

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10710 RESEARCH BOULEVARD SERVICE ROAD SOUTHBOUND FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL (GR) 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-conditional overlay (LO-CO) combining district to community commercial (GR) district on the property described in Zoning Case No. C14-2019-0145, on file at the Planning and Zoning Department, as follows:

Tract 1:

A tract of land containing 0.9437 acre (41,106 square feet), being out of and a portion of Lots 4, 6, and 7 of North Hills Center, a subdivision in Travis County, Texas, recorded in Volume 88, Pages 182-183, said 0.9437 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

Tract 2:

A tract of land containing 0.2860 acre (12,456 square feet), being out of and a portion of Lot 8 of North Hills Center, a subdivision in Travis County, Texas, recorded in Volume 88, Pages 182-183, said 0.2860 acre of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance (cumulatively referred to as the “Property”),

locally known as 10710 Research Boulevard Service Road Southbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

1 **PART 2.** This ordinance takes effect on _____, 2020.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2020 § _____
8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____
13 Anne L. Morgan Jannette S. Goodall
14 City Attorney City Clerk
15

Zoning Tract
Lots 4, 6 and 7, North Hills Center

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.9437 ACRE (41,106 SQUARE FEET), BEING OUT OF AND A PORTION OF LOTS 4, 6 AND 7 OF NORTH HILLS CENTER, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 88, PAGES 182-183 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOTS CONVEYED TO REGENCY CENTERS, LP., IN DOCUMENT NO. 2003031816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 1.806 ACRE TRACT (CALLED ZONING TRACT 1), AS DESCRIBED IN CITY OF AUSTIN ORDINANCE NO. 890330-B, SAID 0.9437 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a calculated point in the curving east right-of-way line of Jollyville Road (100' Right-of-way), and being at the northwest corner of Lot 3, also of said North Hills Center, and being the southwest corner of said Lot 4, and being in the curving west line of said Zoning Tract 1, for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found at a point of curvature in the east right-of-way line of said Jollyville Road, and being in the west line of Lot 2, also of said North Hills Center bears, along the arc of a curve to the left, whose radius is 925.70 feet, whose arc length is 152.18 feet and whose chord bears S06°41'33"W, a distance of 152.01 feet;

THENCE, with the east right-of-way line of said Jollyville Road, with the west line of said Zoning Tract 1, and in part with the west lines of said Lots 4, 6 and 7, the following two (2) courses and distances:

- 1) Along the arc of a curve to the right, having an arc length of **128.04** feet, having a radius of **925.70** feet, and a chord that bears **N15°21'53"E**, a distance of **127.94** feet to a 1/2-inch iron rod found for a point of tangency hereof, and
- 2) **N19°14'58"E**, passing at a distance of 191.97 feet, a 1/2-inch iron rod found at the common west corner of said Lots 6 and 7, and continuing for a total distance of **282.69** feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod found in the east right-of-way line of said Jollyville Road, and being the common west corner of Lots 7 and 8, both of said North Hills Center bears, **N19°14'58"E**, a distance of 303.13 feet;

THENCE, leaving the east right-of-way line of said Jollyville Road, over and across said Lots 4, 6 and 7, with the north and east lines of said Zoning Tract 1, the following three (3) courses and distances:


- 1) **S86°21'36"E**, a distance of **103.83** feet to a calculated point for the northeast corner hereof,
- 2) **S19°14'58"W**, a distance of **310.71** feet to a calculated point for a point of curvature hereof, and
- 3) Along the arc of a curve to the left, having an arc length of **100.60** feet, having a radius of **825.70** feet, and a chord that bears **S15°48'14"W**, a distance of **100.54** feet to a calculated point for the southeast corner hereof, said point being in the common line of said Lots 3 and 4, from which an "X" cut in concrete found at the northwest corner of Lot 1 of the Resubdivision of Lot 5, North Hills Center, recorded in Volume 89, Page 144 (P.R.T.C.T.), and being the common south corner of said Lots 4 and 6 bears, **S86°21'40"E**, a distance of 117.34 feet;

EXHIBIT "A"

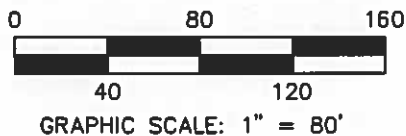
THENCE, leaving the east line of said Zoning Tract 1, over and across said Zoning Tract 1, with the common line of said Lots 3 and 4, **N86°21'40"W**, a distance of **101.10** feet to the **POINT OF BEGINNING** and containing 0.9437 Acre (41,106 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000106294947. See attached sketch (reference drawing: 00948_Zoning 1.dwg).


