

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10400 RESEARCH BOULEVARD FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING (GR-MU-V) 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 community commercial (GR) district and limited office (LO) district to community commercial-mixed use-vertical mixed use building (GR-MU-V) combining district on the property described in Zoning Case No. C14-2020-0037, on file at the Planning and Zoning Department, as follows:

3.4449 acres (150,060 square feet) in Travis County, Texas, and being a portion of the remainder of Lot 1, Oak View Section Two, a subdivision in Travis County, Texas according to the map or plat of record in Volume 80, Page 259, of the Plat Records of Travis County, Texas, said 3.4449 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 10400 Research Boulevard 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      Jannette S. Goodall  
City Attorney      City Clerk

Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.4449 ACRES (150,060 SQUARE FEET) IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF LOT 1, OAK VIEW – SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 80, PAGE 259 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), CONVEYED TO NATIONAL BANK OF COMMERCE IN VOLUME 6805, PAGE 2254 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAVE AND EXCEPT: A CALLED 0.182 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN VOLUME 11125, PAGE 622 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), A CALLED 0.038 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN VOLUME 11125, PAGE 636 (R.P.R.T.C.T.), AND A CALLED 0.491 ACRE TRACT (TRACT 1) CONVEYED TO GREAT HILLS RETAIL, INC. IN DOCUMENT NO. 2016144281 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 3.4449 ACRES 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](http://www.4wardls.com)

**BEGINNING**, at an iron rod with “Bury & Partners” cap found in the east right-of-way line of Jollyville Road (100’ right-of-way), and being at the northwest corner of said Lot 1, Oak View-Section Two, and being the southwest corner of Lot , North Hills Center, a subdivision recorded in Volume 88, Page 182-183 (P.R.T.C.T.) conveyed to Hill Country Car Wash, LP in Volume 12873, Page 2307 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being the northwest 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 the west line of Lot 2 of said North Hills Center, recorded bears, N01°49’45”E, a distance of 223.44 feet;

**THENCE**, leaving the east right-of-way line of said Jollyville Road, with the north line of said Lot 1, Oak View-Section Two and in part with the south line of said Lot 1, North Hills Center, in part with the south line of Lot 1, Resubdivision of Lot 5, North Hills Center, a subdivision recorded in Volume 89, Page 144 (P.R.T.C.T.), conveyed to 24 HR-TX (TX) L.P. in Document No. 2004069419 (O.P.R.T.C.T.), **S86°17’29”E**, a distance of **976.13** feet to an iron rod with “illegible cap found for the northeast corner hereof, being in the west right-of-way line of U.S. Highway 183 (Research Boulevard – right-of-way varies), and being the southeast corner of said Lot 1, Resubdivision of Lot 5, North Hills Center;

**THENCE**, leaving the south line of said Lot 1, Resubdivision of Lot 5, North Hills Center, with the west right-of-way line of said U.S. Highway 183, **S03°40’16”W**, a distance of **289.87** feet to an iron rod with “illegible cap found for the southeast corner hereof, being the most northerly northeast corner of said remainder of Lot 1, Schmidt Tract No. One, a subdivision recorded in Volume 81, Page 111 (P.R.T.C.T.) conveyed as a called 16.741 acres (called “Tract A”) to Great Hills Retail, Inc. in Document No. 2005094515 (O.P.R.T.C.T.);

**THENCE**, leaving the west right-of-way line of said U.S. Highway 183, with the south line of said Lot 1, Oak View-Section Two, in part the north line of said remainder of Lot 1, Schmidt Tract No. One,

**N86°20'06"W**, a distance of **428.21** feet to a "PK" nail found for an exterior ell-corner hereof, and being the southeast corner of a called 0.491 acres tract (called Tract 1) conveyed to Great Hills Retail, Inc. in Document No. 2016144281 (O.P.R.T.C.T.) as described in Volume 12563, Page 2202 (R.P.R.T.C.T.) and Volume 12946, Page 1823 (R.P.R.T.C.T.), from which a 1/2-inch iron rod found for the southwest corner of said Great Hills Retail 0.491 acre tract, being the most southerly southwest corner of said Lot 1, Oak View – Section Two, and being an interior ell-corner in the north line of said remainder of Lot 1, Schmidt Tract No. One bears, N86°20'06"W, a distance of 83.41 feet;

**THENCE**, leaving the north line of said remainder of Lot 1, Schmidt Tract No. One, and south line of said Lot 1, Oak View-Section Two, and with the east and north line of said Great Hills Retail 0.491 acres tract the following six (6) courses and distances:

