

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7815 THOMAS SPRINGS ROAD IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO WAREHOUSE/LIMITED OFFICE-NEIGHBORHOOD PLAN (W/LO-NP) COMBINING DISTRICT ON TRACT 1 AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT ON 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 rural residence-neighborhood plan (RR-NP) combining district to warehouse/limited office-neighborhood plan (W/LO-NP) combining district on Tract 1 and family residence-neighborhood plan (SF-3-NP) combining district on Tract 2 on the property described in Zoning Case No. C14-2020-0102, on file at the Housing and Planning Department, as follows:

Tract 1:

4.734 acres of land out of the Marcus Thomas Survey No. 509, Abstract No. 770 in Travis County, Texas, and being a portion of a 6.487 acre tract conveyed to Loco Grande Enterprises, LLC, in a Deed recorded in Document No. 2016138064 of the Official Public Records of Travis County, Texas, said 4.734 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

Tract 2:

1.752 acres of land out of the Marcus Thomas Survey No. 509, Abstract No. 770 in Travis County, Texas, and being a portion of a 6.487 acre tract conveyed to Loco Grande Enterprises, LLC, in a Deed recorded in Document No. 2016138064 of the Official Public Records of Travis County, Texas, said 1.752 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance cumulatively referred to as the “Property”),

locally known as 7815 Thomas Springs Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

1 **PART 2.** The Property is subject to Ordinance No. 20081211-097 that established zoning
2 for the Oak Hill Combined Neighborhood Plan.

3
4 **PART 3.** This ordinance takes effect on _____, 2021.

5
6 **PASSED AND APPROVED**

7
8 §
9 §
10 _____, 2021 § _____
11 Steve Adler
12 Mayor

13
14
15 **APPROVED:** _____ **ATTEST:** _____
16 Anne L. Morgan Jannette S. Goodall
17 City Attorney City Clerk
18

