

ORDINANCE NO. 20200827-101

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"**.

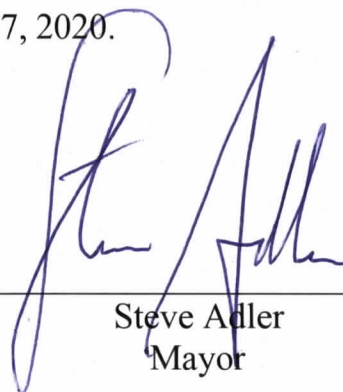
PART 2. The Property is subject to Ordinance No. 021010-12c that established zoning for the Southeast Neighborhood Plan.

PART 3. This ordinance takes effect on September 7, 2020.

PASSED AND APPROVED

August 27, 2020

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§
§



Steve Adler
Mayor

APPROVED: Anne L. Morgan
Anne L. Morgan by
City Attorney Thomas

ATTEST: Jannette S. Goodall
Jannette S. Goodall
City Clerk

Santiago Del Valle Grant
Abstract No.24

COUNTY OF TRAVIS §

- 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
Dorough Exempt Family Trust
18.068 Acres

Santiago Del Valle Grant
Abstract No.24

- 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;

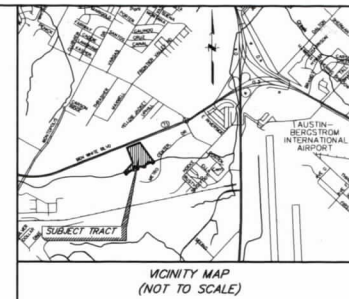
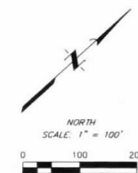
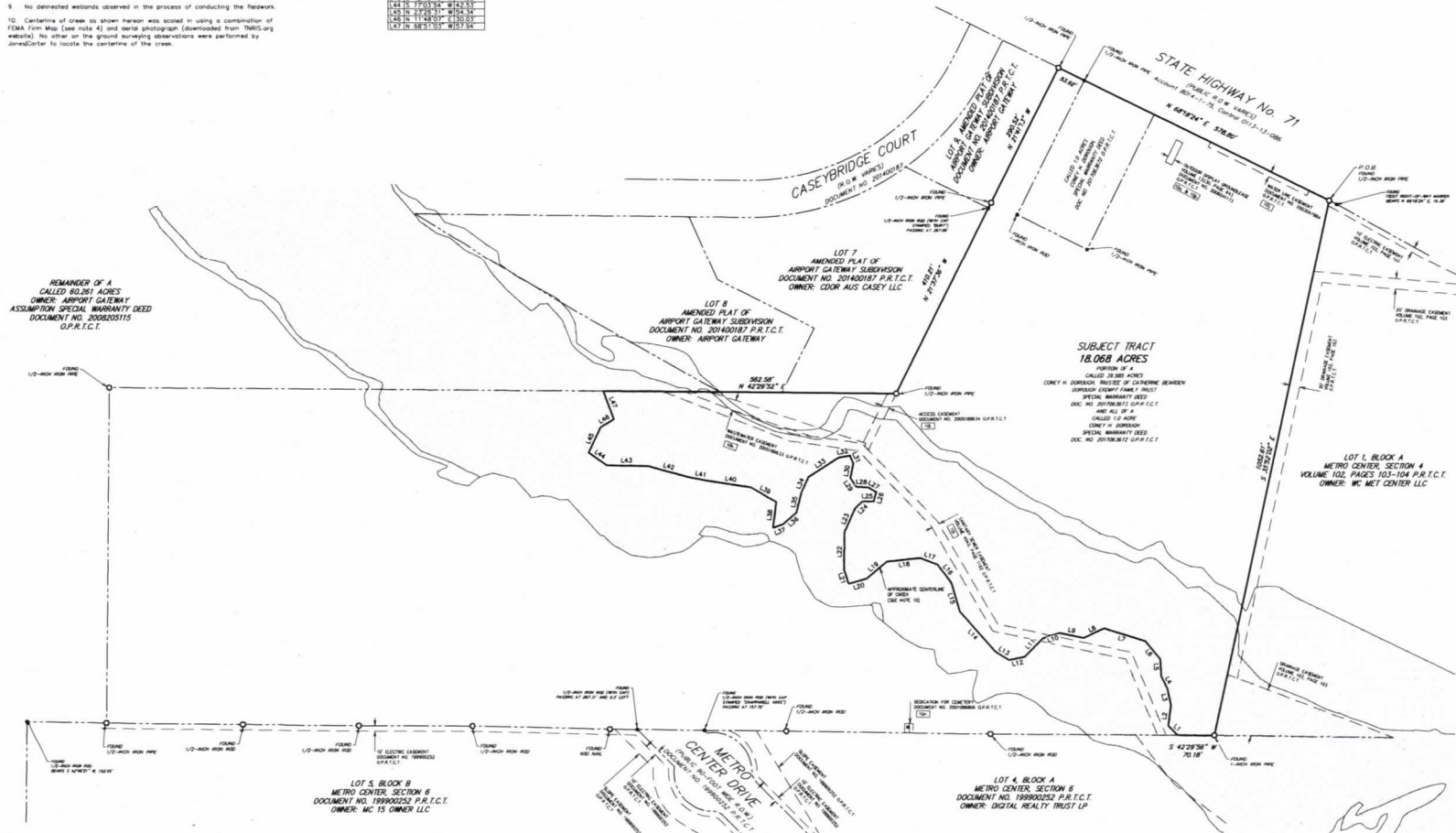
THENCE Along said southeast right-of-way line of State Highway No. 71, North 68°18'24" East, passing at 53.92 feet a found 1/2-inch iron pipe marking the west corner of the aforementioned 1.0 acre tract, continuing in all a total of 578.80 feet to the **POINT OF BEGINNING, CONTAINING** 18.068 acres of 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