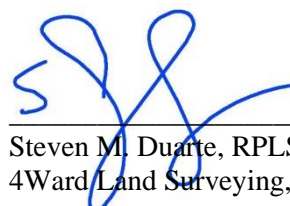
- 1) **N04°55'31"E**, a distance of **22.80** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S85°43'02"E**, a distance of **1.33** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **N04°02'14"E**, a distance of **222.05** feet to a 1/2-inch iron rod found for a non-tangent point of curvature hereof,
- 4) Along the arc of a curve to the left, whose radius is **4.50** feet, whose arc length is **7.74** feet and whose chord bears **N38°40'23"W**, a distance of **6.82** feet to an "X" cut found in concrete for an angle point hereof,
- 5) **N86°30'50"W**, a distance of **85.48** feet to a 1/2-inch iron rod found for a non-tangent point of curvature hereof,
- 6) Along the arc of a curve to the left, whose radius is **20.24** feet, whose arc length is **14.52** feet and whose chord bears **S52°49'38"W**, a distance of **14.21** feet to an "X" cut found in concrete for an angle point hereof, being in the south line of said Lot 1, Oak View-Section Two, and being in the north line of said Lot 1, Schmidt Tract No. One, and being an angle point in the west line of said Great Hills Retail 0.491 acres tract;

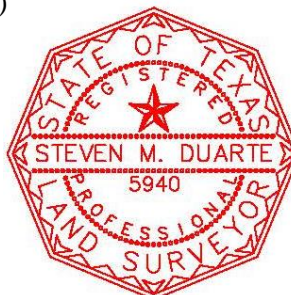
**THENCE**, leaving the west line of said Great Hills Retail 0.491 acres tract, with the south line of said Lot 1, Oak View-Section Two, being in the north line of said Lot 1, Schmidt Tract No. One, **N86°17'25"W**, a distance of **448.75** feet to a 1/2-inch iron rod found for the most northerly southwest corner hereof, being in the east right-of-way line of said Jollyville Road, and being the most northerly southwest corner of said Lot 1, Oak View-Section Two, and being the northwest corner of said Lot 1, Schmidt Tract No. One, from which a 1/2-inch iron rod found for a point of curvature in the east right-of-way line of said Jollyville Road, being in the west line of said Lot 1, Schmidt Tract No. One bears, **S01°50'00"W**, a distance of 37.68 feet;

**THENCE**, leaving the north line of said Lot 1, Schmidt Tract No. One, with the east right-of-way line of said Jollyville Road, being the east line of said Lot 1, Oak View-Section Two, **N01°50'00"E**, a distance of **49.97** feet to the **POINT OF BEGINNING** and containing 3.4449 Acres (150,060 Square Feet) of land, more or less.

**Notes:**

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: 00489\_Zoning Exhibit.dwg.)

  
2/19/20  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



TCAD Parcel # 154600  
COA Grid # J-33

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

LOT 2  
OWNER:

HILL COUNTRY CAR WASH LP  
VOL. 12873, PG. 2307, R.P.R.T.C.T.

LOT 1  
OWNER:

HILL COUNTRY CAR WASH LP  
VOL. 12873, PG. 2307, R.P.R.T.C.T.

**P.O.B.**

GRID N: 10,117,639.52  
GRID E: 3,111,002.39

LOT 1  
RESUBDIVISION OF LOT 5,  
NORTH HILLS CENTER  
VOL. 89, PG. 144, P.R.T.C.T.  
OWNER: 24 HR-TX (TX) L.P.  
DOC. NO. 2004069419  
O.P.R.T.C.T.

**ZONING EXHIBIT**  
3.4449 ACRE(S)  
150,060 SQUARE FEET

N86°17'25"W 448.75'

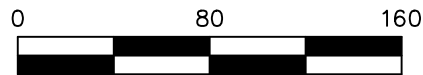
N86°17'25"W 463.01'  
{N84°55'00"W 463.41'}  
<N86°16'10"W 463.01'>

[E]  
REMAINDER OF LOT 1,  
SCHMIDT TRACT NO. ONE  
VOL. 81, PG. 111  
P.R.T.C.T.  
CALLED 16.741 ACRES  
("TRACT A")  
GREAT HILLS RETAIL, INC.  
DOC. NO. 2005094515  
O.P.R.T.C.T.

14.26'

<N03°41'57"E 240.26'>  
{N05°05'00"E 240.00'}  
[N05°05'00"E 240.07']  
N03°41'37"E 240.30'

MATCHLINE



GRAPHIC SCALE: 1" = 80'



**3.4449 ACRES  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



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

Date:	2/19/2020
Project:	00489
Scale:	1" = 80'
Reviewer:	PRB
Tech:	CC
Field Crew:	SR/MW
Survey Date:	JULY 2019
Sheet:	1 OF 3

LOT 1  
 RESUBDIVISION OF LOT 5,  
 NORTH HILLS CENTER  
 VOL. 89, PG. 144, P.R.T.C.T.  
 OWNER: 24 HR-TX (TX) L.P.  
 DOC. NO. 2004069419  
 O.P.R.T.C.T.

