumption Special Warranty Deed to Airport Gateway, recorded in Document No. 2008205115 of the OPRTCT;

THENCE North 42°29'52" East, 562.58 feet along said common line to a found 1/2-inch iron pipe, marking an interior corner of said 39.585 acre tract, being common with the east corner of Lot 7, Amended Plat of Airport Gateway Subdivision, recorded in Document No. 201400187 of the PRTCT;

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THENCE North 21°37'36" West, passing at 397.06 feet a found 1/2-inch iron rod (with cap stamped "Bury") marking the north corner of said Lot 7 and the east corner of Lot 9, Airport Gateway Subdivision continuing in all a total of 410.21 feet to a found 1/2-inch iron pipe;

THENCE North 21°41'13" West, 290.52 feet a found 1/2-inch iron pipe marking the northwest corner of said 39.585 acre tract, the north corner of said Lot 9, and being in the southeast right-of-way line of aforementioned State Highway No. 71;

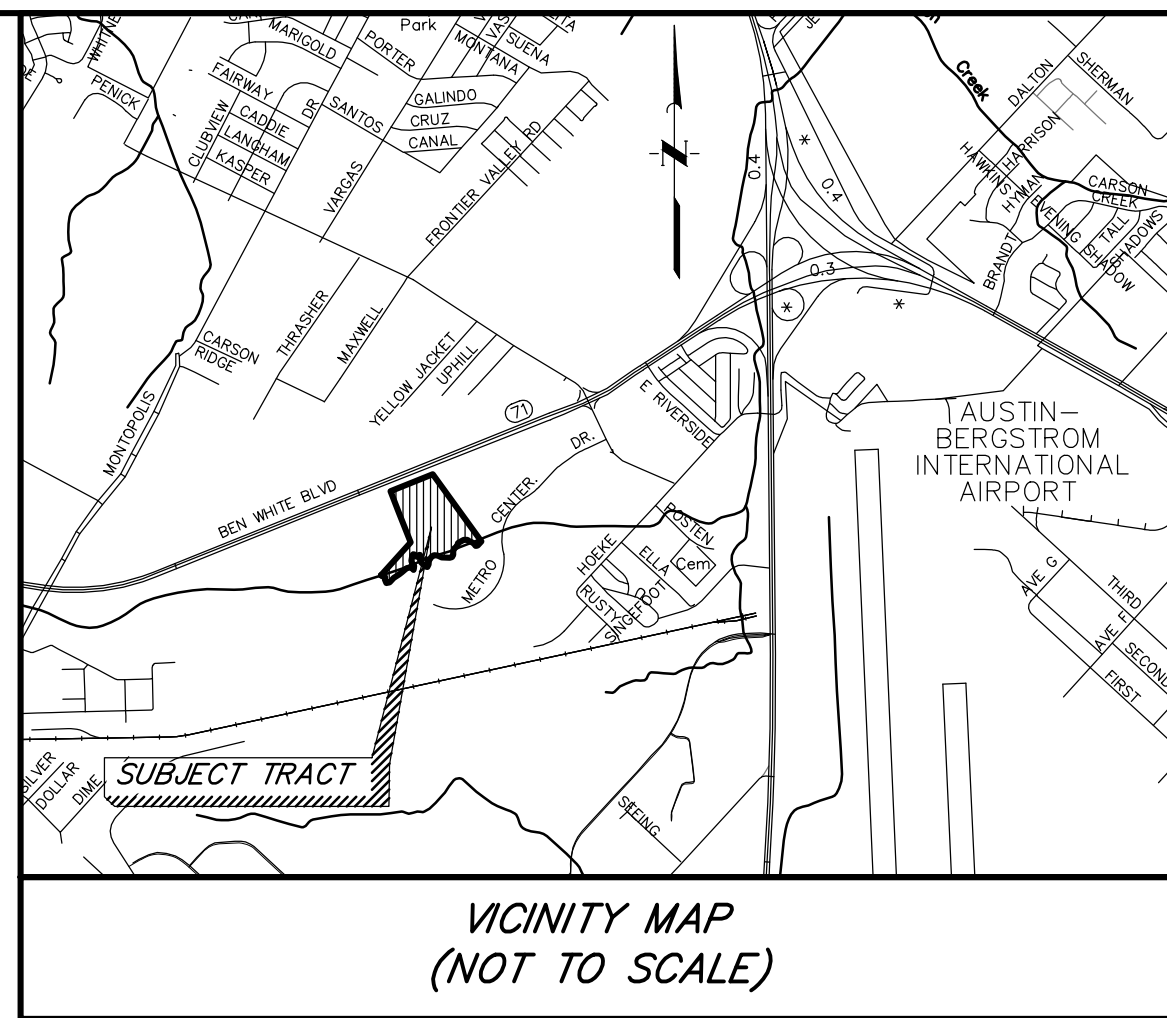
THENCE Along said southeast right-of-way line of State Highway No. 71, North 68°18'24" East, passing at 53.92 feet a found 1/2-inch iron pipe marking the west corner of the aforementioned 1.0 acre tract, continuing in all a total of 578.80 feet to the **POINT OF BEGINNING, CONTAINING** 18.068 acres of land in Travis County, Texas as shown on Dwg No. 14115A filed in the offices of Jones|Carter in College Station, Texas.