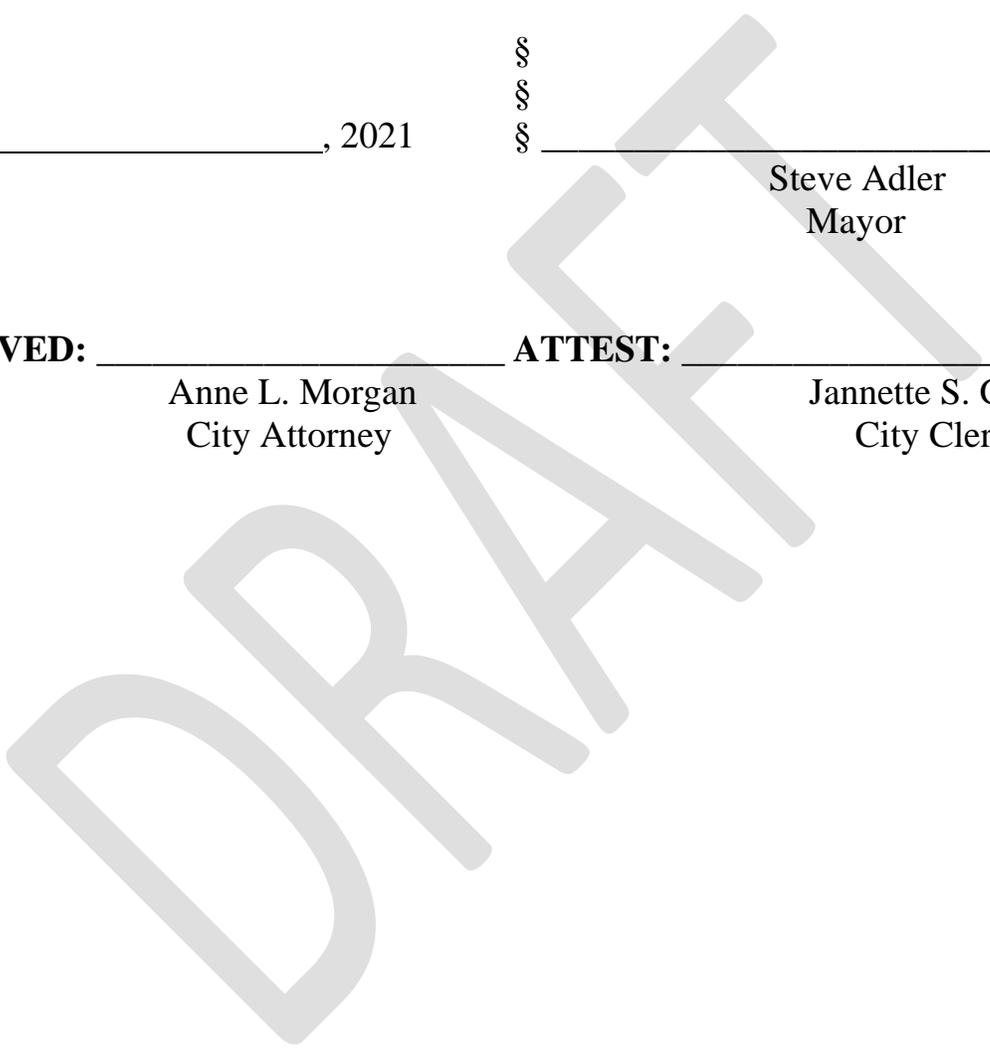


EXHIBIT "A"

FIELD NOTES DESCRIBING 4.734 ACRES OF LAND OUT OF THE MARCUS THOMAS SURVEY NO. 509 ABSTRACT NO. 770 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 6.487 ACRE TRACT CONVEYED TO LOCO GRANDE ENTERPRISES, LLC, IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2016138064 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found in the south right of way line of Thomas Springs Road, same being the northeast corner of that called 5.04 acre tract conveyed to Loco Grande Enterprises LLC recorded in Document No. 2012221273 of the Official Public Records of said County, for the northwest corner hereof;

THENCE along the south right of way line of Thomas Springs Road and the north line of the said Loco Grande tract, N 59° 08' 46" E, 75.98 feet to a ½" iron rod found for an angle point and N 45° 22' 47" E, 319.28 feet to a ½" iron rod found at the northwest corner of a called 1.50 acre tract conveyed to Ika Griggs in Document No. 2004228085 of the Official Public Records of said County, for the northeast corner hereof;

THENCE along the westerly line of the said Griggs tract and the easterly line of the said Loco Grande tract, S 37° 38' 50" E, 470.87 feet to a ½" iron rod found at the southwest corner of the said Griggs tract for easternmost southeast corner hereof;

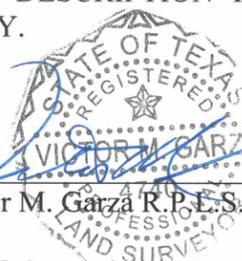
THENCE over and across said Loco Grande tract S 44° 48' 03" W, 6.96 feet to a ½" iron rod with B&G cap set for an interior corner hereof;

THENCE continuing over and across said Loco Grande tract S 32° 56' 19" E, 40.33 feet to a ½" iron rod found at the northeast corner of Lot 5 of Rockwood Subdivision recorded in Volume 18, Page 7 of the Plat Records of said County for the southernmost southeast corner hereof;

THENCE along the northerly line of Rockwood Subdivision and the southerly line of the Loco Grande tract S 52° 09' 39" W, 440.66 feet to a ½" iron pipe found at the northwest corner of Lot 4 of Rockwood Subdivision same being the northeast corner of that called 1.984 acre tract conveyed to Christopher Ryan Portillo and Kelly Elizabeth McGettigan in Document No. 2020040284 of the Official Public Records of said County and the southwest corner of the Loco Grande Enterprise tract for the southwest corner hereof;

THENCE along the east line of the Loco Grande Enterprise tract and the west line of the Moore tract N 30° 45' 00" W, (Bearing Basis) 487.21 feet to the **Place of Beginning** and containing 4.734 acres of land, more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


Victor M. Garza R.P.L.S. 4740

2/3/21
Date:

Exhibit A

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurvey.com
Firm Reg. No. 100363-00
B0115521_Tract 1

EXHIBIT "B"

