

**ORDINANCE NO. 20220324-074**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7051 BURLESON ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) 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 interim rural residence (I-RR) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2021-0182, on file at the Housing and Planning Department, as follows:

Being 55.410 acres of land out of and a part of 229.712 acres of land situated in the Santiago Del Valle Grant, Abstract Number 24, Travis County, Texas, described in a Deed recorded in Document No. 2010195929, Official Public Records of Travis County, Texas, said 55.410 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7051 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 on the Property:

Recycling center  
Stockyards

Resource extraction

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

**PASSED AND APPROVED**

§ 2

§

Steve Adler  
Mayor

**APPROVED:**

Anne L. Morgan  
City Attorney

**ATTEST:**

Myrna Rios  
City Clerk

FIELD NOTES

BEING 55.410 ACRES OF LAND OUT OF AND A PART OF 229.712 ACRES OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2010195929, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.), SAID 55.410 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING (GRID COORDINATES: N=10045711.50, E=3126486.56) AT A 1/2-INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF A 0.308 ACRE RIGHT-OF-WAY (ROW) DESCRIBED IN DOCUMENT NO. 201600144, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 1/2-INCH IRON ROD BEING IN THE SOUTHWEST ROW OF BURLESON ROAD (ROW VARIES), FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.308 ACRE TRACT BEARS NORTH 47°39'06" WEST A DISTANCE OF 534.82 FEET;

THENCE, SOUTH 47°01'38" EAST, ALONG SAID SOUTHWESTERLY ROW LINE OF BURLESON ROAD, A DISTANCE OF 432.23 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN 0.620 ACRE TRACT CONVEYED TO DEBORAH JOSEPHINE JAMES BY DEED RECORDED IN VOLUME 12600, PAGE 631, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, (R.P.R.T.C.TX), FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42°47'10" WEST, DEPARTING SAID SOUTHWESTERLY ROW, AT 1479.35 FEET, PASS A 1/2-IRON ROD FOUND FOR AN EXTERIOR CORNER OF THAT CERTAIN 14.32 ACRE TRACT CONVEYED TO TRAVIS BUSINESS PARK, LTD, BY DEED RECORDED IN VOLUME 12041, PAGE 1623, R.P.R.T.C.TX., SAME BEING THE NORTHWEST CORNER OF A CALLED 2.000 ACRE TRACT, CONVEYED TO AET ENTERPRISES, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2015055193, O.P.R.T.C.TX., IN ALL A TOTAL DISTANCE OF 1992.13 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.000 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 47°38'14" EAST, ALONG THE SOUTH LINE OF SAID 2.000 ACRE TRACT AND SAID 14.32 ACRE TRACT, A DISTANCE OF 437.91 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 14.32 ACRE TRACT, SAME BEING A SOUTHWEST CORNER OF A CALLED 26.665 ACRE TRACT (LOT 1) CONVEYED TO CHALL, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 201800150, O.P.R.T.C.TX., FOR AN ANGLE POINT HEREIN;

THENCE, SOUTH 47°33'14" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 664.82 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 2.000 ACRE TRACT (WEST TRACT) CONVEYED TO CHALL, LTD, BY DEED RECORDED IN VOLUME 13091, PAGE 3691, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID WEST TRACT BEARS SOUTH 47°39'59" EAST, A DISTANCE OF 122.86 FEET;

THENCE, SOUTH 42°26'48" WEST, ALONG THE WESTERLY LINE OF SAID WEST TRACT, A DISTANCE OF 418.64 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT HEREIN, SAME BEING AN ANGLE POINT OF SAID WEST TRACT;

THENCE, SOUTH 02°52'35" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 204.59 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREIN, SAME BEING IN THE NORTHWESTERLY ROW LINE OF MCKINNEY FALLS PARKWAY (100-FOOT ROW);

