

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 12905 AND 12921 BURNET ROAD FROM LIMITED**
3 **OFFICE (LO) DISTRICT AND TOWNHOUSE AND CONDOMINIUM**
4 **RESIDENCE (SF-6) DISTRICT TO COMMUNITY COMMERCIAL (GR)**
5 **DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from limited office (LO) base district and townhouse and
11 condominium residence (SF-6) base district to community commercial (GR) base district
12 on the property described in Zoning Case No. C14-2024-0045, on file at the Planning
13 Department, as follows:

14
15 2.731 acres of land in the Francisco Garcia 1/3 League, Survey No. 60, Abstract
16 No. 312, in Travis County, Texas, being all of a 2.73 acre tract conveyed by deed
17 recorded in Document No. 2023106856 of the Official Public Records of Travis
18 County, Texas, said 2.731 acres of land being more particularly described by metes
19 and bounds in **Exhibit “A”** incorporated into this ordinance,

20
21 and

22
23 0.895 acres of land, being a portion of LOT 1, WILLIAM GARNER, JR.
24 SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas,
25 according to the map or plat of record in Volume 64, Page 51, of the Plat Records
26 of Travis County, Texas, said 0.895 acres of land being more particularly described
27 by metes and bounds in **Exhibit “B”** incorporated into this ordinance,

28
29 (collectively, the “Property”),

30
31 locally known as 12905 and 12921 Burnet Road in the City of Austin, Travis County,
32 Texas, generally identified in the map attached as **Exhibit “C”**.
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PART 2. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024 §
 §
 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com | TBPELS Firm No. 10194487

2.731 ACRES

TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 2.731 ACRES (APPROXIMATELY 118,968 SQ. FT.) IN THE FRANCISCO GARCIA 1/3 LEAGUE, SURVEY NO. 60, ABSTRACT NO. 312, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 2.73 ACRE TRACT CONVEYED TO MOPAC CROSSING, LLC., IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 15, 2023, RECORDED IN DOCUMENT NO. 2023106856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.731 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the westernmost corner of the said 2.73 acre tract, being in a north line of Lot 1, Block A, San Tierra, a subdivision of record in Document No. 200400034 of the Official Public Records of Travis County, Texas, being also the southernmost corner of Lot 1, William Garner, Jr. Subdivision, a subdivision of record in Volume 64, Page 51 of the Plat Records of Travis County, Texas, from which a 1/2" rebar with "Early Boundary" cap set for an angle point in the southeast right-of-way line of Burnet Road (N Mopac Service Road) (right-of-way width varies) as described in Document Nos. 2002234930, 2004096301 and 2012111813 of the Official Public Records of Travis County, Texas, being in the northeast line of said Lot 1, Block A, San Tierra, being also in the southwest line of said Lot 1, William Garner, Jr. Subdivision, bears North 64°51'34" West, a distance of 80.21 feet;

THENCE North 14°20'49" East, with the west line of the said 2.73 acre tract and the east line of said Lot 1, William Garner, Jr. Subdivision, a distance of 313.26 feet to a 1/2" rebar found for the northernmost corner of the said 2.73 acre tract, being the easternmost corner of said Lot 1, William Garner, Jr. Subdivision, being also in the southwest line of Lot 1, Block B, North Shields Section I, a subdivision of record in Volume 66, Page 89 of the Plat Records of Travis County, Texas;

THENCE with the northeast line of the said 2.73 acre tract and the southwest line of said Lot 1, Block B, the following courses and distances:

1. South 62°11'05" East, a distance of 38.29 feet to a 1/2" rebar found;
2. South 65°00'28" East, a distance of 14.79 feet to a 1/2" rebar found for the westernmost terminus of Wingate Way (50' right-of-way width) as shown on said North Shields Section I, being the southernmost corner of said Lot 1, Block B;

THENCE South 62°27'12" East, with the southwest termination of Wingate Way and the northeast line of the said 2.73 acre tract, a distance of 49.86 feet to a 1/2" rebar found for the southernmost terminus of Wingate Way, being the westernmost corner of Lot 1, Block C of said North Shields Section I;

THENCE with the northeast line of the said 2.73 acre tract and the southwest line of said Block C, the following courses and distances:

1. South 62°18'48" East, a distance of 87.17 feet to a calculated point for the southernmost corner of said Lot 1, Block C, being the westernmost corner of Lot 2 of said Block C;
2. South 62°46'48" East, a distance of 85.92 feet to a calculated point for the southernmost corner of said Lot 2, Block C, being the westernmost corner of Lot 3 of said Block C;
3. South 62°18'58" East, a distance of 84.81 feet to a 1/2" rebar found for the southernmost corner of said Lot 3, Block C, being the westernmost corner of Lot 4 of said Block C;
4. South 61°47'49" East, a distance of 90.73 feet to a 1/2" rebar found for the easternmost corner of the said 2.73 acre tract, being in the southwest line of Lot 5 of said Block C, being also the northernmost corner of said Lot 1, Block A, San Tierra;

THENCE with the common line of the said 2.73 acre tract and said Lot 1, Block A, the following courses and distances:

1. South 34°18'29" West, a distance of 292.00 feet to a 1/2" rebar found for the southernmost corner of the said 2.73 acre tract, being an interior corner of said Lot 1, Block A;
2. North 64°51'34" West, a distance of 345.93 feet to the **POINT OF BEGINNING**, containing 2.731 acres of land, more or less.

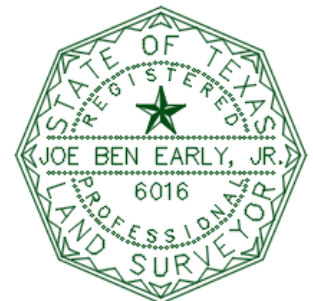
Surveyed on the ground on December 16, 2019. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.
Attachments: Survey Drawing No. 1041-001-ZONING-2.731 ACRES



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

6/28/2024

Date

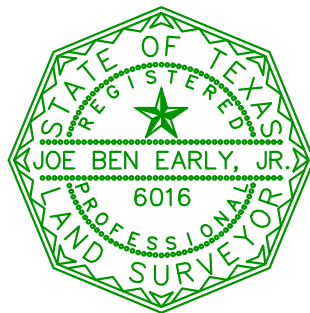


SKETCH TO ACCOMPANY A DESCRIPTION OF 2.731 ACRES (APPROXIMATELY 118,968 SQ. FT.) IN THE FRANCISCO GARCIA 1/3 LEAGUE, SURVEY NO. 60, ABSTRACT NO. 312, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 2.73 ACRE TRACT CONVEYED TO MOPAC CROSSING, LLC., IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 15, 2023, RECORDED IN DOCUMENT NO. 2023106856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- △ CALCULATED POINT
- () RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°20'49"E	313.26'
L2	S62°11'05"E	38.29'
L3	S65°00'28"E	14.79'
L4	S62°27'12"E	49.86'
L5	S62°18'48"E	87.17'
L6	S62°46'48"E	85.92'
L7	S62°18'58"E	84.81'
L8	S61°47'49"E	90.73'
L9	S34°18'29"W	292.00'
L10	N64°51'34"W	345.93'
L11	N64°51'34"W	80.21'



