

ORDINANCE NO. 20191205-109

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11514 RESEARCH BOULEVARD SERVICE ROAD SOUTHBOUND FROM LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) 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 limited office (LO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2019-0131, on file at the Planning and Zoning Department, as follows:

A 1.974 acre (approximately 85,992 square feet) tract of land, situated in the William Bell Survey No. 24, Abstract No. 116, Travis County, Texas, said 1.974 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 11514 Research Boulevard Service Road Southbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses on the Property:

| | |
|--------------------------------|--|
| Alternative financial services | Automotive rentals |
| Bail bond services | Business or trade school |
| Business support services | College and university facilities |
| Commercial off-street parking | Community recreation (private) |
| Community recreation (public) | Congregate living |
| Consumer convenience services | Consumer repair services |
| Custom manufacturing | Drop-off recycling collection facility |
| Exterminating services | Financial services |
| Food preparation | Food sales |
| Funeral services | General retail sales (convenience) |
| General retail sales (general) | Group home, Class II |
| Guidance services | Hotel-motel |
| Hospital services (general) | Hospital services (limited) |

Indoor entertainment
Off-site accessory parking
Outdoor sports and recreation
Pedicab storage and dispatch
Personal services
Plant nursery
Private secondary educational facilities
Residential treatment
Restaurant (limited)
Short-term rental

Indoor sports and recreation
Outdoor entertainment
Pawn shop services
Personal improvement services
Pet services
Printing and publishing
Research services
Restaurant (general)
Service station
Theater

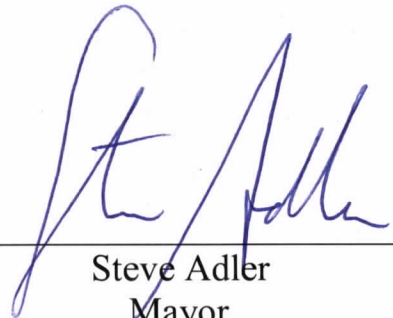
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on December 16, 2019.


PASSED AND APPROVED

December 5, 2019

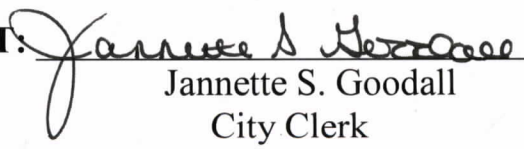
§
§
§


Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:


Jannette S. Goodall
City Clerk

EAGLE EYE
CONSTRUCTION LAYOUT



Eagle Eye Construction Layout
1807 S. US Highway 183
Leander, Texas 78641
(512) 528-5308
TBPLS FIRM # 10194139

**1.974 ACRES, (± 85,992 Sq. Ft.)
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.
METES AND BOUNDS DESCRIPTION**

A DESCRIPTION TO ACCOMPANY A SKETCH OF A 1.974 ACRE (APPROX. 85,992 Sq. Ft.) TRACT OF LAND, SITUATED IN THE WILLIAM BELL SURVEY No. 24, ABSTRACT No. 116, LOCATED IN TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN CALLED 10.563 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED, CONVEYED TO MATTHEWS-BARNS BROTHERS INVESTMENTS, LP., DATED JUNE 29, 2019 AND APPEARING OF RECORD UNDER DOCUMENT No. 2009110095 AND RE-RECORDED UNDER DOCUMENT No. 2009130633, BOTH BEING OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.974 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING at a found 5/8-inch iron rod for the northwesterly corner of the hereon, described 1.974 Acre tract of land, same being the northwesterly corner of the aforementioned 10.563 Acre tract of land, same being the southwesterly corner of Lot 3, The Outback Subdivision, a subdivision appearing of record in Volume 93, Page 27 of the Plat Records of Travis County, Texas, same being a point along the curving easterly right-of-way line of Jollyville Road, having a variable right-of-way width, and from which a set 1/2-inch iron rod with plastic cap, stamped "4863" bears North 79° 34' 29" East, a distance of 344.77 feet for the common easterly dividing corner of said 10.563 Acres and Lot 3, same being a point along the westerly right-of-way line of US Highway 183, having a 326-foot right-of-way width;

