

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9614 EAST U.S. HIGHWAY 290 SERVICE ROAD WESTBOUND FROM DEVELOPMENT RESERVE (DR) DISTRICT TO LIMITED INDUSTRIAL SERVICES (LI) 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 development reserve (DR) district to limited industrial services (LI) district on the property described in Zoning Case No. C14-2020-0004, on file at the Planning and Zoning Department, as follows:

A tract of land containing 1.5300 acres (66,649 square feet), out of the William H. Sanders Survey No. 54, Abstract No. 690, in Travis County, Texas, said 1.53 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 9614 East U.S. Highway 290 Service Road Westbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

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

PASSED AND APPROVED

_____, 2020 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.5300 ACRES (66,649 SQUARE FEET), OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A 2.00 ACRE TRACT CONVEYED TO APPLIED MATERIALS, INC., IN VOLUME 13041, PAGE 2014 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAVE AND EXCEPT A CALLED 0.479 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN DOCUMENT NO. 2011167823 OF THE OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.5300 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512 554 3371
jward@4wards.com
www.4wards.com

BEGINNING, at a 1/2-inch iron rod with "RPLS 4046" cap found at a point of curvature in the north right-of-way line of US Highway 290 (right-of-way varies), and being the northwest corner of said 0.479 State of Texas tract, and being the southeast corner of Lot 1 of One Lutheran Center, a subdivision recorded in Volume 87, Page 70B-70C of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being in the west line of said 2.00 acre Applied Materials tract, for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "RPLS 4046" cap found at the beginning of the right-of-way transition from said US Highway 290 to Giles Lane (aka Giles Road, right-of-way varies), and being a southwest corner of Lot 1 of said One Lutheran Center bears, S83°57'01"W, a distance of 171.28 feet;

THENCE, leaving the north right-of-way line of said US Highway 290, with the common line of Lot 1 of said One Lutheran Center and said 2.00 acre Applied Materials tract, N27°54'26"E, a distance of 288.97 feet to a 3/4-inch iron pipe found for the northwest corner hereof, said point being a corner in the west line of Lot 1 of Fiesta Plaza, a subdivision recorded in Volume 76, Page 359 (P.R.T.C.T.), and being the northwest corner of said 2.00 acre Applied Materials tract, from which a 1/2-inch iron rod found in the west line of Lot 1 of said Fiesta Plaza, and being the northeast corner of Lot 1 of said One Lutheran Center bears, N27°49'25"E, a distance of 46.66 feet;

THENCE, with the common line of Lot 1 of said Fiesta Plaza and said 2.00 acre Applied Materials tract, the following two (2) courses and distances:

- 1) N83°59'27"E, a distance of 299.70 feet to a 1/2-inch iron rod found for the northeast corner hereof, and
- 2) S27°44'32"W, a distance of 241.55 feet to a calculated point for the southeast corner hereof, said point being in the curving north right-of-way line of said US Highway 290, and being the northwest corner of a called 0.907 acre tract conveyed to the State of Texas in Document No. 2011167824 (O.P.R.T.C.T.), and being the northeast corner of said 0.479 State of Texas tract;

THENCE, leaving the common line of Lot 1 of said Fiesta Plaza and said 2.00 acre Applied Materials tract, over and across said 2.00 acre Applied Materials tract, with the north right-of-way line of said US Highway 290 and the north line of said 0.479 State of Texas tract, along the arc of a curve to the right, having an arc length of 329.09 feet, having a radius of 5,729.58 feet, and a chord that bears S77°11'29"W, a distance of 329.05 feet to the **POINT OF BEGINNING** and containing 1.5300 Acres (66,649 Square Feet) of land, more or less.

EXHIBIT "A"

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 1.000081235472. See attached sketch (reference drawing: 00945_Zoning Exhibit-2.dwg).

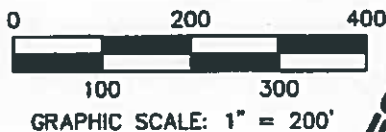


1/6/2020

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



**WILLIAM H. SANDERS
SURVEY NO. 54
ABSTRACT NO. 690**



**GILES LANE
(AKA GILES ROAD)
(R.O.W. VARIES)**

REMAINDER OF
CALLED 21.9814 ACRES
APPLIED MATERIALS, INC.
VOL. 13346, PG. 1584
R.P.R.T.C.T.