1/10/2020
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC





[A]
**OWNER: REGENCY
 CENTERS LP**
 DOC. NO. 2003031816
 O.P.R.T.C.T.

[B]
 CALLED 1.806 AC.
 (ZONING TRACT 1)
 CITY OF AUSTIN
 ORDINANCE NO.
 890330-B

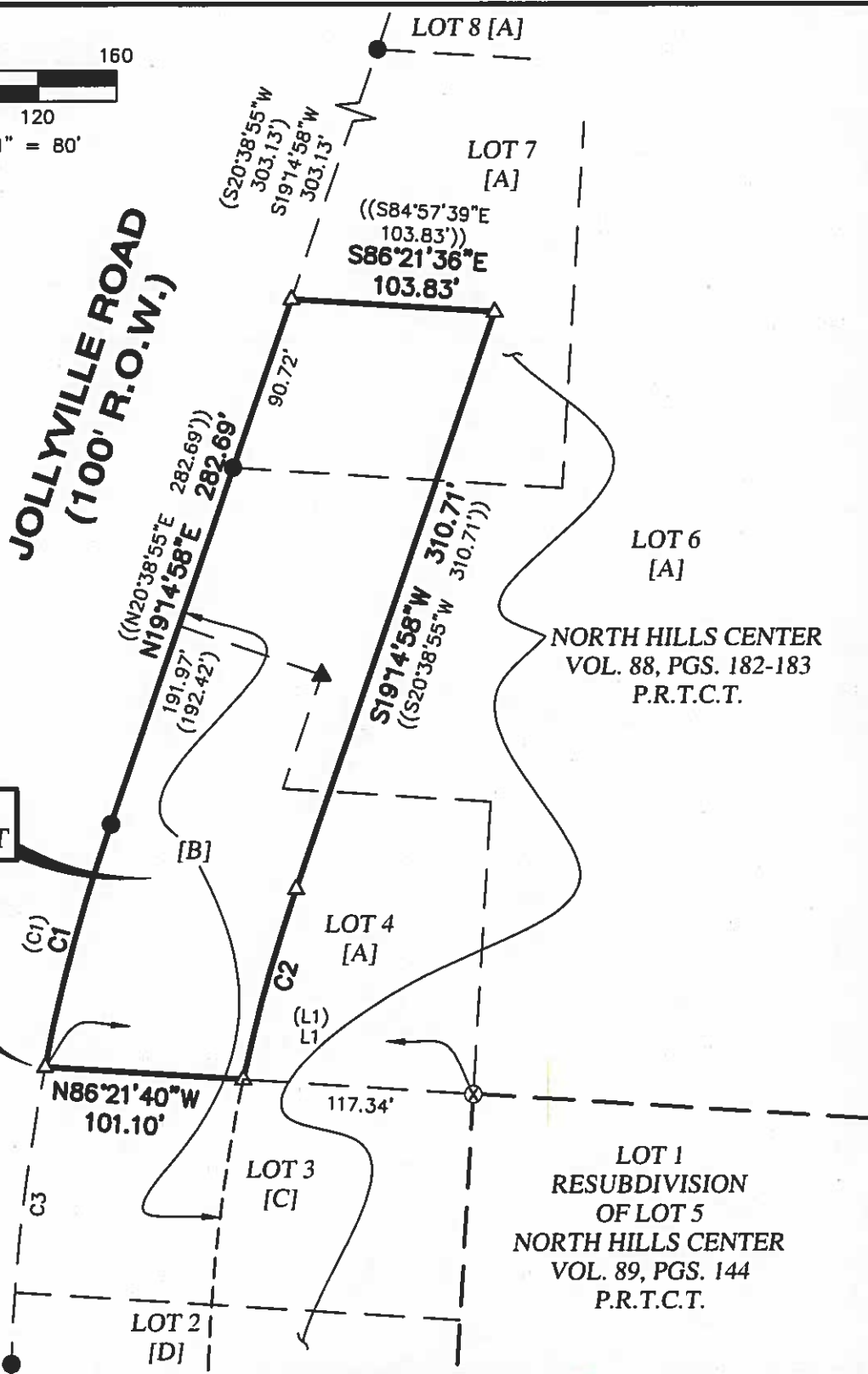
**0.9437 ACRE(S)
 41,106 SQUARE FEET**

P.O.B.
 GRID N: 10,118,013.99
 GRID E: 3,111,027.19

[C]
**OWNER: PATRICK E.
 HEYL ET UX**
 VOL. 12123, PG. 1136
 R.P.R.T.C.T.

[D]
**OWNER: HILL
 COUNTRY
 CAR WASH LLP**
 VOL. 12873, PG. 2307
 R.P.R.T.C.T.

**JOLLYVILLE ROAD
 (100' R.O.W.)**



**0.9437 ACRE
 ZONING TRACT
 City of Austin,
 Travis County, Texas**

4WARD
 Land Surveying
 A Limited Liability Company

PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	1/10/2020
Project:	00948
Scale:	1" = 80'
Reviewer:	SMD
Tech:	SMD
Field Crew:	SR/MM
Survey Date:	JAN. 2020
Sheet:	1 OF 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	128.04'	925.70'	7°55'30"	N15°21'53"E	127.94'
C2	100.60'	825.70'	6°58'50"	S15°48'14"W	100.54'
C3	152.18'	925.70'	9°25'09"	S06°41'33"W	152.01'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	127.84'	925.70'	7°54'44"	N16°44'13"E	127.73'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N86°21'40"W	218.44'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N84°57'39"W	218.54'

LEGEND

—	PROPOSED TRACT LINE
- - -	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND
⊗	"X" CUT FOUND
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 88, PG. 182-183
[[.....]]	RECORD INFORMATION PER PLAT VOL. 89, PG. 385
((.....))	RECORD INFORMATION PER COA ORDINANCE 890330-B



[Signature] 1/10/2020

BEARING BASIS:

- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000106294947.
- SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.9437 ACRE
ZONING TRACT
City of Austin,
Travis County, Texas**



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WWW.4WARDLS.COM (512) 537-2384
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Zoning Tract