THENCE North 79° 34' 29" East, along the common dividing line of the aforementioned 10.563 Acre tract of land and the aforesaid Lot 3, a distance of **101.85 feet** to a calculated point for the northeasterly corner of the hereon, described 1.974 Acre tract of land;

THENCE over and across the aforementioned 10.563 Acre tract of land, traversing along the easterly boundary line of the hereon, described 1.974 Acre tract of land with the following Three (3) courses and distances:

- 1). With a curve to the right, having an **Arc Length of 181.55 feet**, a **Radius of 1296.13 feet**, a **Delta Angle of 08° 01' 32"** and a **Chord** which bears **South 04° 05' 52" West**, a **Distance of 181.41 feet** to a calculated point;
- 2). **South 08° 03' 54" West**, a distance of **395.86 feet** to a calculated point;
- 3). With a curve to the left having an **Arc Length of 322.89 feet**, a **Radius of 816.64 feet**, a **Delta Angle of 22° 39' 15"** and a **Chord** which bears **South 03° 14' 30" East**, a **Distance of 320.79 feet** to a calculated point for the southeasterly corner of the hereon, described 1.974 Acre tract of land, same being a point along the southwesterly property line of said 10.563 Acres, same being the northeasterly property line of The Oakwood Condominiums, a condo regime appearing of record in Volume 8365, Page 198 of the Deed Records of Travis County, Texas;

EXHIBIT "A"

THENCE with the common dividing line of the aforementioned 10.563 Acre tract of land and the aforesaid Oakwood Condominiums, traversing along the southwesterly boundary line of the hereon, described 1.974 Acre tract of land with the following Two (2) courses and distances:

1). **North 61° 33' 00" West**, a distance of **15.62 feet** to a set ½-inch iron rod with plastic cap, stamped "4863";

2). **North 62° 45' 54" West**, a distance of **113.38 feet** to a found mag nail for the southwesterly corner of the hereon, described 1.974 Acre tract of land, same being the westerly most common dividing corner of said 10.563 Acre tract of land and The Oakwood Condominiums, same being a point along the curving easterly right-of-way line of the aforesaid Jollyville Road;

THENCE with the common dividing line of the aforementioned 10.563 Acre tract of land and the easterly right-of-way line of the aforesaid Jollyville Road, traversing along the westerly boundary line of the hereon, described 1.974 Acre tract of land with the following Three (3) courses and distances:

1). With a curve to the right, having an **Arc Length of 276.03 feet**, a **Radius of 916.53 feet**, a **Delta Angle of 17° 15' 21"** and a **Chord** which bears **North 00° 32' 38" West**, a **Distance of 274.99 feet** to a found ½-inch iron rod;

2). **North 08° 03' 54" East**, a distance of **395.94 feet** to a set ½-inch iron rod with plastic cap, stamped "4863";

3). With a curve to the left, having an **Arc Length of 148.97 feet**, a **Radius of 1196.13 feet**, a **Delta Angle of 07° 08' 08"** and a **Chord** which bears **North 04° 32' 34" East**, a **Distance of 148.87 feet** to the **POINT OF BEGINNING**, containing the hereon, described 1.974 Acre (Approx. 85,992 Sq. Ft.) tract of land, more or less.

Survey on the ground August 29, 2019.

Bearings are based on the Texas Coordinate System, North American Datum of 1983, Central Zone (FIPS 4203).

A separate sketch accompanies this metes and bounds description.


Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863



September 13, 2019

A SKETCH TO ACCOMPANY A DESCRIPTION OF A 1.974 ACRE (APPROX. 85,992 Sq. Ft.) TRACT OF LAND, SITUATED IN THE WILLIAM BELL SURVEY No. 24, ABSTRACT No. 116, LOCATED TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN CALLED 10.563 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED, CONVEYED TO MATTHEWS-BARNES BROTHERS INVESTMENTS, LP., DATED JUNE 29, 2019 AND APPEARING OF RECORD UNDER DOCUMENT No. 2009110095 AND RE-RECORDED UNDER DOCUMENT No. 2009130633, BOTH BEING OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

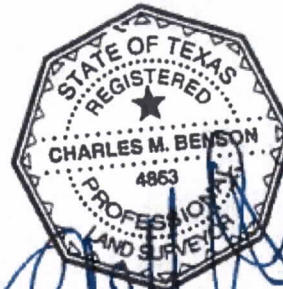
LOT 3
THE OUTBACK SUBDIVISION
(VOL. 93, PAGE 27)
P.R.T.C.T.

= Record

| Boundary Curve Table | | | | | |
|----------------------|-----------|------------|---------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 148.97' | 1196.13' | 07° 08' 08" | N04° 32' 34"E | 148.87' |
| (C1) | (148.87') | (1196.13') | (07° 08' 08") | (N04° 32' 34"E) | (148.87') |
| C2 | 276.03' | 916.53' | 17° 15' 21" | N00° 32' 38"W | 274.99' |
| (C2) | (275.94') | (916.53') | (17° 15' 00") | (N00° 32' 48"W) | (274.90') |
| C3 | 181.55' | 1296.13' | 08° 01' 32" | S04° 05' 52"W | 181.41' |
| C4 | 322.89' | 816.64' | 22° 39' 15" | S03° 14' 30"E | 320.79' |
| C5 | 296.22' | 1196.13' | 14° 11' 21" | N06° 09' 02"W | 295.46' |
| (C5) | (296.22') | (1196.13') | (14° 11' 21") | (N06° 10' 30"W) | (295.46') |
| C6 | 88.06' | 683.77' | 07° 22' 44" | S11° 17' 54"E | 88.00' |
| (C6) | (88.06') | (683.77') | | (N09° 48"W) | (88.00') |

= Record

| Line Table | | |
|------------|-----------|-----------------|
| Line # | Length | Direction |
| L1 | 15.62' | N61° 33' 00"W |
| L2 | 113.38' | N62° 45' 54"W |
| (L2) | (113.24') | (N62° 42' 39"W) |
| (L2) | (111.78') | (S81° 14"E) |
| L3 | 116.20' | S30° 05' 02"W |
| (L3) | (116.20') | (S30° 08' 42"W) |



SCALE: 1" = 150'

LEGEND

- BOUNDARY FOUND/SET (NOTED)
- CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

NOTES:

- 1). BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE 4203.
- 2). GRID DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
- 3). THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS OR OTHER MATTERS THAT ARE NOT LISTED OR SHOWN HEREON THAT AFFECT THE PROPERTY. THE SURVEYOR HAS MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY.
- 4). THIS SKETCH IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

WEB: eed.us
EMAIL: eagle@eed.us

T.B.P.L.S. FIRM
#10184139

PROJECT:
COVERT FORD

CLIENT:
BURT GROUP

DATE: 08/13/2019

SCALE: 1" = 150'