MATCHLINE

S86°17'29"E 976.13'

ILLEGIBLE

[D]

S03°40'16"W 289.87'

[C]

ILLEGIBLE

REMAINDER OF LOT 1  
 OAK VIEW - SECTION TWO  
 VOL. 80, PG. 259  
 P.R.T.C.T.

**ZONING EXHIBIT**  
 3.4449 ACRE(S)  
 150,060 SQUARE FEET

[A]  
 OWNER:  
 NATIONAL BANK OF COMMERCE  
 VOL. 6805, PG. 2254  
 D.R.T.C.T.

N86°20'06"W 428.21'

N86°20'06"W 511.62'  
 <N86°16'10"W 511.60'>

[E]

TCAD PARCEL #154600  
 COA GRID #J33

**NOTES:**

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.

**U.S. HIGHWAY 183**  
**(A.K.A. RESEARCH BOULEVARD)**  
**(R.O.W. VARIES)**

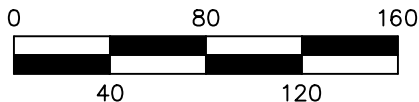
N86°20'06"W 83.41'  
 [N85°01'17"W 83.52']

[B]

[N05°24'57"E 222.55']  
 N04°02'14"E 222.05'

[L2]  
 [L1]

GRAPHIC SCALE: 1" = 80'



**3.4449 ACRES**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



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Sheet:	2 OF 3

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	7.74'	4.50'	98°33'46"	N38°40'23"W	6.82'
C2	14.52'	20.24'	41°05'34"	S52°49'38"W	14.21'

CURVE TABLE (RECORD)					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
[C1]	7.06'	4.50'	-----	N39°35'03"W	6.36'
[C2]	14.59'	20.24'	-----	S53°59'50"W	14.28'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S04°55'31"W	22.80'
L2	S85°43'02"E	1.33'
L3	N86°30'50"W	85.48'
L4	N01°50'00"E	49.97'
L5	S01°50'00"W	37.68'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
[L1]	S04°58'43"W	22.30'
[L2]	S85°06'38"E	1.32'
[L3]	N84°56'07"E	85.66'
{L4}	N03°15'50"E	50.02'
(L5)	S01°56'14"W	37.78'

## LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "BURY & PARTNERS" CAP FOUND (UNLESS NOTED)
	PK NAIL FOUND
	CHISELED "X" FOUND IN CONCRETE
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
B.L.	BUILDING LINE
E.T.E.	ELECTRIC AND TELEPHONE LINES EASEMENT
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
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
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
{.....}	RECORD INFORMATION PER PLAT VOL. 80, PG. 259
[.....]	RECORD INFORMATION PER VOL. 12563, PG. 2202
<.....>	RECORD INFORMATION PER DOC. NO. 2005094515
-.....-	RECORD INFORMATION PER PLAT VOL. 88, PG. 182-183
(.....)	RECORD INFORMATION PER PLAT VOL. 81, PG. 111

[B]

A PORTION OF LOT 1 OAK  
VIEW - SECTION TWO  
VOL. 80, PG. 259 P.R.T.C.T.  
CALLED 0.491 ACRES  
("TRACT 1")

OWNER:

GREAT HILLS RETAIL, INC.  
DOC. NO. 2016144281  
O.P.R.T.C.T.  
DESCRIBED IN VOL. 12563,  
PG. 2202 R.P.R.T.C.T.  
AND VOL. 12946, PG. 1823  
R.P.R.T.C.T.

[C]

CALLED 0.182 ACRE  
CONTROLLED ACCESS  
HIGHWAY FACILITY,  
ACCESS WILL  
NOT BE DENIED  
STATE OF TEXAS  
VOL. 11125, PG. 622  
R.P.R.T.C.T.

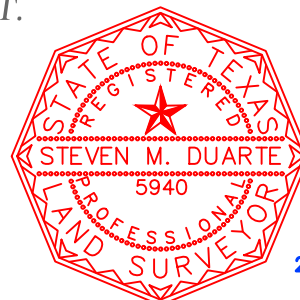
[D]

CALLED 0.038 ACRE  
CONTROLLED ACCESS  
HIGHWAY FACILITY,  
ACCESS WILL  
NOT BE DENIED  
STATE OF TEXAS  
VOL. 11125, PG. 636  
R.P.R.T.C.T.

[F]

NORTH HILLS CENTER  
VOL. 88, PGS. 182-183  
P.R.T.C.T.

TCAD PARCEL # 154600  
COA GRID # J-33



2/19/2020

**3.4449 ACRES  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



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