Lot 8, North Hills Center

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2860 ACRE (12,456 SQUARE FEET), BEING OUT OF AND A PORTION OF LOT 8 OF NORTH HILLS CENTER, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 88, PAGES 182-183 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOT CONVEYED TO REGENCY CENTERS, LP., IN DOCUMENT NO. 2003031816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 0.286 ACRE TRACT (CALLED ZONING TRACT 2), AS DESCRIBED IN CITY OF AUSTIN ORDINANCE NO. 890330-B, SAID 0.2860 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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jward@4wards.com
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BEGINNING, at a 1/2-inch iron rod found in the curving east right-of-way line of Jollyville Road (100' Right-of-way), and being at the northwest corner of said Lot 8, and being the southwest corner of Lot A of One Braker Center, recorded in Volume 89, Page 385 (P.R.T.C.T.), and being the northwest corner of said Zoning Tract 2, for the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found at a point of curvature in the west line of said Lot A, and being the beginning of a curving right-of-way transition between said Jollyville Road and Braker Lane West (Right-of-way Varies), along the arc of a curve to the left, whose radius is 1,914.90 feet, whose arc length is 144.62 feet and whose chord bears N17°39'40"E, a distance of 144.59 feet;

THENCE, with the north line of said Lot 8, the north line of said Zoning Tract 2, and the south line of said Lot A, N88°38'13"E, a distance of 106.34 feet to a calculated point for the northeast corner hereof, said point being the northeast corner of said Zoning Tract 2, from which a 1/2-inch iron rod found at an exterior ell corner of said Lot 8, and being the southeast corner of said Lot A, and being a point in the west line of Lot 9, also of said North Hills Center bears, N88°38'13"E, a distance of 123.02 feet;