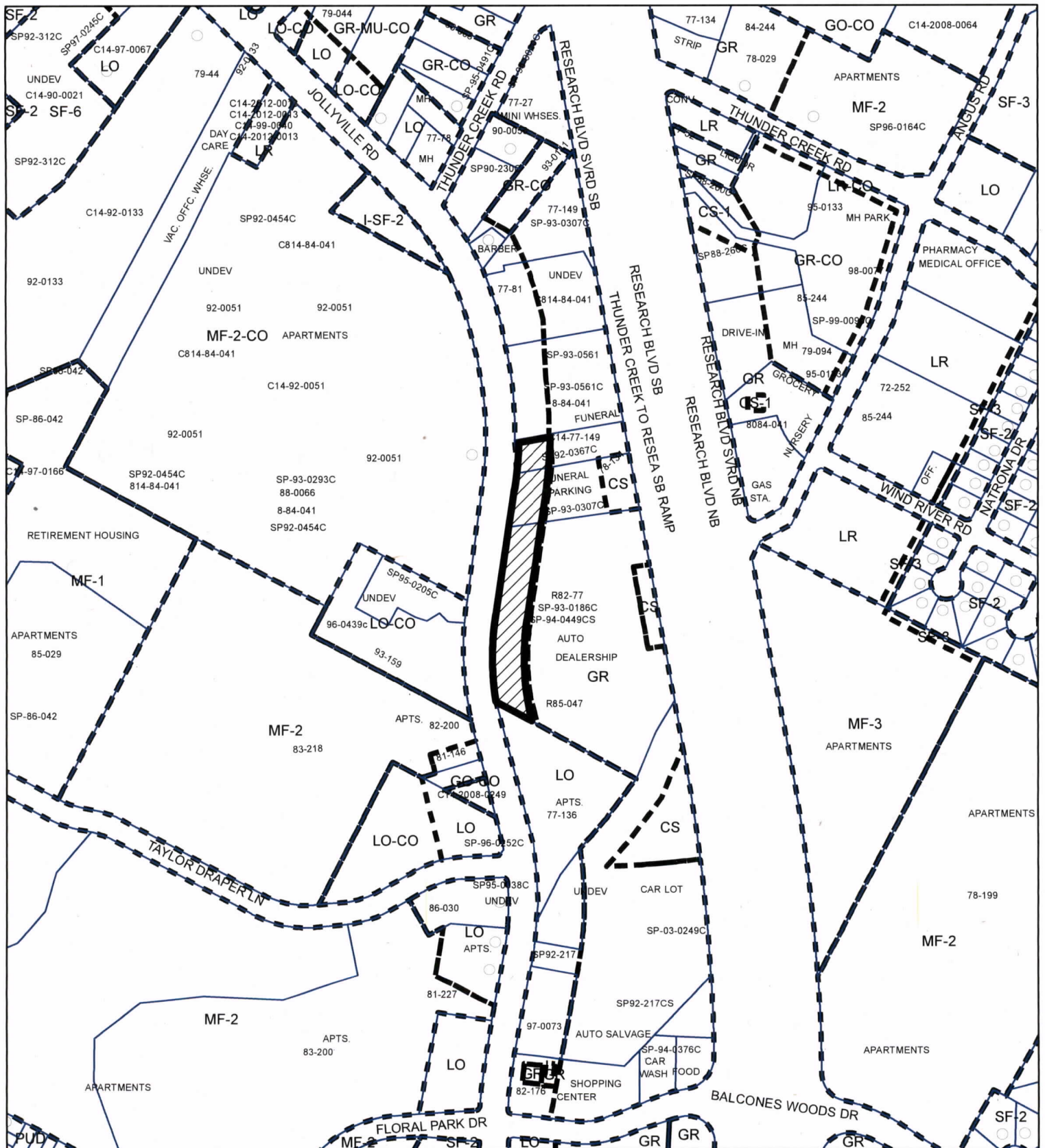
BY: zmb/mc/cmb

SHEET
01 of 01

REMAINING
8.589 ACRES
(±374,162 Sq. Ft.)
PORTION OF CALLED
10.563 ACRES
(±460,154 Sq. Ft.)
OWNER: MATTHEWS-BARNES BROTHERS
INVESTMENTS, LP.
(DOC. No. 2009110095)
O.P.R.T.C.T.

THE OAKWOOD CONDOMINIUMS
(VOL. 8365, PAGE 198)
D.R.T.C.T.

OWNER: RIVM ACQUISITION CORP
(VOL. 13280, PAGE 955)
R.P.R.T.C.T.






ZONING

ZONING CASE#: C14-2019-0131

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



Created: 10/7/2019