

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3101 HIBBETTS ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-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 single-family residence standard lot-neighborhood plan (SF-2-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2021-0134, on file at the Housing and Planning Department, as follows:

Being 1.0783 acres (46,969 square feet) of land out of the James Burleson Survey No. 19, Abstract No. 4, and the J.C. Tannehill Survey No. 29, Abstract No. 22, both in Travis County, Texas, being all of a 1.08 acre tract conveyed to George I. Kurachi, Jr., and Barbara J. Kurachi in Document No. 2001031539 of the official public records of Travis County, Texas (O.P.R.T.C.T.), said 1.0783 acres being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 3101 Hibbetts Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2022.  
2  
3

4 **PASSED AND APPROVED**  
5

6  
7  
8  
9 \_\_\_\_\_, 2022

§  
§  
§

10 \_\_\_\_\_  
11 Steve Adler  
12 Mayor

13  
14 **APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

15 Anne L. Morgan  
16 City Attorney

17 Myrna Rios  
City Clerk

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.0783 ACRES (46,969 SQUARE FEET) OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, BOTH IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.08 ACRE TRACT CONVEYED TO GEORGE I. KURACHI, JR., AND BARBARA J. KURACHI IN DOCUMENT NO. 2001031539 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.0783 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



TBPLS Firm #10174300  
PO Box 90876  
Austin, TX 78709  
512.537.2384  
[www.4wards.com](http://www.4wards.com)

**BEGINNING**, at a calculated point in the east right-of-way line of U.S. Highway 183 (aka Ed Bluestein Boulevard, right-of-way varies), said point being the southwest corner of a called 0.500 acre tract conveyed to J.H. Harold in Volume 3101, Page 1204 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being the northwest corner of said Kurachi tract, for the northwest corner and **POINT OF BEGINNING** hereof, from which a TxDot Type I concrete monument found at an angle point in the east right-of-way line of said US 183 and the west line of said Harold tract bears, N14°35'38"E, a distance of 56.44 feet, and also from which calculated corner, a 1/2-inch iron rod found bears, N51°49'23"W, a distance of 1.36 feet;

**THENCE**, leaving the east right-of-way line of said US 183, with the common line of said Harold tract and said Kurachi tract, **S51°49'23"E**, a distance of **210.00** feet to a calculated point for the northeast corner hereof, said point being in the west line of Lot 1 of Burr-Day Partnership, a subdivision recorded in Volume 87, Page 74D of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the common east corner of said Harold tract and said Kurachi tract, from which a 1/2-inch iron pipe found at an angle point in the south line of Lot 2A of the Resubdivision of Lot 1, Motorola Inc. Ed Bluestein Facility, recorded in Document No. 200600304 (O.P.R.T.C.T.), and being the common north corner of said Harold tract and said Lot 1 bears, N25°20'01"E, a distance of 104.50 feet, and also from which calculated corner, a 1/2-inch iron rod found bears, N51°49'23"W, a distance of 1.27 feet;

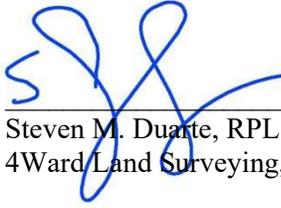
**THENCE**, with the east line of said Kurachi tract, in part with the west line of said Lot 1, and in part with the north right-of-way line of Regiene Road (right-of-way varies, dedicated in Volume 1795, Page 249 (D.R.T.C.T.)), **S25°20'01"W**, a distance of **266.95** feet to a 1/2-inch iron rod found for the southeast corner hereof, said point being a corner in the north right-of-way line of said Regiene Road, and being the southeast corner of said Kurachi tract;

**THENCE**, with the north right-of-way line of said Regiene Road and the south line of said Kurachi tract, **N48°56'23"W**, a distance of **159.42** feet to a TxDot Type I concrete monument found for the southwest corner hereof, said point being at the intersection of the north right-of-way line of said Regiene Road with the east right-of-way line of said US 183, and being the southwest corner of said Kurachi tract;

**THENCE**, with the east right-of-way line of said US 183 and the west line of said Kurachi tract, **N14°35'38"E**, a distance of **275.24** feet to the **POINT OF BEGINNING** and containing 1.0783 Acres (46,969 Square Feet) of land, more or less.

**Notes:**

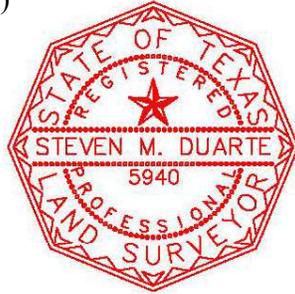
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000029500981. See attached sketch (reference drawing: 01049\_zoning.dwg.)