THENCE, leaving the north line of said Lot 8 and the south line of said Lot A, over and across said Lot 8, with the east line of said Zoning Tract 2, the following two (2) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is 3,004.90 feet, whose arc length is 52.44 feet and whose chord bears S18°50'24"W, a distance of 52.44 feet to a calculated point for a point of tangency hereof, and
- 2) S19°21'13"W, a distance of 76.81 feet to a calculated point for the southeast corner hereof, said point being the southeast corner of said Zoning Tract 2, and being in the south line of said Lot 8, and being in the north line of Lot 6, also of said North Hills Center, from which a 1/2-inch iron rod found at southeast corner of said Lot 8, and being the southwest corner of Lot 10, also of said North Hills Center, and being a point in the north line of said Lot 6 bears, S86°24'39"E, a distance of 351.58 feet;

THENCE, with the south line of said Lot 8, and with the south line of said Zoning Tract 2, in part with the north lines of Lots 6 and 7 of said North Hills Center, N86°24'39"W, passing at a distance of 17.64 feet, a 1/2-inch iron rod found at the common north corner of said Lot 6 and Lot 7, and continuing for an overall distance of 103.83 feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being the southwest corner of said Zoning Tract 2, being the southwest corner of said Lot 8, being the northwest corner of said Lot 7 and being in the east right-of-way line of said Jollyville Road, from which a 1/2-inch

EXHIBIT "B"

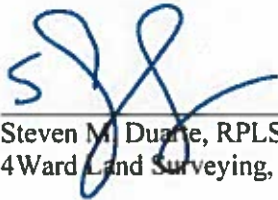
iron rod found at southwest corner of said Lot 7, and being an exterior ell corner of said Lot 6, and being in the east right-of-way line of said Jollyville Road bears, S19°14'58"W, a distance of 303.13 feet;

THENCE, with the east right-of-way line of said Jollyville Road, with the west line of said Lot 8 and the west line of said Zoning Tract 2, and the following two (2) courses and distances:

- 1) **N19°14'58"E**, a distance of **104.90** feet to a 1/2-inch iron rod found for a point of curvature hereof, and
- 2) Along the arc of a curve to the left, whose radius is **1,914.90** feet, whose arc length is **14.93** feet and whose chord bears **N20°02'53"E**, a distance of **14.93** feet to the **POINT OF BEGINNING** and containing 0.2860 Acre (12,456 Square Feet) of land, more or less.

NOTE:

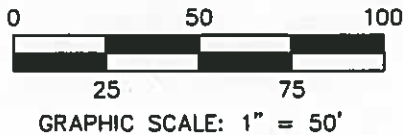
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000106294947. See attached sketch (reference drawing: 00948_Zoning 2.dwg).



