

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

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 3408 HIBBETTS ROAD IN THE EAST MLK**  
3 **COMBINED NEIGHBORHOOD PLAN AREA AND CHANGING THE ZONING**  
4 **MAP FROM INTERIM-RURAL RESIDENCE-NEIGHBORHOOD PLAN (I-RR-**  
5 **NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-**  
6 **NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT.**

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from interim-rural residence-neighborhood plan (I-RR-NP)  
10 combining district to general commercial services-neighborhood plan (CS-NP) combining  
11 district on the property described in Zoning Case No. C14-2024-0127, on file at the  
12 Planning Department, as follows:

13 A 0.570 acre tract of land in the J. C. Tannehill League No. 29, Abstract No. 22, in  
14 Travis County, Texas, being a called 1.0 acre tract of land conveyed by deed  
15 recorded in Volume 1539, Page 55, of the Deed Records of Travis County, Texas;  
16 **SAVE AND EXCEPT** a called 0.141 acre tract of land recorded in Volume 2108,  
17 Page 438, of the Deed Records of Travis County, Texas, and a called 0.286 acre  
18 tract of land recorded in Volume 2715, Page 189, of the Deed Records of Travis  
19 County, Texas, said 0.570 acre tract of land being more particularly described by  
20 metes and bounds in **Exhibit “A”** incorporated into this ordinance (the  
21 “Property”),

22 locally known as 3408 Hibbetts Road in the City of Austin, Travis County, Texas,  
23 generally identified in the map attached as **Exhibit “B”**.

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



J. C. Tannehill Lge. No. 29, Abstract 22  
Travis County, Texas  
0.570 Acre

**EXHIBIT "A"**

BEING A 0.570 ACRE TRACT OF LAND, BEING A CALLED 1.0 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1539, PAGE 55, DEED RECORDS OF TRAVIS COUNTY, TEXAS, LESS A CALLED 0.141 ACRE TRACT RECORDED IN VOLUME 2108, PAGE 438, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND A CALLED 0.286 ACRE TRACT RECORDED IN VOLUME 2715, PAGE 189, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND LYING IN THE J. C. TANNEHILL LEAGUE NO. 29, ABSTRACT 22, TRAVIS COUNTY, TEXAS, SAID 0.570 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod for the North corner of the herein described tract, being also the most northwesterly corner of said 0.141 acre tract, from which the North corner of said 1.0 acre tract bears N 28°58'39" E a distance of 10.95 feet, and lying in the southwest right-of-way (ROW) line of Hudson Street (Hudson St) (based on a 60 feet wide ROW) at its intersection with the southeast ROW line of US Highway 183 (US 183) (variable width ROW);

**THENCE** S 63°04'59" E with the southwest ROW line of Hudson St and the southwest boundary line of said 0.141 feet a distance of 56.70 feet to an iron rod for the North cutback corner at the intersection of the southwest ROW line of Hudson St with the northwest ROW line of Hibbetts Road (Hibbetts Rd) (based on a 50 feet wide ROW);

**THENCE** S 16°44'27" E with said cutback and the interior West boundary line of said 0.141 acre tract a distance of 27.81 feet to an iron rod for the most northeasterly corner of the herein described tract, being also the South cutback corner and South interior corner of said 0.141 acre tract;

**THENCE** S 28°57'01" W with the northwest boundary line of said 0.141 acre tract, being also the northwest ROW line of Hibbetts Rd, a distance of 419.19 feet to an iron rod found for an angle point;

**THENCE** S 34°40'01" W continuing with said boundary and ROW line a distance of 50.26 feet to an iron rod for the South corner of the herein described tract, being also the most southerly West corner of said 0.141 acre tract, being also the South corner of said 0.286 acre tract, and lying in the South boundary line of said 1.0 acre tract;

**THENCE** N 17°06'27" E with the East boundary line of said 0.286 acre tract a distance of 349.02 feet to an iron rod for an angle point in the West boundary line of the herein described tract, being also the North corner of said 0.286 acre tract, and lying in the West boundary line of said 1.0 acre tract, lying also in the southeast ROW line of US 183;

**THENCE** S 28°58'39" E with the northwest boundary line of said 1.00 acre tract and the southeast ROW line of US 183 a distance of 145.03 feet to the **PLACE OF BEGINNING** and containing 0.570 acre of land.

Bearing Basis: All bearings shown herein are referenced to the Texas Plane Coordinate System, North American Datum of 1983, Central Zone.

