

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 204 EAST RUNDBERG LANE IN THE NORTH
3 LAMAR COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD
4 COMMERCIAL-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN
5 (LR-V-NP) COMBINING DISTRICT AND FAMILY RESIDENCE-
6 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY
7 COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-
8 NEIGHBORHOOD PLAN (GR-MU-V-NP) COMBINING DISTRICT.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from neighborhood commercial-vertical mixed use building-
14 neighborhood plan (LR-V-NP) combining district and family residence-neighborhood plan
15 (SF-3-NP) combining district to community commercial-mixed use-vertical mixed use
16 building-neighborhood plan (GR-MU-V-NP) combining district on the property described
17 in Zoning Case No. C14-2024-0067.SH, on file at the Planning Department, as follows:

18
19 A 6.541 acre tract of land in the John Applegate Survey No. 58, Abstract No. 29, in
20 Travis County, Texas, being the remainder of a called 14.243 acre tract of land
21 described in deeds recorded in Document No. 2002235574 and Document No.
22 2011121659 of the Official Public Records of Travis County, Texas, said 6.541
23 acre tract of land being more particularly described by metes and bounds in
24 **Exhibit “A”** incorporated into this ordinance (the “Property”),

25
26 locally known as 204 East Rundberg Lane in the City of Austin, Travis County, Texas,
27 generally identified in the map attached as **Exhibit “B”**.

28
29 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to
30 Ordinance No. 20100624-111 that established zoning for the North Lamar Neighborhood
31 Plan.

EXHIBIT "A"

March 12, 2024
204 Rundberg – 6.541 Acres
Page 1 of 2

DESCRIPTION OF A 6.541 ACRE TRACT OF LAND
SITUATED IN THE
JOHN APPLGATE SURVEY NO. 58, A-29
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

BEING a 6.541 acre tract of land situated in the John Applegate Survey No. 58, Abstract No. 29, of Travis County, Texas, and being the remainder of a called 14.243 acre tract of land described as Tract B in an instrument recorded in Document No. 2002235574 and Document No. 2011121659 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), said 6.541 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found on a Southwesterly line of a called 17.702 acre tract of land described in an instrument to Austin Independent School District recorded in Document No. 2011163879, O.P.R.T.C.T. and being the Northeast corner of a called 1.003 acre tract of land described in an instrument to Austin Independent School District recorded in Document No. 2011163881, O.P.R.T.C.T. and marking the Northwest corner of the herein described tract, from which a 1/2-inch iron rod found for the Northwest corner of said 1.003 acre tract, same being an interior corner of said 17.702 acre tract bears North 65°34'15" West, a distance of 57.06 feet;

THENCE, South 62° 32' 21" East, along and with a Southwesterly line of said 17.702 acre tract, a distance of 373.00 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set on the West line of Lot 13, Block B of NORTH CREEK, a subdivision per plat recorded in Volume 47, Page 13 of the Map and Plat Records of Travis County, Texas, from which a 1/2-inch iron rod found for the common West corner of Lots 14 and 15 of said Block B bears North 27°27'58" East, a distance of 115.12 feet;

THENCE, South 27° 27' 58" West, along and with the West line of said NORTH CREEK, a distance of 609.63 feet to a 1/2-inch iron rod found on the West line of Lot 3, Block B of said NORTH CREEK, and being the Northeast corner of a called 0.207 acre tract of land described in an instrument to Richard Neuman recorded in Document No. 2011047454, O.P.R.T.C.T.;

THENCE, North 62° 01' 09" West, along and with the North line of said 0.207 acre tract, a distance of 50.07 feet to a 1/2-inch iron rod with cap stamped "B&G Surveying" found for the Northwest corner of said 0.207 acre tract;

THENCE, South 27° 23' 09" West, along and with the West line of said 0.207 acre tract, a distance of 179.02 feet to a 1/2-inch iron rod found on the North right-of-way line of E. Rundberg Lane (R.O.W. width varies) described in an instrument recorded in Volume 5067, Page 1787 of the Deed Records of Travis County, Texas, and being the Southwest corner of said 0.207 acre tract and marking the Southeast corner of the herein described tract;

