

**ORDINANCE NO. 20200326-078**

**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"),

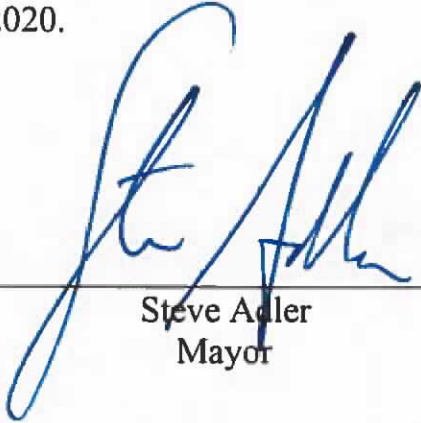
locally known as 9614 East U.S. Highway 290 Service Road Westbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on April 6, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, March 26, 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](http://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).



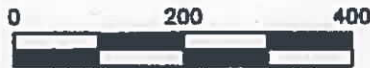
1/6/2020

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





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



GRAPHIC SCALE: 1" = 200'

**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**

**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) 637-2384  
TBPELS FIRM #10174300

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

P:\00945\00945\_Zoning Exhibit-2.dwg

[A]  
LOT 1  
ONE LUTHERAN CENTER  
VOL. 87, PGS. 70B-70C  
R.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  
R.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. 2010136249  
O.P.R.T.C.T.

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



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:	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. 708-70C
-...-	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'	317°27'	S77°11'29"W	329.05'

## CURVE TABLE (RECORD)

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
{C1}	329.06'	5,729.58'	317°26'	S77°11'23"W	329.01'

## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S27°49'25"W	346.65'
L2	N82°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	202.56'
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  
City of Austin,  
Travis County, Texas**



PO Box 80876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 637-2384  
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:	3 OF 3

**Created: 1/17/2020**