6/28/2024

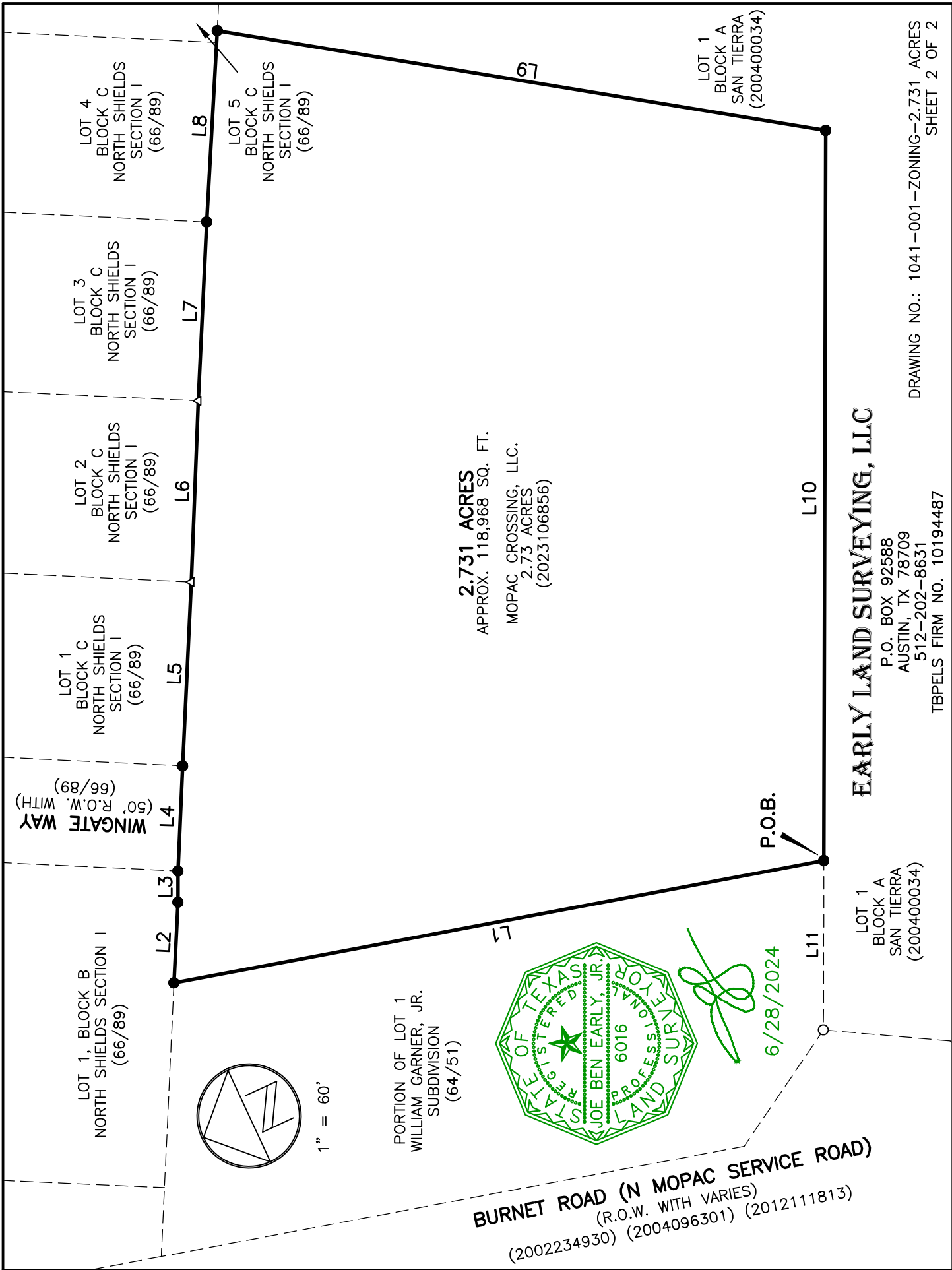
**EARLY LAND
SURVEYING, LLC**

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
1041-001-ZONING-2.731 ACRES

DATE OF SURVEY: 12/16/19
PLOT DATE: 6/28/24
DRAWING NO.:
1041-001-ZONING-2.731 ACRES
DRAWN BY: JBE & MAW
SHEET 1 OF 2



2.731 ACRES
APPROX. 118,968 SQ. FT.
MOPAC CROSSING, LLC.
2.73 ACRES
(2023106856)

PORTION OF LOT 1
WILLIAM GARNER, JR.
SUBDIVISION
(64/51)



6/28/2024

EARLY LAND SURVEYING, LLC

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

DRAWING NO.: 1041-001-ZONING-2.731 ACRES
SHEET 2 OF 2

EARLY LAND SURVEYING, LLC

P.O. Box 92588

Austin, TX 78709

512-202-8631

TBPLS Firm No. 10194487

**0.895 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.895 ACRES (APPROXIMATELY 38,972 SQ. FT.), BEING A PORTION OF LOT 1, WILLIAM GARNER, JR. SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 64, PAGE 51 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.895 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of Lot 1, of said William Garner, Jr. Subdivision, being the southwest corner of a 2.73 acre tract described in Document No. 2001177938 of the Official Public Records of Travis County, Texas, being also in the north line of Lot 1, Block A, San Tierra, a subdivision of record in Document No. 200400034 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the southeast corner of the said 2.73 acre tract, being an angle point in the north line of Lot 1, Block A, of said San Tierra, bears South 64°51'34" East, a distance of 345.93 feet;

