

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 8001 1/2 AND 8301 JOHNNY MORRIS ROAD AND
3 CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR)
4 DISTRICT TO PUBLIC (P) DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
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 (I-RR) base district to public (P) base
10 district on the property described in Zoning Case No. C14-2023-0140, on file at the
11 Planning Department, as follows:

12
13 LOT 2A, BLOCK A, AMENDED PLAT OF LOTS 1 & 2, BLOCK "A" OF
14 INDUSTRIAL GROUP 30.00 & 86.36 ACRE TRACTS, a subdivision in the City
15 of Austin, Travis County, Texas, according to the map or plat of record in
16 Document No. 200000349 of the Official Public Records of Travis County, Texas,
17 and

18
19 65.79 acres of land, more or less, out of the James Burleson Survey No. 19,
20 Abstract No. 4, in Travis County, Texas, being part of that certain 182.469 acre
21 tract of land conveyed by deed recorded in Volume 11972, Page 1908, of the
22 Travis County Real Property Records, said 65.79 acres of land being more
23 particularly described by metes and bounds in **Exhibit "A"** incorporated into this
24 ordinance,

25
26 (collectively, the "Property"),

27
28 locally known as 8001 1/2 and 8301 Johnny Morris Road in the City of Austin, Travis
29 County, Texas, generally identified in the map attached as **Exhibit "B"**.