THENCE, North 61° 51' 56" West, along and with the North right-of-way line of said E. Rundberg Lane, for a distance of 200.58 feet to a square 1/2-inch iron rod found for the beginning of a non-tangent curve to the right;

THENCE, along and with said curve turning to the right with a Delta Angle of $04^{\circ} 15' 25''$, having a radius of 1,675.88 feet, and arc length of 124.52 feet and whose long chord bears North $59^{\circ} 41' 44''$ West for a distance of 124.49 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for the Southeast corner of said 1.003 acre tract and marking the Southwest corner of the herein described tract;

THENCE, North $27^{\circ} 35' 34''$ East, along and with the East line of said 1.003 acre tract, a distance of 779.67 feet to the **POINT OF BEGINNING** and containing 6.541 acres of land.

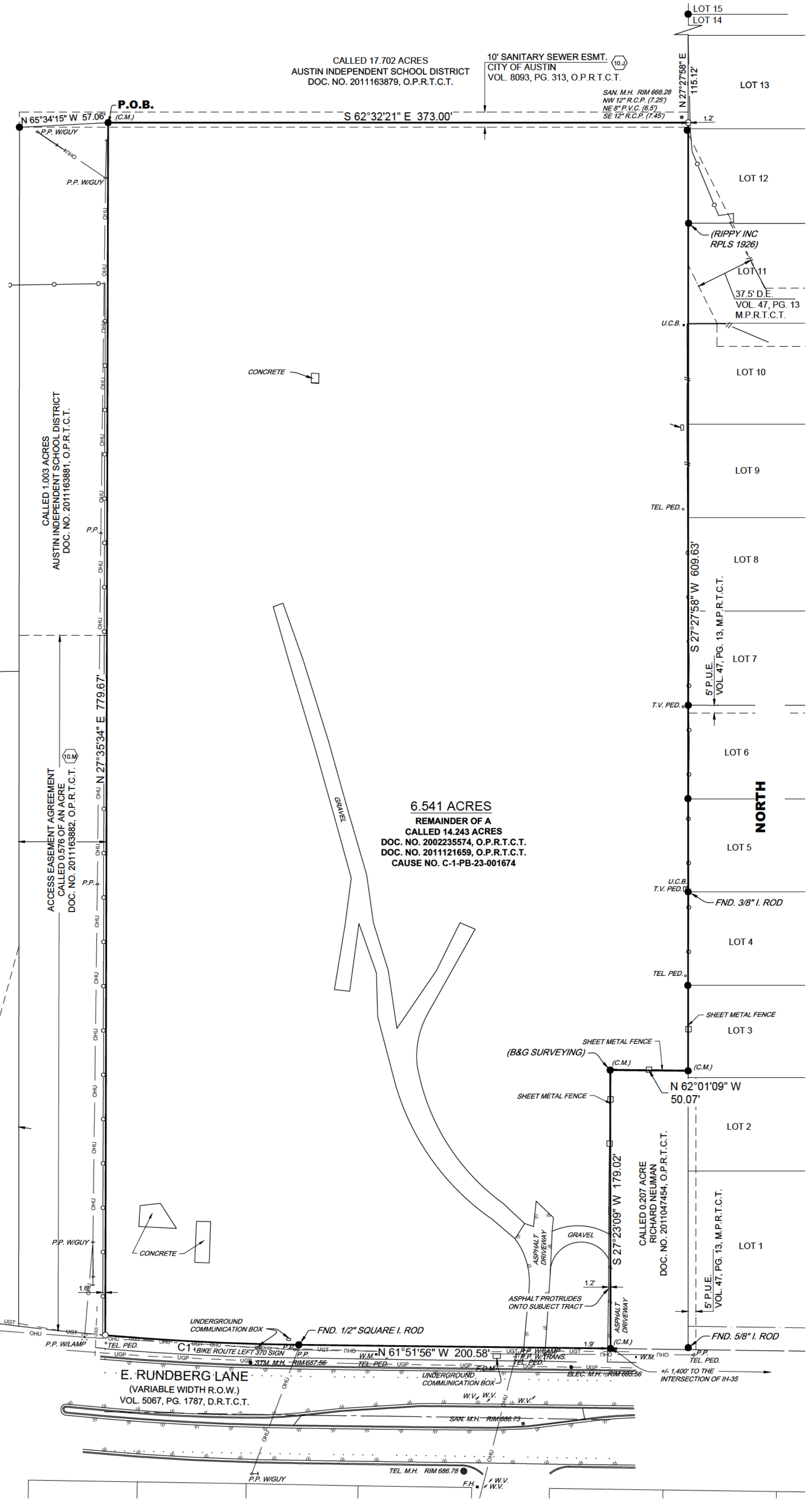
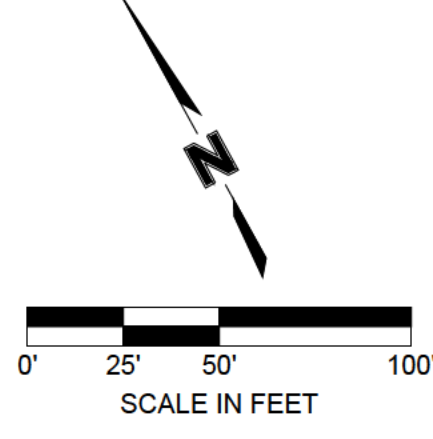
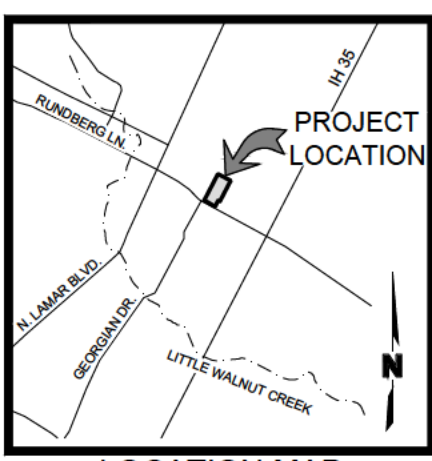
Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, Central Zone 4203, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00.
- 2) This M&B description was prepared in conjunction with a survey of even date.