**4/16/2021**

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Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



**U.S. HIGHWAY 183  
(AKA ED BLUESTEIN BLVD.)  
(R.O.W. VARIES)**

**P.O.B.**  
GRID N: 10070760.62  
GRID E: 3137270.65

APPROXIMATE LOCATION OF SURVEY PATENT LINE  
 {N51°54'32"W 213.43'}  
 {N49°10'00"W 213.37'}  
 N51°57'54"W 213.48'

{S49°10'00"E 210.12'}  
 (S49°10'00"E 210.12')  
**S51°49'23"E 210.00'**

**1.0783 ACRE(S)  
46,969 SQUARE FEET**  
 CALLED 1.08 ACRES  
 GEORGE I. KURACHI, JR.  
 & BARBARA J. KURACHI  
 DOC. NO. 2001031539  
 O.P.R.T.C.T.

NOTE "A"  
 FROM WHICH A 1/2"  
 IRON ROD FOUND BEARS  
 N51°49'23"W 1.36'

NOTE "B"  
 FROM WHICH A 1/2"  
 IRON ROD FOUND BEARS  
 N51°49'23"W 1.27'

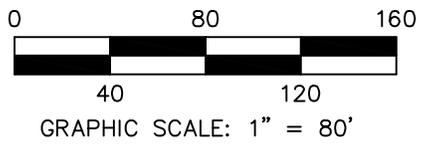
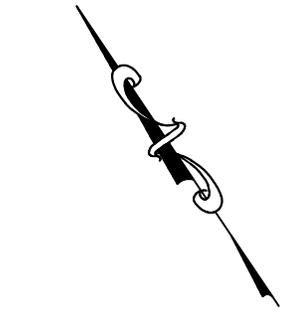
APPROXIMATE LOCATION  
 OF 5' WIDE ELECTRIC  
 AND TELEPHONE  
 SYSTEMS EASEMENT  
 VOL. 1916, PG. 15  
 D.R.T.C.T.

FROM WHICH A MAG  
 NAIL FOUND BEARS  
 N26°07'00"W, 1.16'

**N48°56'23"W 159.42'**  
 (N46°19'00"W 159.42')

**REGIENE ROAD  
(R.O.W. VARIES)**

DEDICATED IN  
 VOL. 1795, PG. 249  
 D.R.T.C.T.



**1.0783 ACRES  
City of Austin, Travis  
County, Texas**



PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBP ELS FIRM #10174300

Date:	4/16/2021
Project:	01049
Scale:	1" = 80'
Reviewer:	SMD
Tech:	AK
Field Crew:	WC
Survey Date:	APR. 2021
Sheet:	1 OF 3

[A]  
CALLED 1.4041 ACRE  
(TRACT 1)  
KUNICKO, LLC  
DOC. NO. 2019143558  
O.P.R.T.C.T.

[D]  
CALLED 0.228 ACRE  
LAURIE LYNN ALKIER  
DOC. NO. 2004026976  
O.P.R.T.C.T.

[G]  
LOT 2A  
RESUBDIVISION OF LOT 1  
MOTOROLA INC.  
ED BLUESTEIN FACILITY  
DOC. NO. 200600304  
O.P.R.T.C.T.

[B]  
CALLED 0.217 ACRE  
(PARCEL 131)  
THE STATE OF TEXAS  
DOC. NO. 2016160674  
O.P.R.T.C.T.

[E]  
LOT 1  
KURACHI SUBDIVISION  
DOC. NO. 200400223  
O.P.R.T.C.T.

[H]  
LOT 1  
BURR-DAY PARTNERSHIP  
VOL. 87, PG. 74D  
P.R.T.C.T.

[C]  
CALLED 0.237 ACRE  
LAURIE LYNN ALKIER  
DOC. NO. 2004026976  
O.P.R.T.C.T.

[F]  
CALLED 0.500 ACRE  
J.H. HAROLD  
VOL. 3101, PG. 1204  
D.R.T.C.T.

[I]  
CALLED 2,769 SQ. FT.  
THE CITY OF AUSTIN  
VOL. 9775, PG. 559  
R.P.R.T.C.T.

[J]  
**J.C. TANNEHILL  
SURVEY NO. 29,  
ABSTRACT NO. 22**

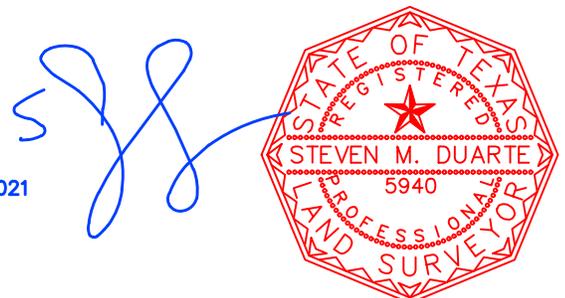
[K]  
**JAMES BURLESON  
SURVEY NO. 19,  
ABSTRACT NO. 4**

**NOTES:**

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000029500981.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

4/16/2021



**1.0783 ACRES  
City of Austin, Travis  
County, Texas**



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Date:	4/16/2021
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Sheet:	2 OF 3

## LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	CALCULATED POINT
	TXDOT TYPE I CONCRETE MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2001031539
((.....))	RECORD INFORMATION PER DOC. NO. 2019143558
{.....}	RECORD INFORMATION PER VOL. 3101, PG. 1204
{{.....}}	RECORD INFORMATION PER PLAT DOC. NO. 200600304
<.....>	RECORD INFORMATION PER PLAT VOL. 87, PG. 74D
[[.....]]	RECORD INFORMATION PER TXDOT ROW MAPS

### LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N14°35'38"E	56.44'
L2	N33°25'16"E	49.80'
L3	N25°20'01"E	104.50'
L4	S53°55'00"W	48.36'
L5	S51°19'15"E	66.54'

### RECORD LINE TABLE

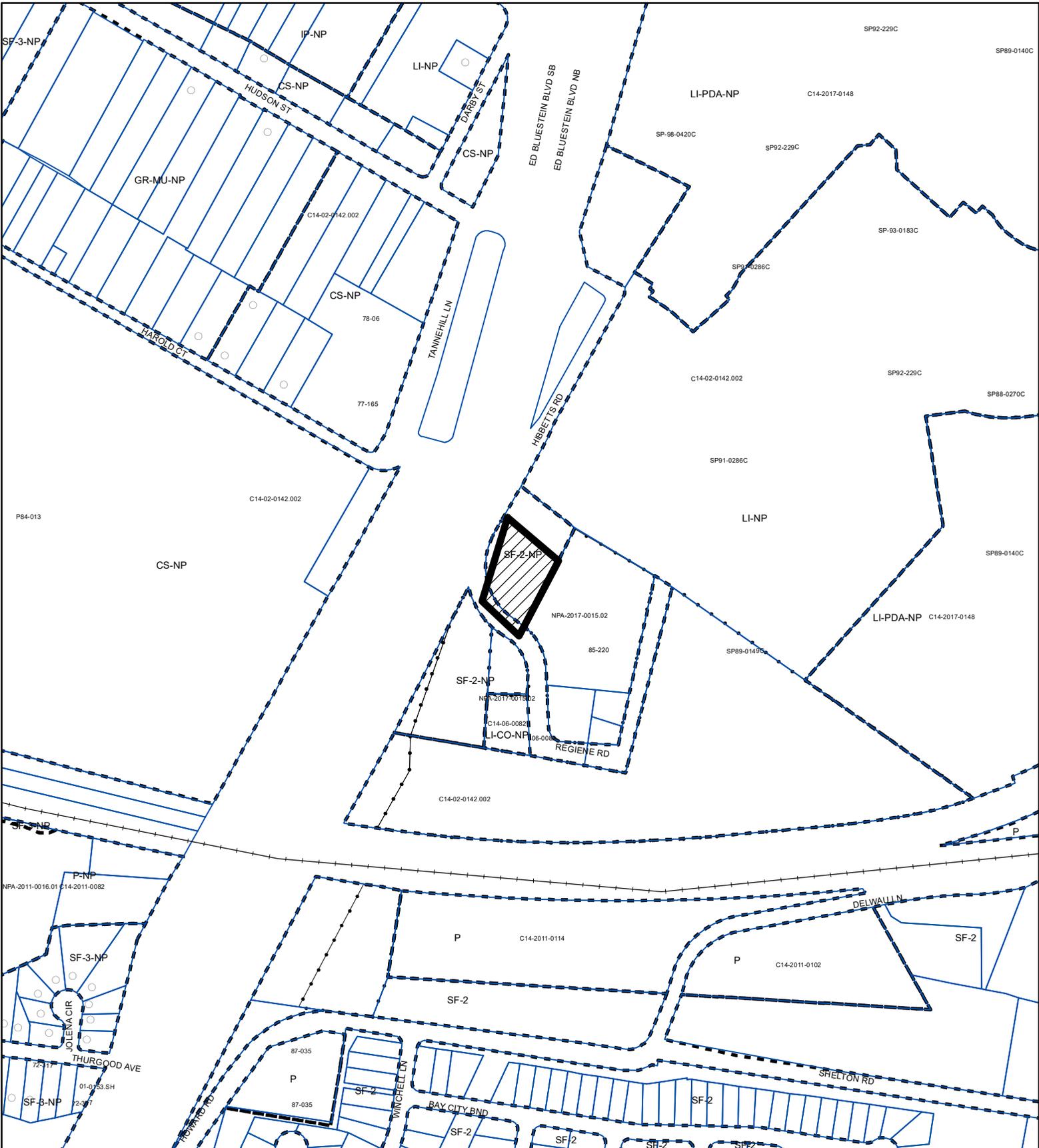
LINE #	DIRECTION	LENGTH
{L1}	N17°05'00"E	56.02'
{L2}	N35°27'00"E	49.56'
{L3}	N27°47'00"E	103.39'
L4	NOT USED	--
((L5))	S48°16'04"E	67.61'

**1.0783 ACRES**  
**City of Austin, Travis**  
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**ZONING**

ZONING CASE#: C14-2021-0134

Exhibit B



-  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: 8/9/2021