CALLED
6,777 SQ. FT.
TRAVIS
COUNTY
VOL. 11047,
PG. 456
R.P.R.T.C.T.

LOT 1
FIESTA PLAZA
VOL. 76, PG. 359
P.R.T.C.T.

P.O.B.

GRID N: 10,094,739.67
GRID E: 3,151,772.40

1.5300 ACRE(S)
66,649 SQUARE FEET

**U.S. HIGHWAY 290
(R.O.W. VARIES)**

**1.5300 ACRE
ZONING EXHIBIT
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
TBPELS FIRM #10174300

Date:	1/6/2020
Project:	00945
Scale:	1" = 200'
Reviewer:	SDM
Tech:	DDL
Field Crew:	JO/WC
Survey Date:	DEC. 2019
Sheet:	1 OF 3

[A]
LOT 1
ONE LUTHERAN CENTER
VOL. 87, PGS. 70B-70C
P.R.T.C.T.

[B]
REMAINDER OF
CALLED 2.00 ACRES
APPLIED MATERIALS, INC.
VOL. 13041, PG. 2014
R.P.R.T.C.T.

[C]
LOT 1, BLOCK "A"
APPLIED MATERIALS
SUBDIVISION SECTION I
VOL. 89, PGS. 222-224
P.R.T.C.T.

[D]
CALLED 2.52 ACRES
CITY OF AUSTIN
VOL. 10679, PG. 576
R.P.R.T.C.T.

[E]
CALLED 6.15 ACRES
CITY OF AUSTIN
VOL. 10769, PG. 337
R.P.R.T.C.T.

[F]
CALLED 0.907 ACRE
STATE OF TEXAS
DOC. NO. 2011167824
O.P.R.T.C.T.

[G]
CALLED 0.479 ACRE
STATE OF TEXAS
DOC. NO. 2011167823
O.P.R.T.C.T.

[H]
CALLED 0.977 ACRE
CITY OF AUSTIN
DOC. NO. 2000136249
O.P.R.T.C.T.

**1.5300 ACRE
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



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TBPELS FIRM #10174300

Date:	1/6/2020
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Scale:	1" = 200'
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Survey Date:	DEC. 2019
Sheet:	2 OF 3

LEGEND

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
△	CALCULATED POINT
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	3/4" IRON PIPE FOUND (UNLESS NOTED)
⊠	IRON ROD WITH "RPLS 4046" CAP FOUND (UNLESS NOTED)
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 13346, PG. 1584
{.....}	RECORD INFORMATION PER VOL. 13041, PG. 2014
<.....>	RECORD INFORMATION PER PLAT VOL. 87, PGS. 70B-70C
-.....-	RECORD INFORMATION PER PLAT VOL. 89, PG. 222
[.....]	RECORD INFORMATION PER PLAT VOL. 76, PG. 359
<{.....}>	RECORD INFORMATION PER DOC. NO. 2000136249
.....	RECORD INFORMATION PER TXDOT RIGHT OF WAY MAPS

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	329.09'	5,729.58'	3°17'27"	S77°11'29"W	329.05'

CURVE TABLE (RECORD)

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	329.06'	5,729.58'	3°17'26"	S77°11'23"W	329.01'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S27°49'25"W	346.65'
L2	N62°04'55"W	233.66'
L3	N27°54'26"E	288.97'
L4	N83°59'27"E	299.70'
L5	S27°44'32"W	241.55'
L6	S27°49'25"W	46.66'
L7	N27°55'55"E	202.58'
L8	S83°57'01"W	171.28'

LINE TABLE (RECORD)

LINE #	DIRECTION	LENGTH
(L2)	N62°10'55"W	233.54'
<L2>	N60°21'00"W	233.54'
<L3>	N29°36'00"E	288.83'
(L4)	N83°55'45"E	299.70'
{L4}	N85°56'00"E	300.00'
[L4]	N85°48'38"E	300.01'
<L6>	S29°40'00"W	46.73'
(L6)	S27°16'20"W	46.87'
L8	S84°02'10"W	171.21'