1/10/2020

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC



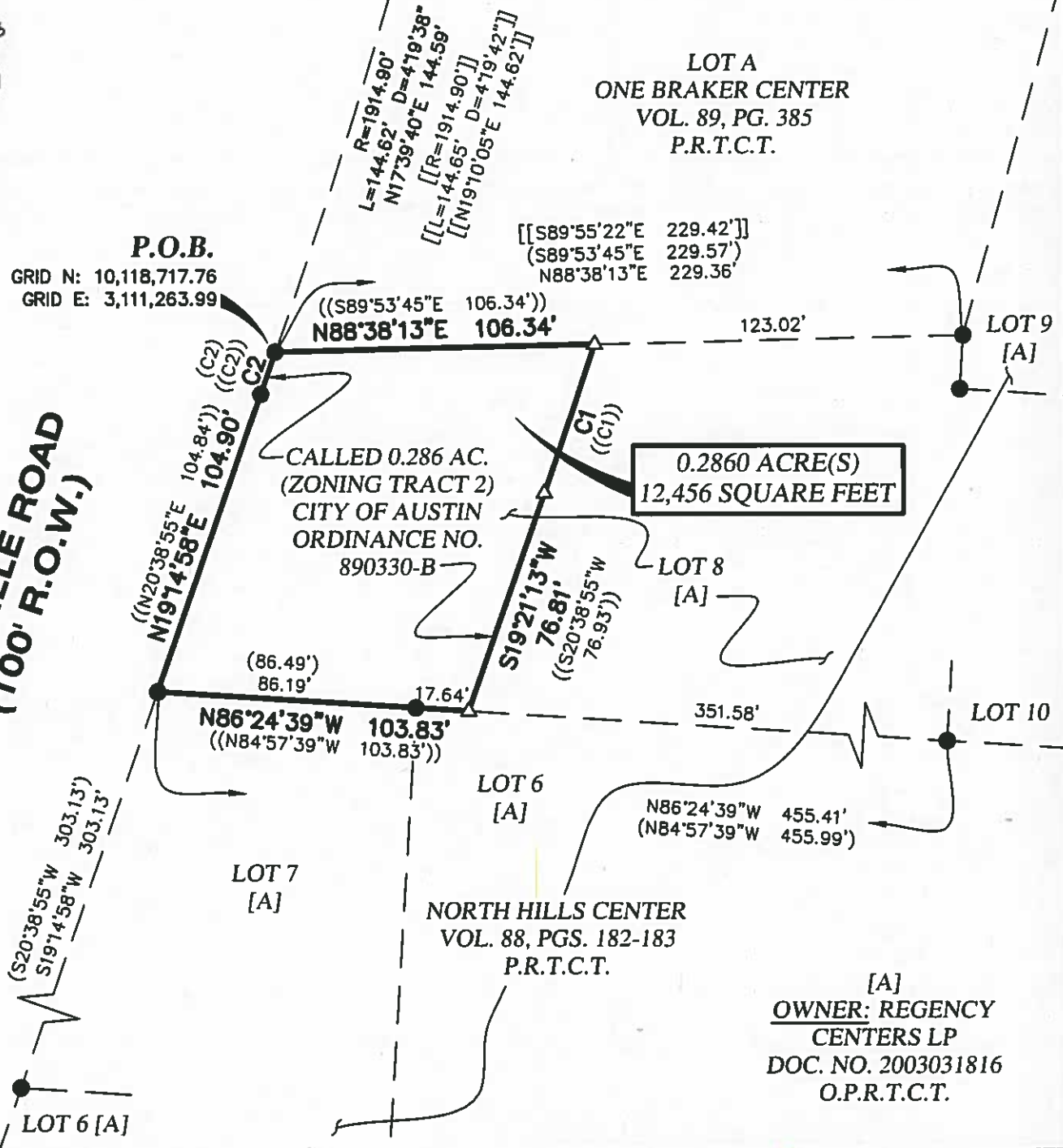


**BRAKER LANE WEST
(R.O.W. VARIES)**

LOT A
ONE BRAKER CENTER
VOL. 89, PG. 385
P.R.T.C.T.

P.O.B.
GRID N: 10,118,717.76
GRID E: 3,111,263.99

**JOLLYVILLE ROAD
(100' R.O.W.)**



**0.2860 ACRE
ZONING TRACT
City of Austin,
Travis County, Texas**

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PO Box 90876, Austin Texas 78709
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TBPLS FIRM #10174300

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Scale:	1" = 50'
Reviewer:	SMD
Tech:	SMD
Field Crew:	SR/MM
Survey Date:	JAN. 2020
Sheet:	1 OF 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	52.44'	3,004.90'	0°59'59"	S18°50'24"W	52.44'
C2	14.93'	1,914.90'	0°26'48"	N20°02'53"E	14.93'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
((C1))	52.52'	3,004.90'	1°00'05"	S20°08'06"W	52.52'
(C2)	15.22'	2,904.90'	0°18'01"	N20°29'08"E	15.22'
((C2))	15.22'	2,904.90'	0°18'01"	N20°29'08"E	15.22'

LEGEND	
	PROPOSED TRACT LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
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1/10/2020

BEARING BASIS:

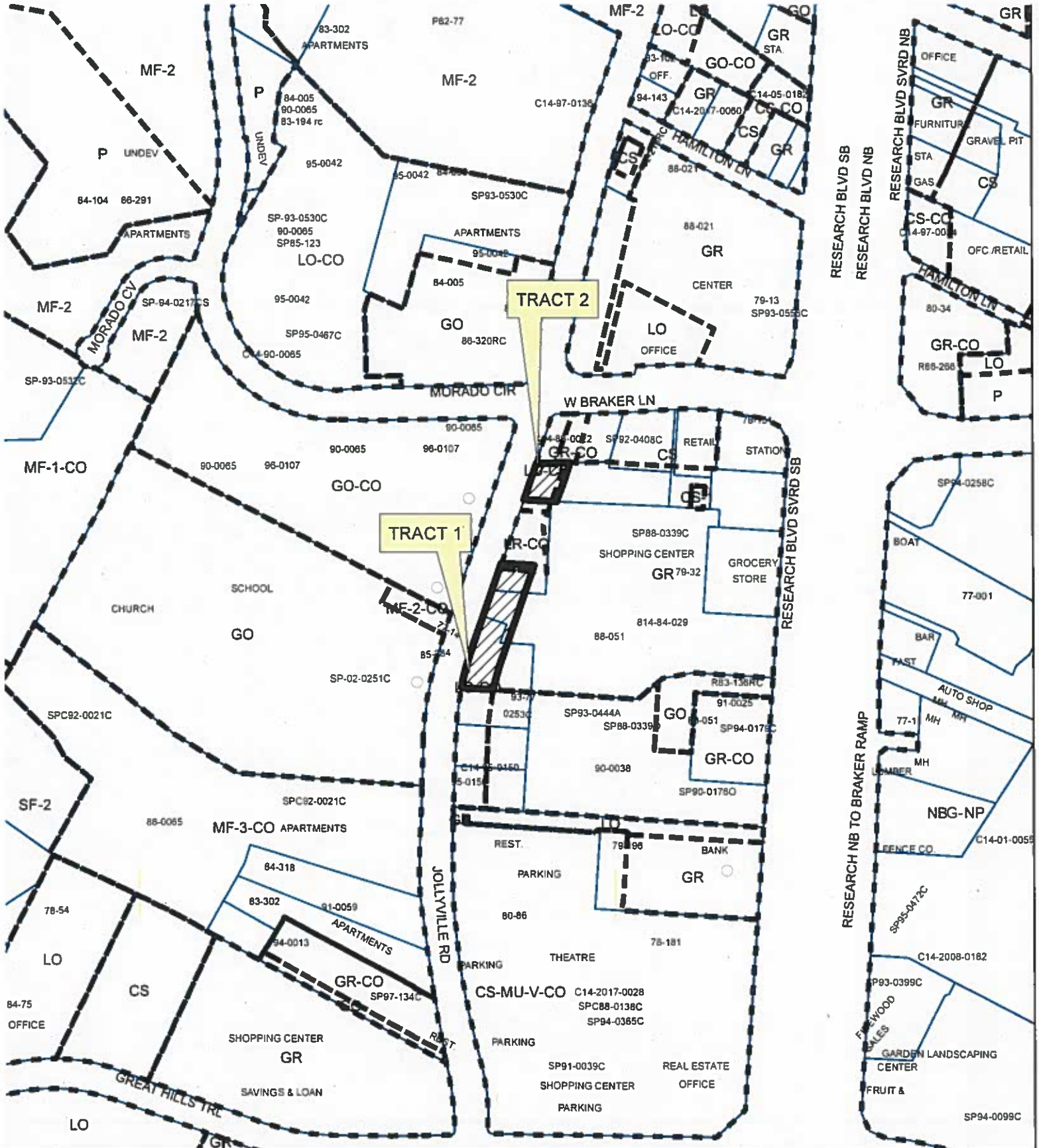
1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000106294947.
2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.




**0.2860 ACRE
ZONING TRACT
City of Austin,
Travis County, Texas**



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Survey Date:	JAN. 2020
Sheet:	1 OF 2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2019-0145
EXHIBIT "C"

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: 2/10/2020