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TBPELS Firm No. 10194657





- LEGEND**
- C.M. CONTROLLING MONUMENT
 - CP. CONTROL POINT
 - DOC. DOCUMENT
 - ELEC. ELECTRIC
 - F.H. FIRE HYDRANT
 - FND. FOUND
 - F.O.M. FIBER OPTIC MARKER
 - I. IRON
 - M.H. MANHOLE
 - M.P.R.T.C.T. MAP AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - NO. NUMBER
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - PED. PEDESTAL
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.P. POWER POLE
 - R.O.W. RIGHT-OF-WAY
 - SAN. SANITARY
 - STM. STORM
 - TEL. TELEPHONE
 - TRANS. TRANSFORMER
 - U.C.B. UNDERGROUND CABLE/COMMUNICATION BOX
 - VOL. VOLUME
 - W.M. WATER METER
 - W.V. WATER VALVE
 - △ CALCULATED POINT
 - GUY
 - FOUND 1/2-INCH ROD (UNLESS OTHERWISE NOTED)
 - POWER POLE
 - SET 5/8-INCH ROD W/CAP STAMPED "SUMMIT GEOMATICS, INC"
 - CHAIN LINK FENCE
 - WOOD FENCE
 - OHU OVERHEAD UTILITY LINE
 - UGP UNDERGROUND ELECTRIC
 - UGSG UNDERGROUND GAS
 - UGT UNDERGROUND TELEPHONE
 - EDGE OF ASPHALT
 - TITLE COMMITMENT SCHEDULE B

6.541 ACRES
 REMAINDER OF A
 CALLED 14.243 ACRES
 DOC. NO. 2002235574, O.P.R.T.C.T.
 DOC. NO. 2011121659, O.P.R.T.C.T.
 CAUSE NO. C-1-PB-23-001674

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	124.52'	1,675.88'	4°15'25"	N 59°41'44" W	124.49'

A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

TO ECG ACQUISITIONS, LLC, AND FIRST NATIONAL TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAILED REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, AND 14 OF TABLE A THEREOF.
 THE FIELDWORK WAS COMPLETED ON MARCH 6TH, 2024.