GENERAL NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081235472.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

Signature 1/6/2020



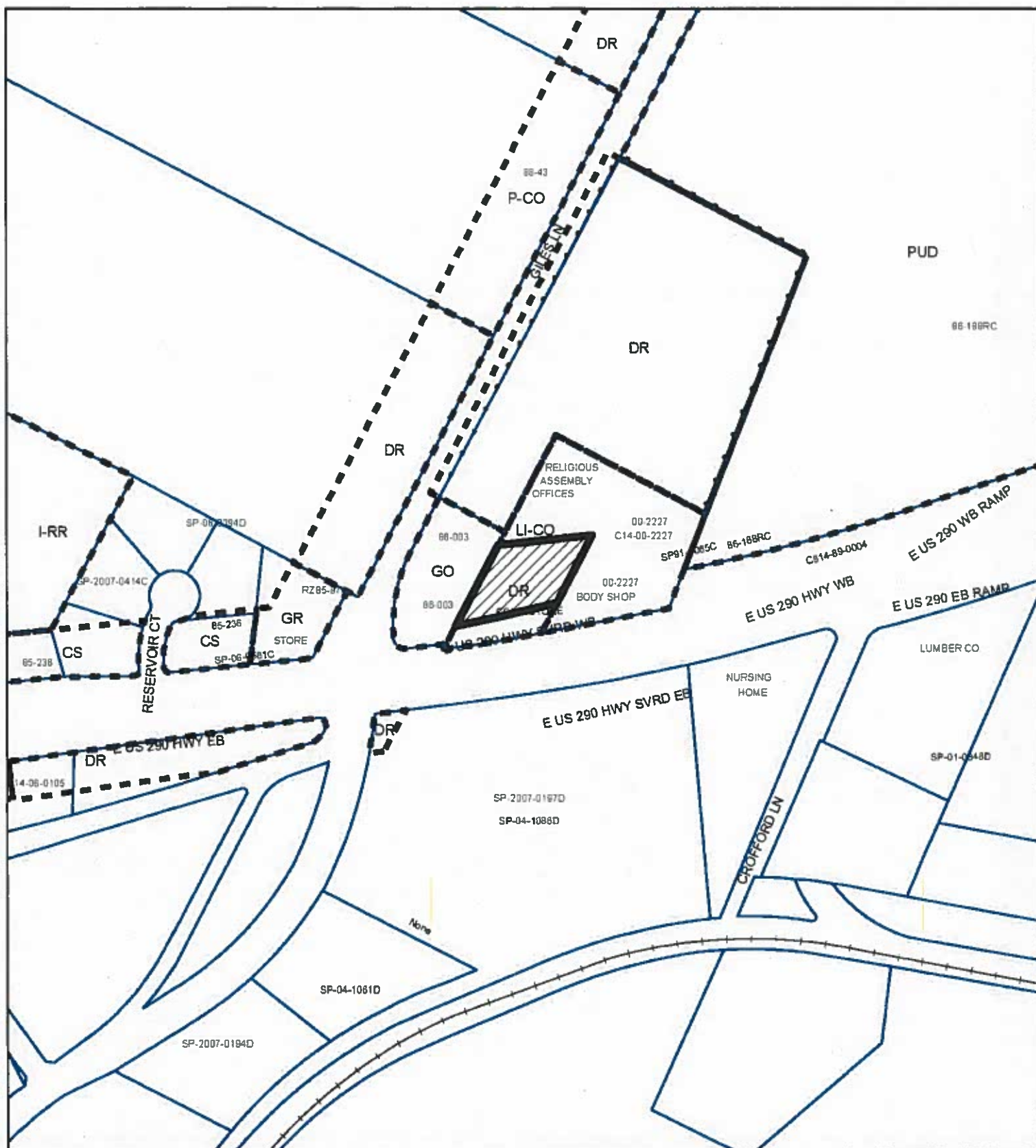
TCAD PARCEL NO. 227118
COA GRID NO. Q27 & Q28




**1.5300 ACRE
ZONING EXHIBIT
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Survey Date:	DEC. 2019
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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2020-0004

EXHIBIT "B"

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: 1/17/2020