  
Wesley C. Hunter  
Registered Professional Land Surveyor  
No. 6268 – State of Texas

 **HUNTER SURVEYING**  
819 CAMEL BACK DR., NEW BRAUNFELS, TX 78130  
(830) 624-9192 TEXASSURVEYOR1@GMAIL.COM  
FIRM # 10194098 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

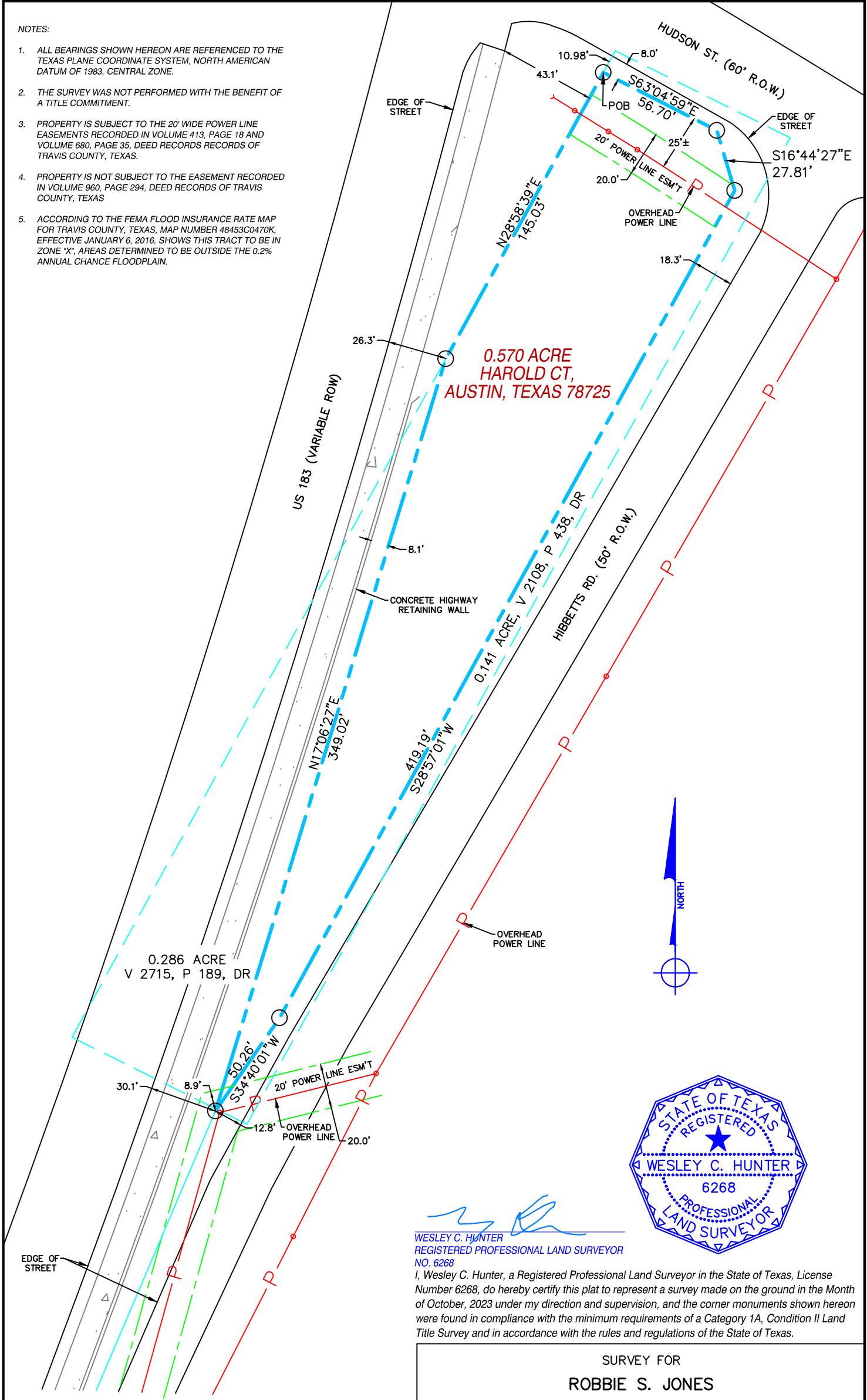


DATE: October 23, 2023

J. C. Tannehill Lge. No. 29, Abstract 22  
Travis County, Texas  
0.570 Acre

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE.
2. THE SURVEY WAS NOT PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT.
3. PROPERTY IS SUBJECT TO THE 20' WIDE POWER LINE EASEMENTS RECORDED IN VOLUME 413, PAGE 18 AND VOLUME 680, PAGE 35, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
4. PROPERTY IS NOT SUBJECT TO THE EASEMENT RECORDED IN VOLUME 960, PAGE 294, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
5. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, MAP NUMBER 48453C0470K, EFFECTIVE JANUARY 6, 2016, SHOWS THIS TRACT TO BE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



*Wesley C. Hunter*  
**WESLEY C. HUNTER**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6268

I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of October, 2023 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condition II Land Title Survey and in accordance with the rules and regulations of the State of Texas.