Christopher E. Curtis 3/2/20



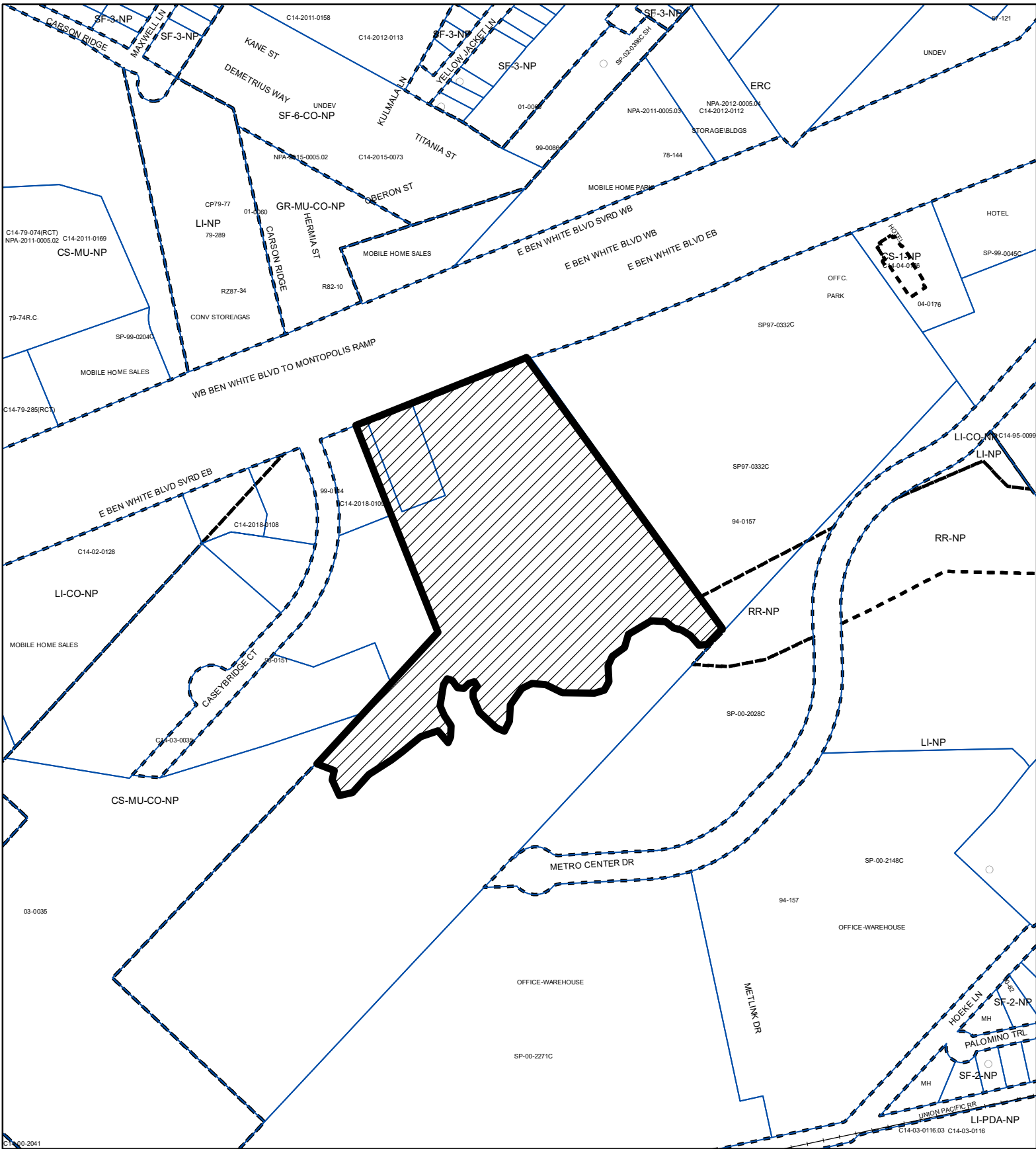
1. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.
2. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by First American Title Guaranty Company, OF No. 246124A--AUI0, effective date January 08, 2020, issued on January 08, 2020. The survey is not to be relied upon for the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
3. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
4. According to Community Panel No. 48453C06C05 of the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM) for Travis County, Texas, the portion of the survey of January 22, 2020, the subject property is partially in ZONE X (shaded), defined as areas determined to be outside the 0.2% annual chance floodplain, and ZONE AE defined as special flood hazard areas with Base Flood Elevation (BFE) or depth.
5. This report does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be created by man-made or natural causes. This flood hazard information is only a guide and does not constitute the survey. The location of flood zone lines shown hereon is not determined by scaling said FIRM map. The actual location as determined by elevation contours may differ. JonesCarter assumes no liability as to the accuracy of the location of the flood zone limits.
6. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, JonesCarter does not create, alter, or show data concerning elevation, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
7. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.
8. No Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
9. No proposed changes in street right of way lines observed in the process of conducting the fieldwork.
10. No delineated wetlands observed in the process of conducting the fieldwork.
11. Centerline of creek as shown hereon was scaled in using a combination of FEMA Firm Map (see note 4) and aerial photograph (downloaded from TNRS.org website). No other on the ground surveying observations were performed by JonesCarter to locate the centerline of the creek.