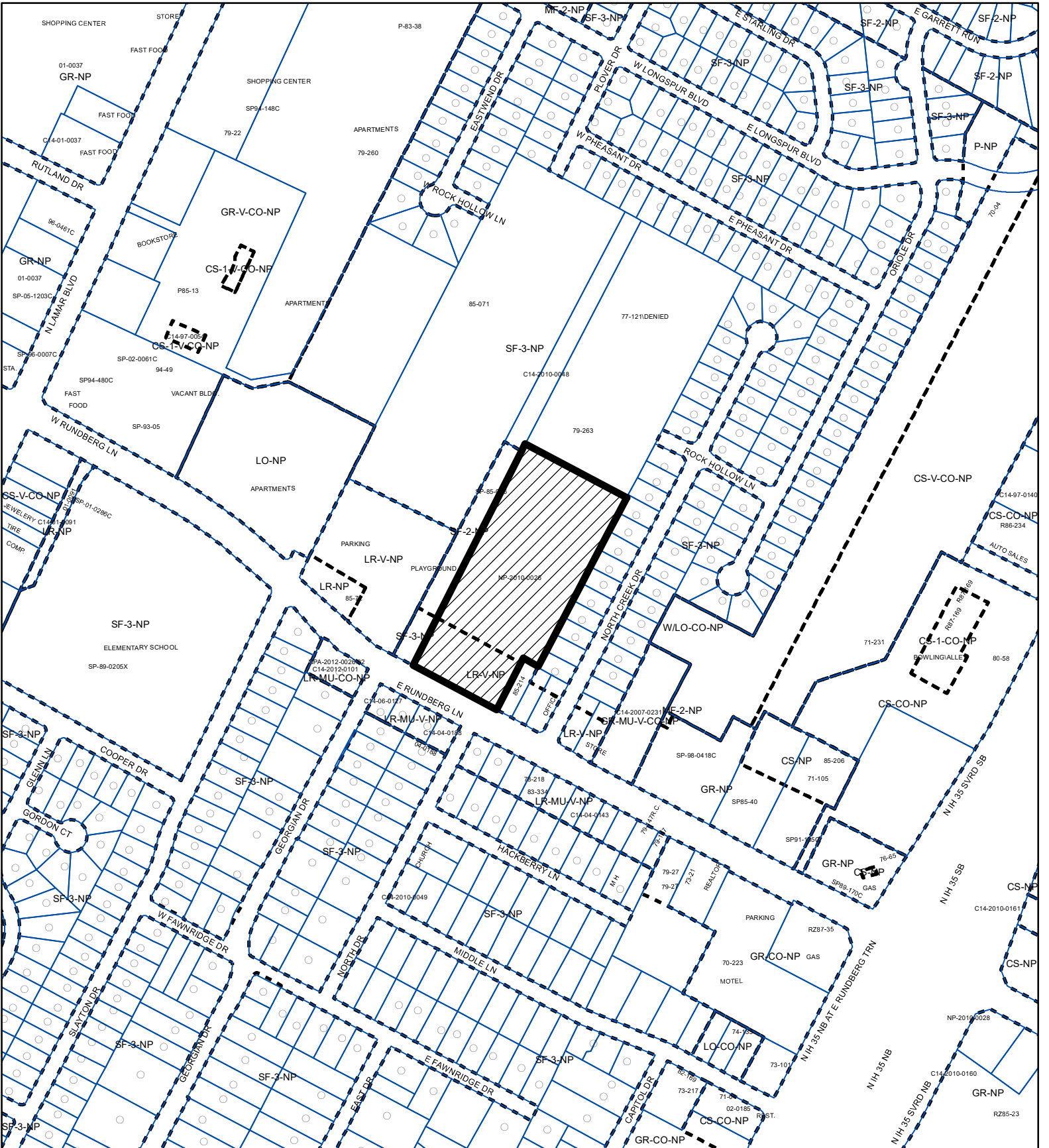


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ALTA/NSPS LAND TITLE
 SURVEY OF
 6.541 ACRES OF LAND
 SITUATED IN THE
 JOHN APPLAGATE SURVEY NO. 58, A-29
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

SCALE:	JOB NO.:	DATE:	SHEET:
1"=50'	24.0074	03/12/2024	1 OF 1






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0067.SH

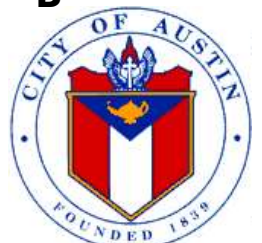


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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: 4/18/2024