[illegible]

LINE	ADDRESS	DATA
1	8350 513	725 23
2	8454 508	640 75
3	8558 503	725 23
4	8662 498	640 75
5	8766 493	725 23
6	8870 488	640 75
7	8974 483	725 23
8	9078 478	640 75
9	9182 473	725 23
10	9286 468	640 75
11	9390 463	725 23
12	9494 458	640 75
13	9598 453	725 23
14	9702 448	640 75
15	9806 443	725 23
16	9910 438	640 75
17	10014 433	725 23
18	10118 428	640 75
19	10222 423	725 23
20	10326 418	640 75
21	10430 413	725 23
22	10534 408	640 75
23	10638 403	725 23
24	10742 398	640 75
25	10846 393	725 23
26	10950 388	640 75
27	11054 383	725 23
28	11158 378	640 75
29	11262 373	725 23
30	11366 368	640 75
31	11470 363	725 23
32	11574 358	640 75
33	11678 353	725 23
34	11782 348	640 75
35	11886 343	725 23
36	11990 338	640 75
37	12094 333	725 23
38	12198 328	640 75
39	12302 323	725 23
40	12406 318	640 75
41	12510 313	725 23
42	12614 308	640 75
43	12718 303	725 23
44	12822 298	640 75
45	12926 293	725 23
46	13030 288	640 75
47	13134 283	725 23
48	13238 278	640 75
49	13342 273	725 23
50	13446 268	640 75
51	13550 263	725 23
52	13654 258	640 75
53	13758 253	725 23
54	13862 248	640 75
55	13966 243	725 23
56	14070 238	640 75
57	14174 233	725 23
58	14278 228	640 75
59	14382 223	725 23
60	14486 218	640 75
61	14590 213	725 23
62	14694 208	640 75
63	14798 203	725 23
64	14902 198	640 75
65	15006 193	725 23
66	15110 188	640 75
67	15214 183	725 23
68	15318 178	640 75
69	15422 173	725 23
70	15526 168	640 75
71	15630 163	725 23
72	15734 158	640 75
73	15838 153	725 23
74	15942 148	640 75
75	16046 143	725 23
76	16150 138	640 75
77	16254 133	725 23
78	16358 128	640 75
79	16462 123	725 23
80	16566 118	640 75
81	16670 113	725 23
82	16774 108	640 75
83	16878 103	725 23
84	16982 98	640 75
85	17086 93	725 23
86	17190 88	640 75
87	17294 83	725 23
88	17398 78	640 75
89	17502 73	725 23
90	17606 68	640 75
91	17710 63	725 23
92	17814 58	640 75
93	17918 53	725 23
94	18022 48	640 75
95	18126 43	725 23
96	18230 38	640 75
97	18334 33	725 23
98	18438 28	640 75
99	18542 23	725 23
100	18646 18	640 75