THENCE, NORTH 87°07'28" WEST, ALONG SAID NORTHWESTERLY ROW LINE, A DISTANCE OF 272.44 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1686.58 FEET, AN ARC LENGTH OF 428.01 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 85°37'27" WEST, 426.87 FEET TO A 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "PELTON BOUNDARY", FOR THE MOST SOUTHERLY SOUTHWEST CORNER HEREIN, SAME BEING THE SOUTHEAST CORNER OF A CALLED 33.9000 ACRE TRACT CONVEYED TO THE BOARD OF TRUSTEES OF THE DEL VALLE INDEPENDENT SCHOOL DISTRICT, BY DEED RECORDED IN DOCUMENT NUMBER 2002068034, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE, DEPARTING SAID MCKINNEY FALLS PARKWAY AND FOLLOWING ALONG AN EASTERLY LINE OF SAID 33.900 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 09°56'55" WEST, A DISTANCE OF 495.23 FEET TO A SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
2. NORTH 01°00'59" EAST, A DISTANCE OF 364.83 FEET TO A SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
3. NORTH 47°12'36" WEST, A DISTANCE OF 746.57 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY", SET FOR THE SOUTHWEST CORNER HEREIN, SAME BEING THE EASTERLY LINE OF SMITH ELEMENTARY SCHOOL, FROM WHICH AN IRON ROD WITH A 2-INCH ALUMINUM CAP STAMPED "PARKS AND WILDLIFE" BEARS SOUTH 27°30'19" WEST A DISTANCE OF 257.51 FEET.

THENCE, NORTH 27°26'29" EAST, ALONG THE COMMON LINE BETWEEN SAID SMITH ELEMENTARY SCHOOL AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 498.21 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 6.5259 ACRE TRACT (LOT 1), BURLESON OFFICE SUBDIVISION, RECORDED IN BOOK 91, PAGE 397, PLAT RECORDS, TRAVIS COUNTY, TEXAS,

THENCE, NORTH 42°24'02" EAST ALONG THE EAST LINE OF SAID LOT 1, AT 292.25 FEET, PASSING THE CALCULATED NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF CALLED 33.82 ACRE TRACT CONVEYED TO BROCK CONSULTING GROUP, BY DEED RECORDED IN DOCUMENT NUMBER 200100308, O.P.R.T.C.TX., IN ALL A TOTAL DISTANCE OF 921.94 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY NORTHWEST CORNER HEREIN, SAME BEING THE NORTHERLY CORNER OF SAID 33.82 ACRE TRACT, SAME BEING IN THE SOUTHWEST LINE OF A CALLED 5.716 ACRE TRACT (LOT 1), BUR 13, RECORDED IN DOCUMENT NUMBER 201600144, O.P.R.T.C.TX.;

THENCE, SOUTH 47°18'26" EAST ALONG THE SOUTH LINE OF SAID BUR 13, LOT 1, A DISTANCE OF 359.17 FEET TO A 1/4-INCH IRON PIPE FOUND FOR AN INTERIOR CORNER HEREIN, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE, NORTH 42°25'10" EAST ALONG THE EAST LINE OF SAID BUR 13, LOT 1, AT 1047.42 FEET, PASS A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID 0.308 ACRE R.O.W., IN ALL A TOTAL DISTANCE OF 1074.80 FEET TO THE POINT OF BEGINNING, CONTAINING 55.410 ACRES OF LAND, MORE OR LESS.



THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

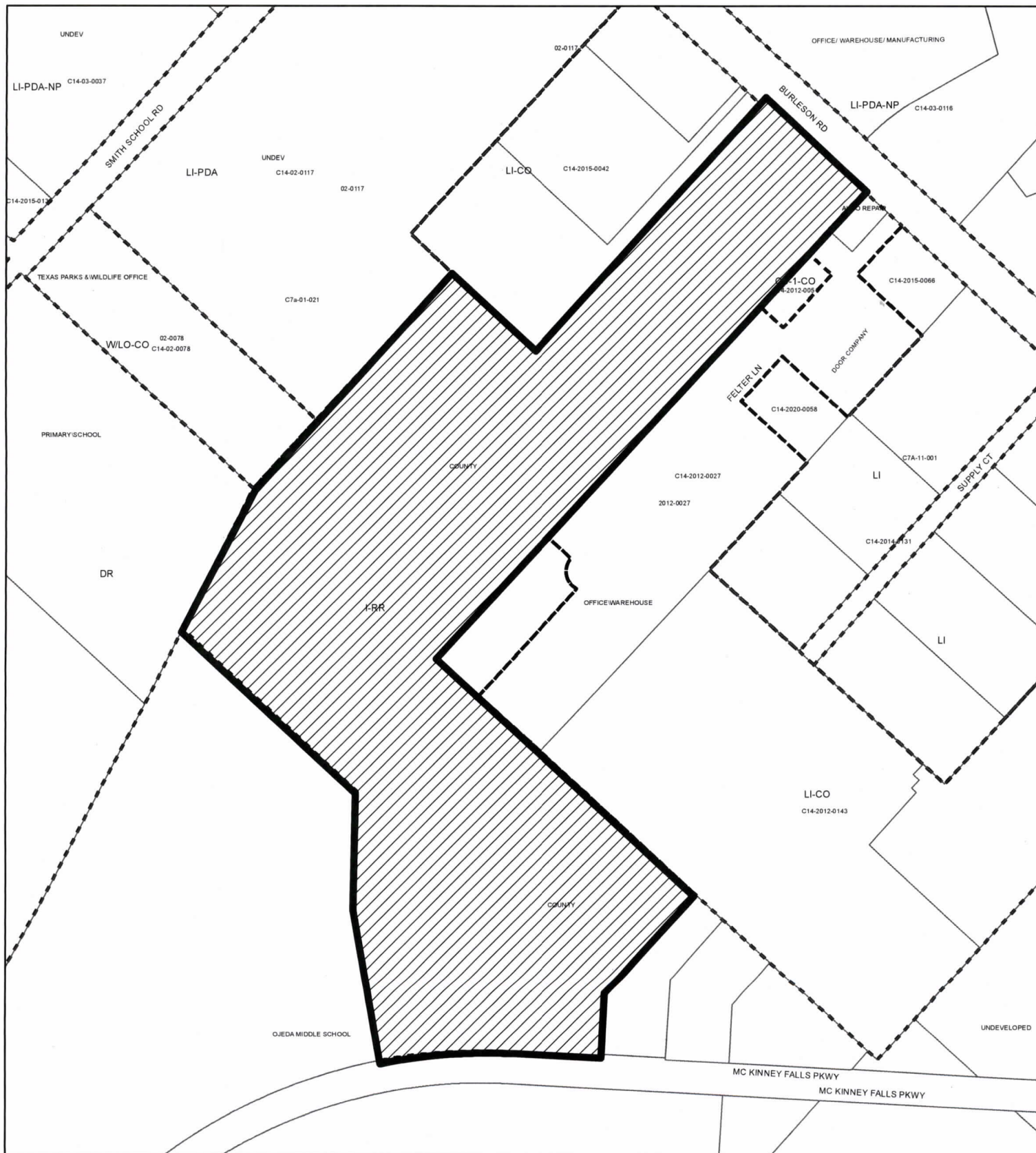
TO SOUTHEASTERN FREIGHT LINES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1-4, 6(b), 7, 8, 11, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 30, 2019.

CERTIFIED TO THIS THE 17th DAY OF SEPTEMBER, 2019, A.D.



  
ROBERT E. HYSMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5131 - STATE OF TEXAS  
PELTON LAND SOLUTIONS, INC.  
TBPLS FIRM NO. 10194108  
4214 MEDICAL PARKWAY  
SUITE 300  
AUSTIN, TEXAS 78756  
PHONE: (512)831-7700



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

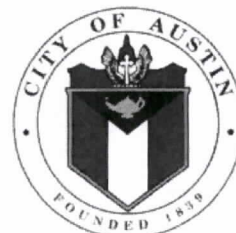
ZONING CASE#: C14-2021-0182

Exhibit B

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: 12/2/2021