40
41
42
43
44
45
46
47
48
49
50
51
52
53
54

PART 2. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024

§
§
§

Kirk Watson
Mayor

APPROVED: _____

Deborah Thomas
Acting City Attorney

ATTEST: _____

Myrna Rios
City Clerk

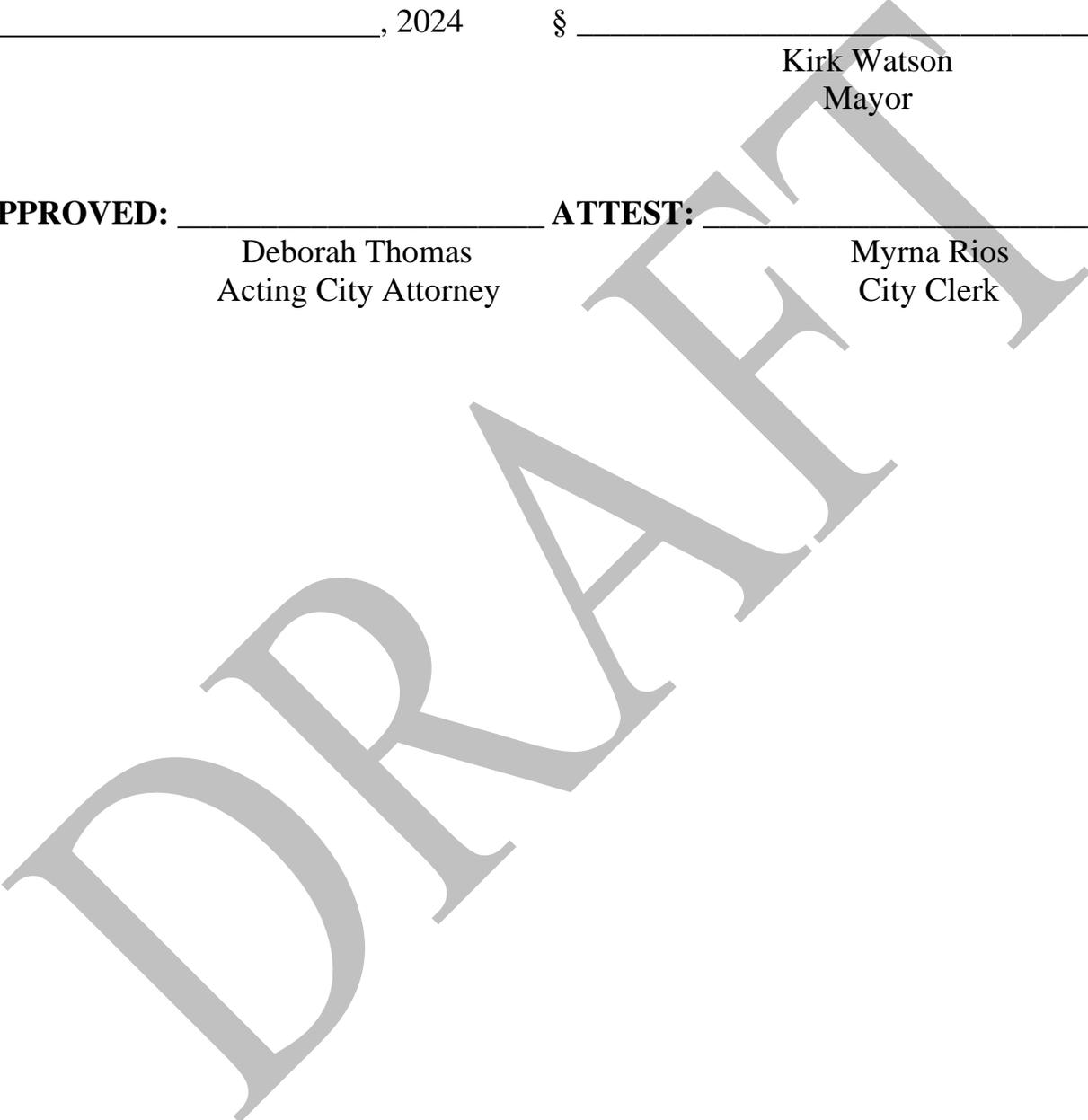


EXHIBIT "A"

EXHIBIT A - METES AND BOUNDS DESCRIPTION

BEING 65.79 ACRES, MORE OR LESS, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN TRAVIS COUNTY, TEXS, AND BEING PART OF THAT CERTAIN 182.469 ACRE TRACT OF LAND CONVEYED TO INDUSTRIAL GROUP BY DEED RECORDED IN VOLUME 11972, PAGE 1908 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS (TCRPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found on the east right-of-way line of Johnny Morris Road, at the southwest corner of said 182.469 acre tract, for the southwest corner and **PLACE OF BEGINNING** hereof;

THENCE with the east right-of-way line of Johnny Morris Road, the following 3 courses:

- 1) with a curve to the left, whose radius is 1072.87 feet, arc length is 333.15 feet, and whose chord bears N 38°33'19" E 331.81 feet to a ½" rebar set, capped "Harris Grant", at the south corner of parcel 2 conveyed to Travis County by deed recorded in Volume 11231, Page 730 of the TCRPR;
- 2) with a curve to the left, whose radius is 1119.64 feet, arc length is 83.43 feet, and whose chord bears N 32°22'36" E 83.41 feet to a ½" rebar found;
- 3) N 30°15'54" E 711.35 feet to a ½" rebar set at the southwest corner of Lot 2A of "Amended Plat of Lots 1 and 2, Block A, Industrial Group 30.00 and 86.36 Acre Tracts", a subdivision in Travis County, Texas as recorded in Document No. 200000349 of the Official Public Records of Travis County, Texas (OPRTCT), for the northwest corner hereof, from which point a ½" rebar found on the east right-of-way line of Johnny Morris Road, at the common westerly corner between Lots 1A and 2A of said amended plat bears N 30°15'54" E 1514.83 feet;

THENCE with the south line of said Lot 2A, S 58°26'41" E 2102.75 feet to a ½" rebar found on the west right-of-way line of the S.P. (Northwestern) Railroad, at the southeast corner of said Lot 2A, for a point on the north line hereof, and on the east line of said 182.469 acre tract;

THENCE with the easterly line of said 182.469 acre tract, also the west right-of-way line of said railroad, the following 3 courses:

- 1) S 57°59'35" E 16.37 feet to a ½" rebar found;
- 2) S 14°26'57" W 960.61 feet to a ½" rebar set, capped "Harris Grant", at a point of curve to the right;
- 3) With said curve to the right, whose radius is 1168.56 feet, arc length is 452.36 feet, and whose chord bears S 25°32'38" W 449.54 feet to a ½" rebar set, capped "Harris Grant", at the southeast corner of said 182.469 acres, for the southeast corner hereof;

THENCE with the south line of said 182.469 acres, and partially with the north line of Lots 1 and 2, Block A of "Lehne Addition", a subdivision in Travis County, Texas as recorded in Document No. 200700256 of the OPRCT, N 52°52'31" W 2486.31 feet to the **PLACE OF BEGINNING** and containing 65.79 acres of land, more or less.

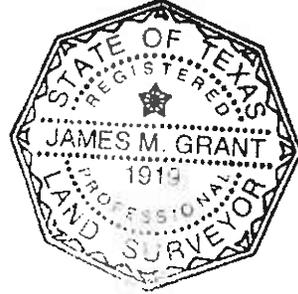
See map prepared to accompany this description.