LINE	BEARING	DISTANCE
1	N 85°50'13" E	W 25.23
2	N 40°34'08" E	W 40.75
3	N 40°34'08" E	W 40.75
4	N 74°53'08" E	W 26.31
5	N 50°59'44" E	W 32.55
6	N 87°10'04" E	W 45.57
7	N 87°10'04" E	W 45.57
8	S 16°48'22" E	W 43.96
9	S 53°45'12" E	W 46.97
10	S 25°04'23" E	W 33.02
11	S 25°04'23" E	W 33.02
12	S 30°06'29" E	W 31.84
13	S 74°05'33" E	W 30.85
14	N 89°21'51" E	W 102.19
15	N 89°21'51" E	W 102.19
16	N 84°58'54" E	W 44.53
17	N 62°43'49" E	W 34.83
18	S 35°41'19" E	W 63.82
19	S 35°41'19" E	W 63.82
20	S 26°17'21" E	W 36.68
21	S 65°11'46" E	W 28.22
22	N 47°36'33" E	W 71.50
23	N 47°36'33" E	W 71.50
24	N 02°09'37" E	W 18.70
25	N 42°06'25" E	W 21.27
26	N 31°24'14" E	W 17.17
27	N 31°24'14" E	W 17.17
28	S 45°32'46" E	W 19.05
29	S 45°32'46" E	W 19.05
30	N 81°47'01" E	W 29.51
31	S 36°38'27" E	W 28.52
32	S 36°38'27" E	W 28.52
33	S 31°36'01" E	W 22.11
34	S 09°11'46" E	W 68.33
35	S 23°52'32" E	W 32.94
36	S 23°52'32" E	W 32.94
37	S 10°01'18" E	W 34.37
38	S 22°42'29" E	W 20.18
39	N 40°35'40" E	W 40.75
40	N 40°35'40" E	W 40.75
41	S 50°34'28" E	W 35.87
42	S 50°34'28" E	W 35.87
43	N 52°38'33" E	W 47.39
44	S 25°19'19" E	W 77.98
45	N 77°03'54" E	W 42.53
46	S 23°26'31" E	W 54.34
47	S 23°26'31" E	W 54.34
48	N 88°51'03" E	W 57.94



	FOUND 1/2" IRON PIPE
	UNLESS OTHERWISE NOTED
	IRON ROD FOUND AS NOTED
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	ELECTRIC METER
	GUY ANCHOR
	TELEVISION CABLE MARKER
	WASTEWATER MANHOLE
	STORM SEWER MANHOLE
	ELECTRIC MANHOLE
	STORM SEWER MANHOLE
	SIGN
	CLEANOUT
	NATURAL GAS MARKER
	LIGHT POLE
	TELEPHONE MANHOLE
	MANHOLE
	IRRIGATION CONTROL VALVE
	OVERHEAD ELECTRIC
	W/POWER POLE
	GAS LINE
	ELECTRIC LINE
	TELEPHONE LINE
	HOG WIRE FENCE
	CHAIN LINK FENCE
	ADJOINER LINE
	BOUNDARY LINE
	TOP OF BANK
	SCHEDULE B ITEM NO.
	OFFICIAL PUBLIC RECORDS OF
	TEXAS COUNTY, TEXAS
	DEED RECORDS OF
	TRAVIS COUNTY, TEXAS
	PLAT RECORDS OF
	TRAVIS COUNTY, TEXAS
	ASPHALT PAVEMENT
	CONCRETE
	FEMA FLOODPLAIN SHADED ZONE
	FEMA FLOODPLAIN SHADED ZONE

J|C **JONES | CARTER**
Texas Board of Professional Land Surveying Firm Registration No. 100461-07
Texas Board of Professional Engineers Firm Registration No. F-439
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000



ZONING

ZONING CASE#: C14-2020-0042

Exhibit B

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.



Created: 3/19/2020