

ORDINANCE NO. 20200611-070

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 June 22, 2020.

PASSED AND APPROVED

June 11, 2020

§
§
§


Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

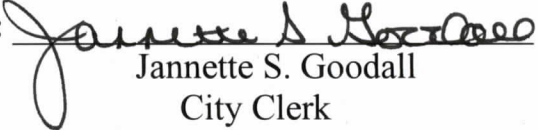
ATTEST: 
Jannette S. Goodall
City Clerk

EXHIBIT “_____”

(Zoning Exhibit)
Lot 1, Oak View – Section Two

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

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,

Exhibit A

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:

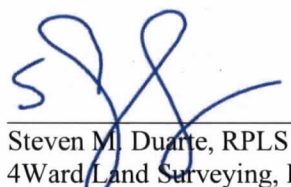
- 1) **N04°55'31"E**, a distance of **22.80** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S85°43'02"E**, a distance of **1.33** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **N04°02'14"E**, a distance of **222.05** feet to a 1/2-inch iron rod found for a non-tangent 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;

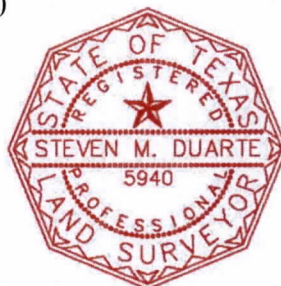
THENCE, leaving the west line of said Great Hills Retail 0.491 acres tract, with the south line of said Lot 1, Oak View-Section Two, being in the north line of said Lot 1, Schmidt Tract No. One, **N86°17'25"W**, a distance of **448.75** feet to a 1/2-inch iron rod found for the most northerly southwest 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**

MATCHLINE

N86°17'25"W 448.75'

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

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'

**[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.**



**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 |

MATCHLINE

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.

S86°17'29"E 976.13'

ILLEGIBLE

[L3]
L3

[C1]
C1

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

[B]

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

[L2]
L2

[L1]
L1

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

N86°20'06"W 428.21'

S03°40'16"W 289.87'

[C]

ILLEGIBLE

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.



GRAPHIC SCALE: 1" = 80'

**3.4449 ACRES
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
TBPLS FIRM #10174300

| | |
|--------------|-----------|
| Date: | 2/19/2020 |
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| Reviewer: | PRB |
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| Field Crew: | SR/MW |
| Survey Date: | JULY 2019 |
| Sheet: | 2 OF 3 |

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

| 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]

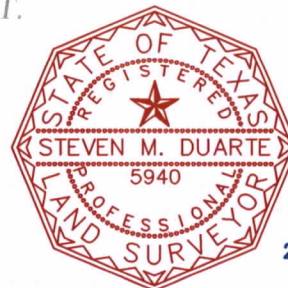
CALLED 0.038 ACRE
CONTROLLED ACCESS
HIGHWAY FACILITY,
ACCESS WILL
NOT BE DENIED
STATE OF TEXAS
VOL. 11125, PG. 636
R.P.R.T.C.T.

[F]

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

TCAD PARCEL # 154600
COA GRID # J-33

588



2/19/2020

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



PO Box 90876, Austin Texas 78709
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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: | 3 OF 3 |



ZONING BOUNDARY

Exhibit B

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: 3/19/2020

$$1'' = 400'$$