FIELD NOTES DESCRIBING 1.752 ACRES OF LAND OUT OF THE MARCUS THOMAS SURVEY NO. 509 ABSTRACT NO. 770 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 6.487 ACRE TRACT CONVEYED TO LOCO GRANDE ENTERPRISES, LLC, IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2016138064 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found in the westerly right of way line of Wier Loop Road, same being the northwest corner of a called 3.405 acre tract conveyed to James C. and Phyllis C. Greene in Document No. 2009213051 of the Official Public Records of Travis County, Texas, at the southeast corner of said Loco Grande tract, for the southeast corner hereof;

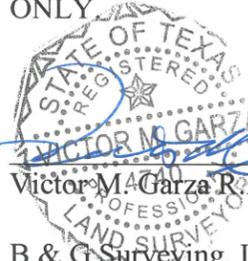
THENCE along the northerly line of the said Greene tract and the southerly line of said Loco Grande tract S 45° 06' 03" W, 486.82 feet to a 1/2" iron rod found in the northeasterly line of Lot 5 of Rockwood Subdivision recorded in Volume 18, Page 7 of the Plat Records of said County, same being the northwest corner of the said Greene tract, for the southeast corner hereof;

THENCE along the easterly line of said Lot 5 and the westerly line of said Loco Grande tract N 32° 56' 19" W, passing at 120.81 feet a 1/2" iron rod found at the northeast corner of Lot 5 of the above referenced subdivision, continuing over and across said Loco Grande tract a total distance of 161.13 feet to a 1/2" iron rod with B&G cap set for the northwest corner hereof;

THENCE over and across said Loco Grande tract, and along the southerly line of a called 1.50 acre tract conveyed to Ika Griggs in Document No. 2004228085 of the Official Public Records of Travis County, Texas, and the southerly line of a 1.499 acre tract conveyed to Randy and Gerry Leonard in Volume 12291, Page 1239, Real Property Records of Travis County, Texas, and the southerly line of a called 0.69 acre tract conveyed to Julie Angell Taylor in Document No. 2004240894 of the Official Public Records of Travis County, Texas, N 44° 48' 03" E, passing at 6.96 feet a 1/2" iron rod found at the southwest corner of said Griggs tract, continuing for a total distance of 474.10 feet to a 5/8" iron rod found in the southwesterly right of way line of Wier Loop Road, same being the most southeast corner of the said Taylor tract, for the northeast corner hereof;

THENCE along the westerly right of way line of Wier Loop Road and the easterly line of the Loco Grande tract S 37° 32' 30" E, 161.44 feet to the **Place of Beginning** hereof, containing 1.752 acres, more or less.