THENCE North 64°51'34" West with the south line of Lot 1, of said William Garner, Jr. Subdivision and the north line of Lot 1, Block A, of said San Tierra, a distance of 80.21 feet to a 1/2" rebar with plastic "Early Boundary" cap set for an angle point in the east right-of-way line of Burnet Road (Loop 1) (N Mopac Service Road) (right-of-way width varies) as described in Document No. 2012111813 of the Official Public Records of Travis County, Texas, being a northwest corner of Lot 1, Block A, of said San Tierra, from which a 1/2" rebar with plastic "Landesign" cap found for an angle point in the east right-of-way line of Burnet Road (Loop 1) (N Mopac Service Road), being the southwest corner of Lot 1, Block A, of said San Tierra, bears South 29°55'02" West, a distance of 60.22 feet;

THENCE with the east right-of-way line of Burnet Road (Loop 1) (N Mopac Service Road) and crossing Lot 1, of said William Garner, Jr. Subdivision, the following two (2) courses and distances:

1. North 30°42'40" West, a distance of 66.67 feet to a 1/2" rebar with plastic "Early Boundary" cap set, from which a 1/2" rebar with plastic "Holt Carson" cap found, bears South 14°17'15" West, a distance of 0.39 feet;
-

2. North 14°17'15" East passing a 1/2" rebar with aluminum "TXDOT" cap found at a distance of 69.88 feet, a 1/2" rebar found at a distance of 80.5 feet and continuing for a total distance of 281.03 feet to a 1/2" rebar with aluminum "TXDOT" cap found in the north line of Lot 1, of said William Garner, Jr. Subdivision, from which a 1/2" rebar with plastic "Forest RPLS 1847" cap found for the southwest corner of Lot 1, Block A, North Shields South Tract, a subdivision of record in Document No. 201800075 of the Official Public Records of Travis County, Texas, bears South 03°18'48" West, a distance of 1.57 feet;

THENCE South 62°20'12" East with the north line of Lot 1, of said William Garner, Jr. Subdivision which varies from the south line of Lot 1, Block A, of said North Shields South Tract, a distance of 32.74 feet to a 1/2" rebar found for the southeast corner of Lot 1, Block A, of said North Shields South Tract, being also the southwest corner of Lot 1, Block B, North Shields Section I, a subdivision of record in Volume 66, Page 89 of the Plat Records of Travis County, Texas;


THENCE South 62°20'12" East with the north line of Lot 1, of said William Garner, Jr. Subdivision and the south line of Lot 1, Block B, of said North Shields Section I, a distance of 97.02 feet to a 1/2" rebar found for the northeast corner of Lot 1, of said William Garner, Jr. Subdivision, being the northwest corner of the said 2.73 acre tract, from which a 1/2" rebar found for the southwest termination of Wingate Way (50' right-of-way width) as shown on said North Shields Section I, being the southeast corner of Lot 1, Block B, of said North Shields Section I, being also in the north line of the said 2.73 acre tract, bears South 62°58'17" East, a distance of 53.07 feet;

THENCE South 14°20'49" West with the east line of Lot 1, of said William Garner, Jr. Subdivision and the west line of the said 2.73 acre tract, a distance of 313.26 feet to the **POINT OF BEGINNING**, containing 0.895 acres of land, more or less.

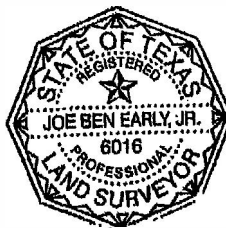
Surveyed on the ground on November 25, 2019

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1041-001-0.895AC

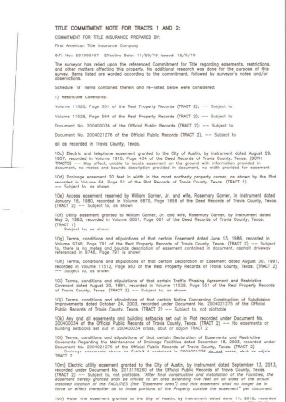
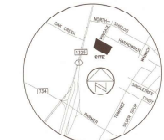