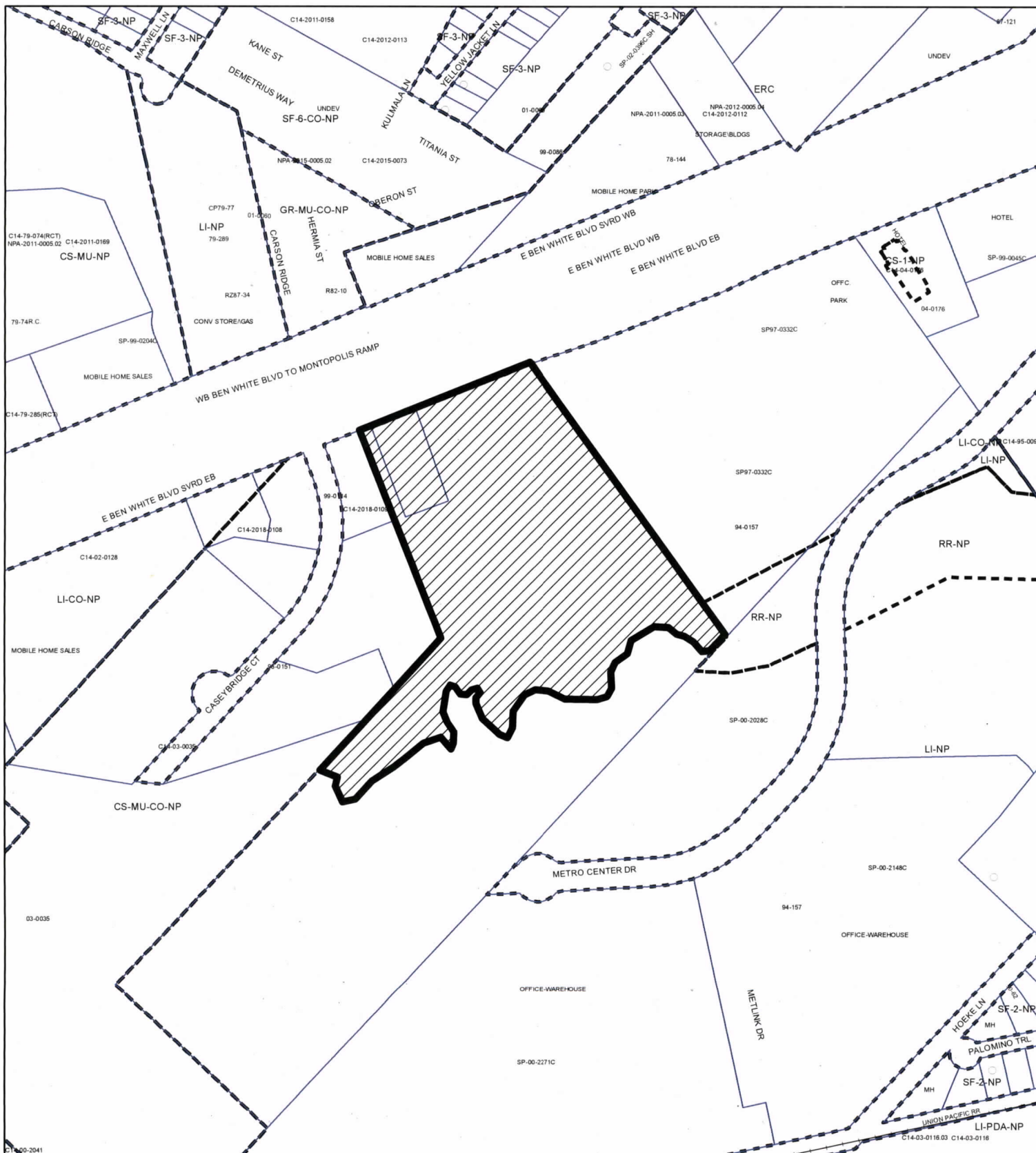


- | LEGEND | |
|--------|---|
| ○ | FOUND 1/2" IRON NAIL |
| ● | UNLESS OTHERWISE NOTED |
| ● | FOUND AND FOUND AS NOTED |
| ● | FIRE HYDRANT |
| ● | WATER VALVE |
| ● | WATER METER |
| ○ | ELECTRIC METER |
| ○ | GUY ANCHOR |
| ○ | TELEPHONE CABLE MARKER |
| ○ | METER/STAMP MARKER |
| ○ | STORM SEWER MANHOLE |
| ○ | ELECTRIC MANHOLE |
| ○ | DOOR |
| ○ | CLEANOUT |
| ○ | NO TAPES |
| ○ | MARKER |
| ○ | LIGHT POLE |
| ○ | TELEPHONE MANHOLE |
| ○ | MANHOLE |
| ○ | IRRIGATION CONTROL VALVE |
| ○ | OVERHEAD ELECTRIC |
| ○ | WATER TAP |
| ○ | GAZ LINE |
| ○ | ELECTRIC LINE |
| ○ | TELEPHONE LINE |
| ○ | POLE WIRE FENCE |
| ○ | CHAIN LINK FENCE |
| ○ | ADJACENT LINE |
| ○ | BOUNDARY LINE |
| ○ | TOP OF BANK |
| ○ | TOPO |
| ○ | SCHEDULE B ITEM NO. |
| ○ | OFFICIAL PUBLIC RECORDS OF
BRADY COUNTY, TEXAS |
| ○ | DEED RECORDS OF
BRADY COUNTY, TEXAS |
| ○ | PLAT RECORDS OF
BRADY COUNTY, TEXAS |
| ○ | ASPHALT PAVEMENT |
| ○ | CONCRETE |
| ○ | FEMA FLOODPLAIN SHADED ZONE A |
| ○ | FEMA FLOODPLAIN SHADED ZONE A |

ZONING EXHIBIT
OF
18.068 ACRES
NORTH PORTION
OF
40.578 ACRES
OUT OF THE
SANTIAGO DEL VALLE GRANT, A-24
CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS
FEBRUARY 2020



Texas Board of Professional Engineers Firm Registration No. F-419
150 Venture Drive, Suite 100 • Collins Station, Texas 77845 • 979.731.8800



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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