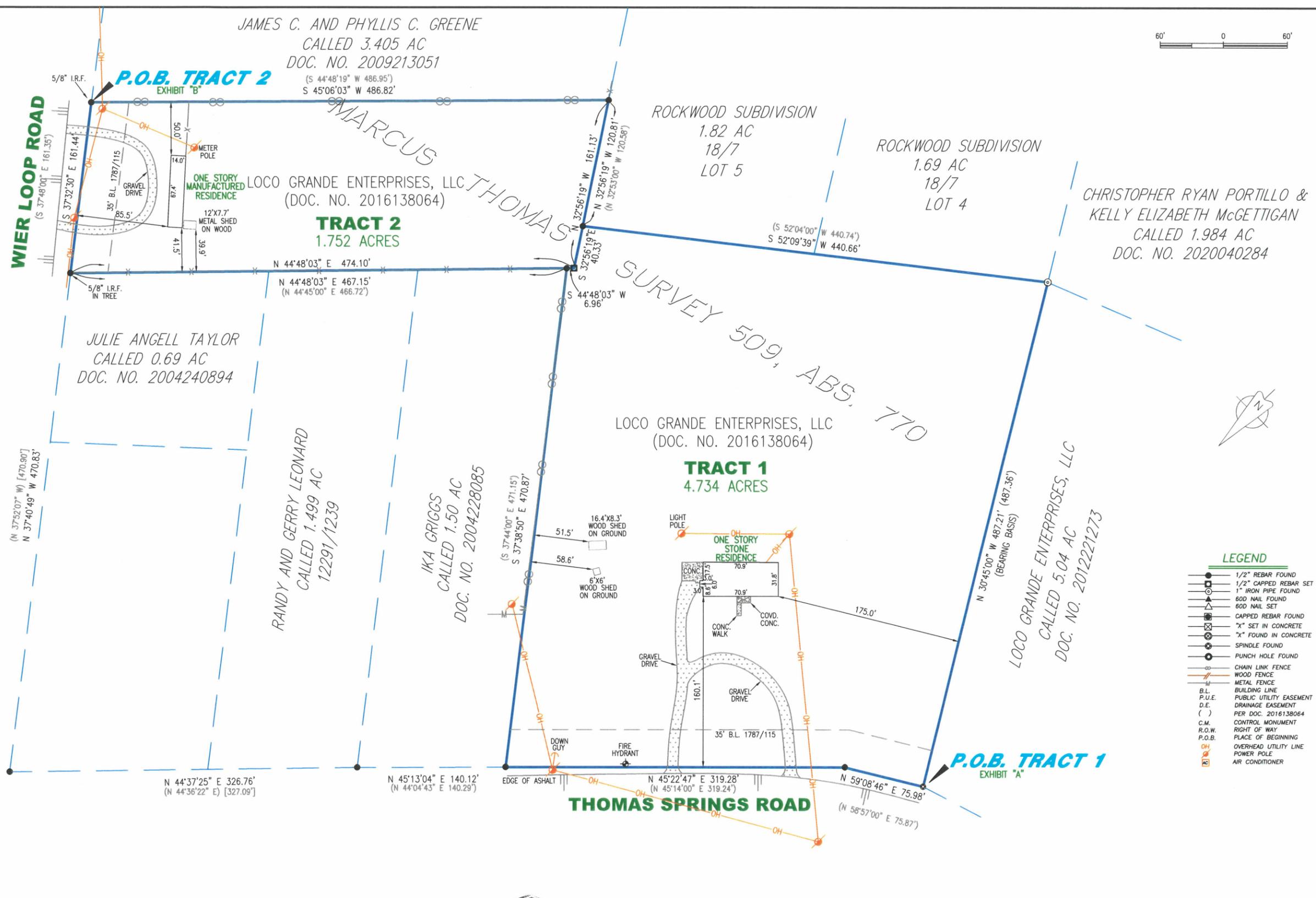
THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY


Victor M. Garza, R.P.L.S. 4740

2/3/21
Date:

Exhibit B

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurveying.com
Firm Reg. No. 100363-00
B0115521_Tract 2



LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1" IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- ▲ 60D NAIL SET
- ⊗ CAPPED REBAR FOUND
- ⊗ "X" SET IN CONCRETE
- ⊗ "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER DOC. 2016138064
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- ⊕ POWER POLE
- ⊕ AIR CONDITIONER

STATE OF TEXAS
REGISTERED SURVEYOR
VICTOR M. GARZA
GRACY TITLE COMPANY
STEWART TITLE GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 060804, DATED 09/28/08. IT IS REPRESENTED AS IN ZONE "X"; HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

4.734 ACRE OF LAND (TRACT 1) AND 1.752 ACRES OF LAND (TRACT 2), MORE OR LESS, OUT OF THE MARCUS THOMAS SURVEY NO. 509 ABSTRACT NO. 770 IN TRAVIS COUNTY, TEXAS, AND BEING THAT PROPERTY CONVEYED TO LOCO GRANDE ENTERPRISES, LLC, IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2016138064 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBITS "A" AND "B" ATTACHED HERETO.