HARRIS-GRANT SURVEYING, INC.

(TBPLS Firm No. 10036100)

P.O. BOX 807, MANCHACA TEXAS 78652

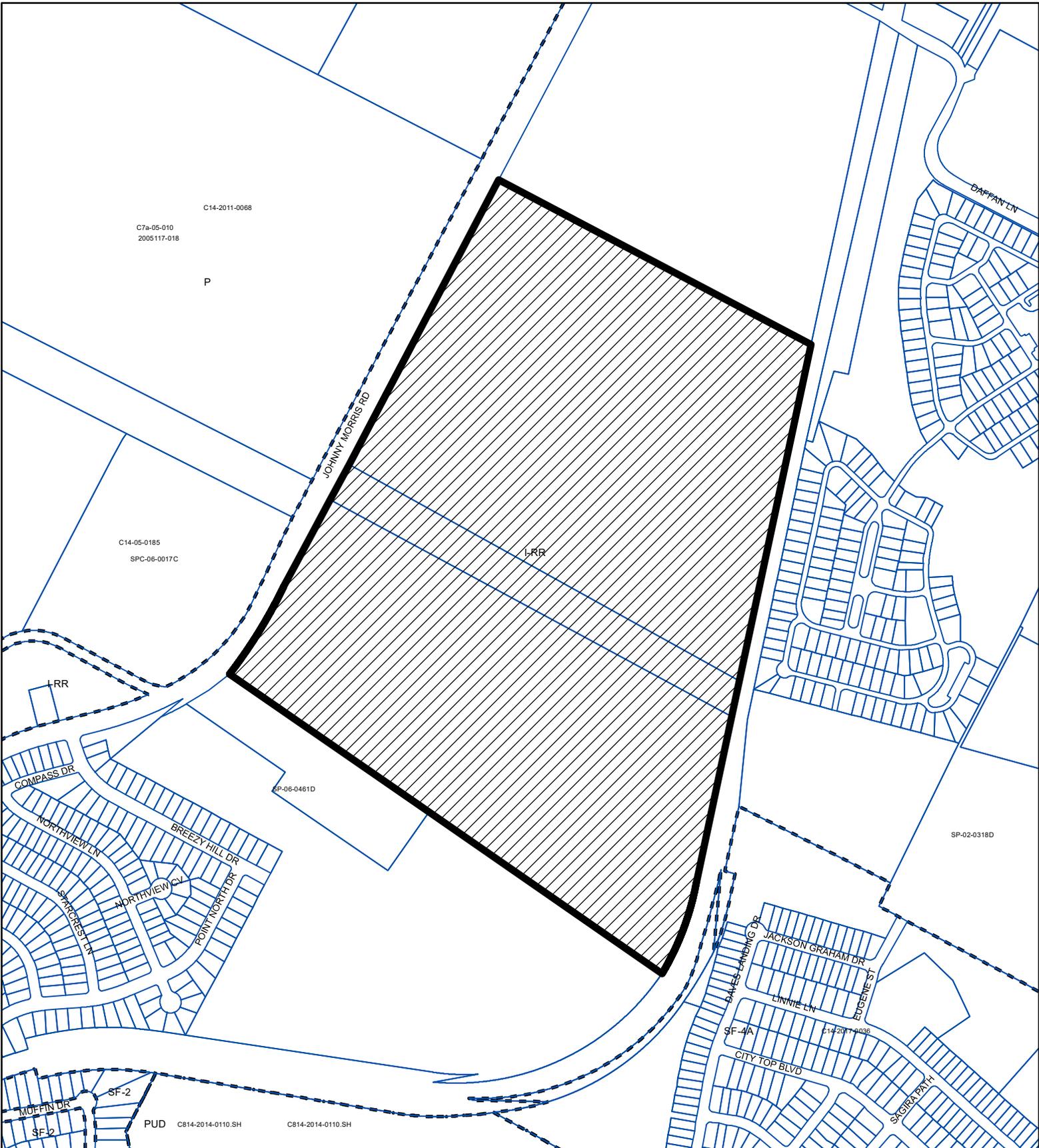
512-444-1781



James M. Grant
JAMES M. GRANT
R.P.L.S. 1919

jc\carlson\11-13\44196\M&B

December 3, 2013



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2023-0140



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 600'

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: 11/15/2023