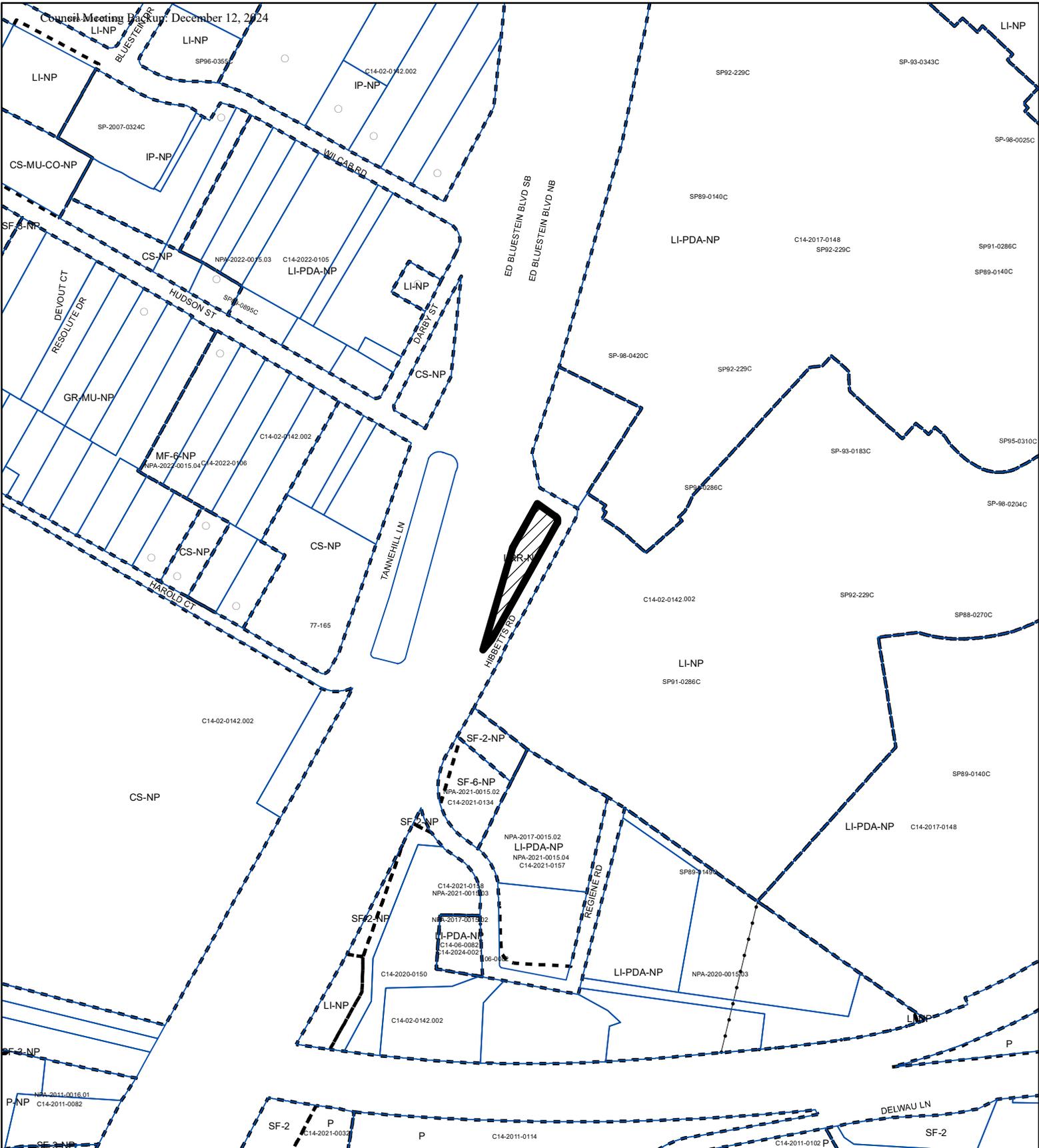
SURVEY FOR <b>ROBBIE S. JONES</b>			
BEING 0.570 ACRE TRACT OF LAND, BEING A CALLED 1.0 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1539, PAGE 55, DEED RECORDS OF TRAVIS COUNTY, TEXAS, LESS A CALLED 0.141 ACRE TRACT RECORDED IN VOLUME 2108, PAGE 438, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND A CALLED 0.286 ACRE TRACT RECORDED IN VOLUME 2715, PAGE 189, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND LYING IN THE J. C. TANNEHILL LEAGUE NO. 29, ABSTRACT 22, TRAVIS COUNTY, TEXAS.			
DRAWN BY: WH	DATE: 10/23/2023	DWG. NO.	REV.
CHECKED BY: WH	DATE: 10/23/2023	HS-JCTL29-AB22-0.570-001	0
SCALE: 1"=50'	APP.: 10/23/2023	GF#: -	



**HUNTER SURVEYING**

819 CAMEL BACK DR., NEW BRAUNFELS, TX 78130  
 (830) 624-9192 TEXASSURVEYOR1@GMAIL.COM  
 FIRM # 10194098 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

Council Meeting Backup: December 12, 2024



### ZONING

### EXHIBIT "B"

ZONING CASE#: C14-2024-0127



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



Created: 9/3/2024