Joe Ben Early, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10194487

11/26/19



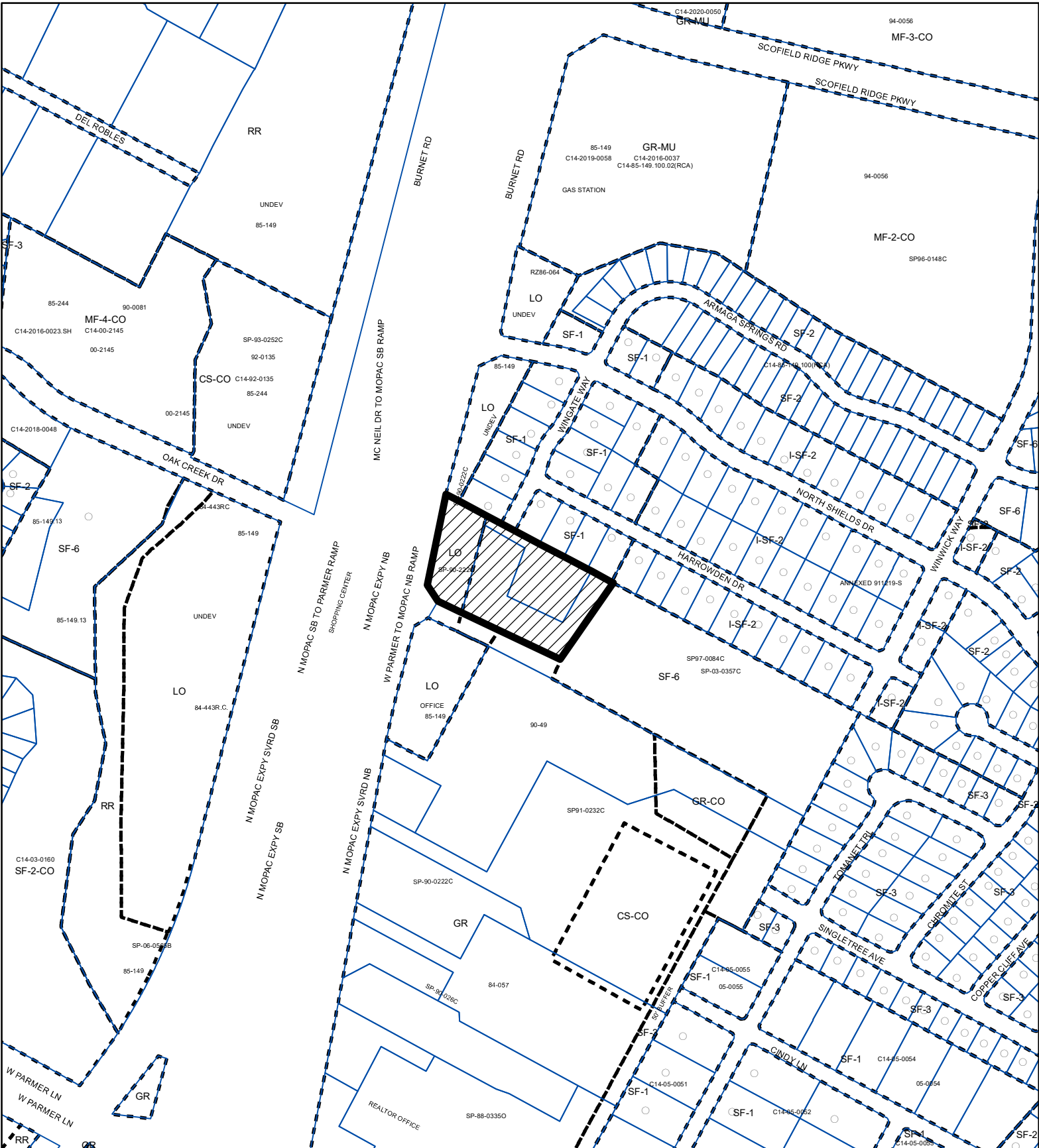
11-GF# 202300957 JPB
Return to: Heritage Title
200 W 6th Street, Suite 1600
Austin, TX 78701

0.695 ACRES (APPROXIMATELY 30,972 SQ. FT.), BEING A PORTION OF LOT 1, WILLIAM GARNER, JR. SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 64, PAGE 51 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



		(CONTINUED)	
1	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000	1	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,



EARLY
LAND SURVEYING
 A LIMITED LIABILITY COMPANY
 JIM BEN EARLY, JR.
 2015 N. TEXAS
 DALLAS, TEXAS 75219
 214-343-8821
 WWW.EARLYLLC.COM





ZONING


EXHIBIT "C"

ZONING CASE#: C14-2024-0045



 **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: 3/27/2024