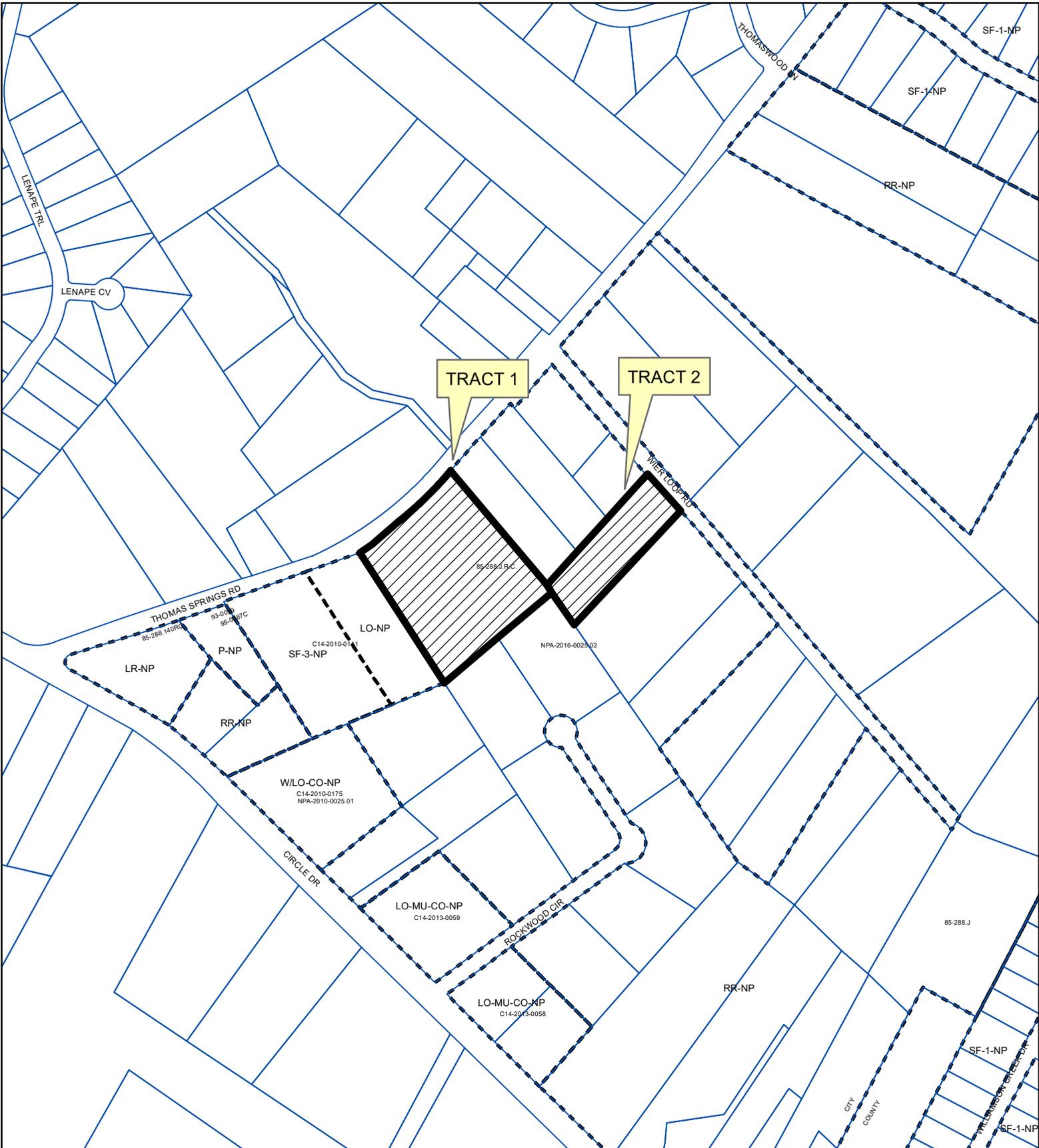
STREET ADDRESS: 7815 THOMAS SPRINGS ROAD CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
REFERENCE NAME: LOCO GRANDE ENTERPRISES, LLC

G.F. #: 00100-2561



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEYING.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969

JOB #: B0115521_TA	
DATE: 05/27/16	
SCALE: 1" = 60'	
FIELD WORK BY	DAVID 05/26/16
CALC'D BY	JUAN 05/26/16
DRAWN BY	JUAN/PR 06/02/16
CHECKED BY	V.G./M.L. 06/03/16



TRACT 1

TRACT 2

ZONING

ZONING CASE#: C14-2020-0102

Exhibit C



-  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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 2/4/2021