

**ORDINANCE NO. 20201210-077**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14231 NORTH U.S. HIGHWAY 183A SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES-MIXED USE (CS-MU) COMBINING DISTRICT TO COMMERCIAL HIGHWAY SERVICES (CH) 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 general commercial services-mixed use (CS-MU) combining district to commercial highway services (CH) district on the property described in Zoning Case No. C14-2020-0126, on file at the Housing and Planning Department, as follows:

A 0.1834 acre of land (7,990 square feet) being a portion of Lot 2, Block C, AVERY LAKELINE, a subdivision in Williamson County, Texas, recorded in Document No. 2020023739, of the Official Public Records of Williamson County, Texas, said 0.1834 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 14231 North U.S. Highway 183A Service Road Northbound in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit "B"**.

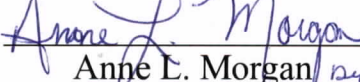
**PART 2.** This ordinance takes effect on December 21, 2020.

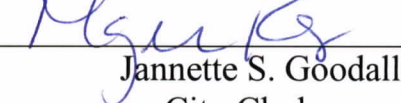
**PASSED AND APPROVED**

\_\_\_\_\_, December 10, 2020

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§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**   
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1834 ACRE (7,990 SQUARE FEET), BEING A PORTION OF LOT 2, BLOCK C, AVERY LAKELINE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 20200232739 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID LOT 2 CONVEYED TO ASCENSION SETON IN DOCUMENT NO. 2020029508 (O.P.R.W.C.T.), SAID 0.1834 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, at a 1/2-inch iron rod with "LSI" cap found in the west right-of-way line of North Lake Creek Parkway (64' Right-of-way), and being in the east line of Lot 1, Block A of said Avery Lakeline, from which a 1/2-inch iron rod with "LSI" cap found at the beginning of a right-of-way transition from the west right-of-way line of said North Lake Creek Parkway to the south right-of-way line of Avery Ranch Boulevard (150' Right-of-way) bears, N33°04'19"W, a distance of 554.44 feet;

**THENCE**, leaving the west right-of-way line of said North Lake Creek Parkway and the east line of said Lot 1, in part over and across said Lot 1, and in part over and across Hema Drive (60' Right-of-way), S11°50'56"W, a distance of 611.35 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** hereof, said point being in the south right-of-way line of said Hema Drive, and being in the north line of Lot 2, Block C of said Avery Lakeline;

**THENCE**, leaving the south right-of-way line of said Hema Drive and the north line of said Lot 2, over and across said Lot 2, the following two (2) courses and distances:

- 1) **S40°27'12"W**, a distance of **81.20** feet to a calculated point for an angle point hereof, and
- 2) **S02°09'58"W**, a distance of **200.52** feet to a calculated point for the south corner hereof, said point being in the east right-of-way line of Linnaea Lane (60' Right-of-way), and being in the west line of said Lot 2;

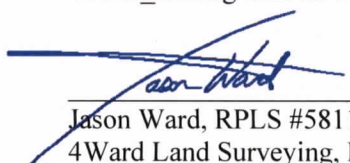
**THENCE**, with the east right-of-way line of said Linnaea Lane and the west line of said Lot 2, **N17°09'26"W**, a distance of **178.80** feet to a calculated point for a point of curvature hereof, said point being the beginning of a right-of-way transition from the east right-of-way line of said Linnaea Lane to the south right-of-way line of said Hema Drive;

**THENCE**, continuing with the right-of-way transition from said Linnaea Lane to said Hema Drive, along the arc of a curve to the right, whose radius is **25.00** feet, whose arc length is **35.71** feet and whose chord bears **N23°50'21"E**, a distance of **32.75** feet to a calculated point for a non-tangent point of compound curvature hereof;

**THENCE**, along the arc of a curve to the left, whose radius is **530.00** feet, whose arc length is **117.37** feet and whose chord bears **N58°24'27"E**, a distance of **117.13** feet to the **POINT OF BEGINNING** and containing 0.1834 Acre (7,990 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 1.000077918. See attached sketch (reference drawing: 00822\_Zoning Exhibit-3.dwg)

  
\_\_\_\_\_  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

10/30/2020

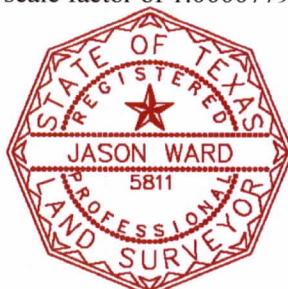
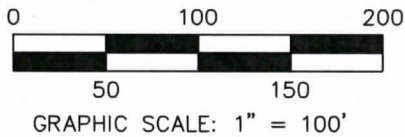


Exhibit A

**4WARD**  
Land Surveying

PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)



**AVERY RANCH BOULEVARD**  
**(150' R.O.W.)**  
 (DOC. NO. 2005102680, O.P.R.W.C.T.)

LOT 1, BLOCK A  
 AVERY LAKELINE  
 DOC. NO. 2020023739  
 O.P.R.W.C.T.  
OWNER:  
 ASCENSION SETON  
 DOC. NO. 2020029508  
 O.P.R.W.C.T.

**P.O.C.**  
 GRID N: 10,149,579.72  
 GRID E: 3,094,060.37

N33°04'19"W  
 554.44'  
 (N33°04'24"W  
 554.44')

**[A]**

S11°50'56"W 611.35'

**HEMA DRIVE**  
**(60' R.O.W.)**

LOT 2, BLOCK C  
 AVERY LAKELINE  
 DOC. NO. 2020023739  
 O.P.R.W.C.T.  
OWNER:  
 ASCENSION SETON  
 DOC. NO. 2020029508  
 O.P.R.W.C.T.

**P.O.B.**  
 GRID N: 10,148,981.45  
 GRID E: 3,093,934.85

ZONING EXHIBIT  
 0.1834 ACRE(S)  
 7,990 SQUARE FEET

**[B]**

**0.1834 ACRE**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Williamson**  
**County, Texas**



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

Date:	10/30/2020
Project:	00822
Scale:	1" = 100'
Reviewer:	FM
Tech:	CC
Field Crew:	WC/MM
Survey Date:	JULY 2020
Sheet:	1 OF 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	35.71'	25.00'	81°50'40"	N23°50'21"E	32.75'
C2	117.37'	530.00'	12°41'20"	N58°24'27"E	117.13'

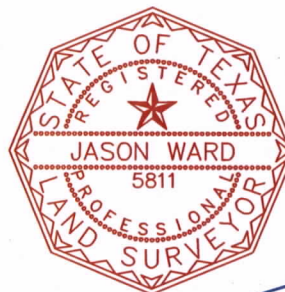
RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	35.70'	25.00'	81°49'31"	N23°50'16"E	32.75'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S40°27'12"W	81.20'
L2	S02°09'58"W	200.52'
L3	N17°09'26"W	178.80'

**[A]**  
**NORTH LAKE**  
**CREEK PARKWAY**  
**(64' R.O.W.)**

**[B]**  
**LINNAEA LANE**  
**(60' R.O.W.)**

LEGEND	
	ZONING BOUNDARY
	EXISTING PROPERTY LINES
	1/2" IRON ROD WITH "LSI" CAP FOUND
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2020023739



*Jason Ward*

10/30/2020

**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 1.000077918.

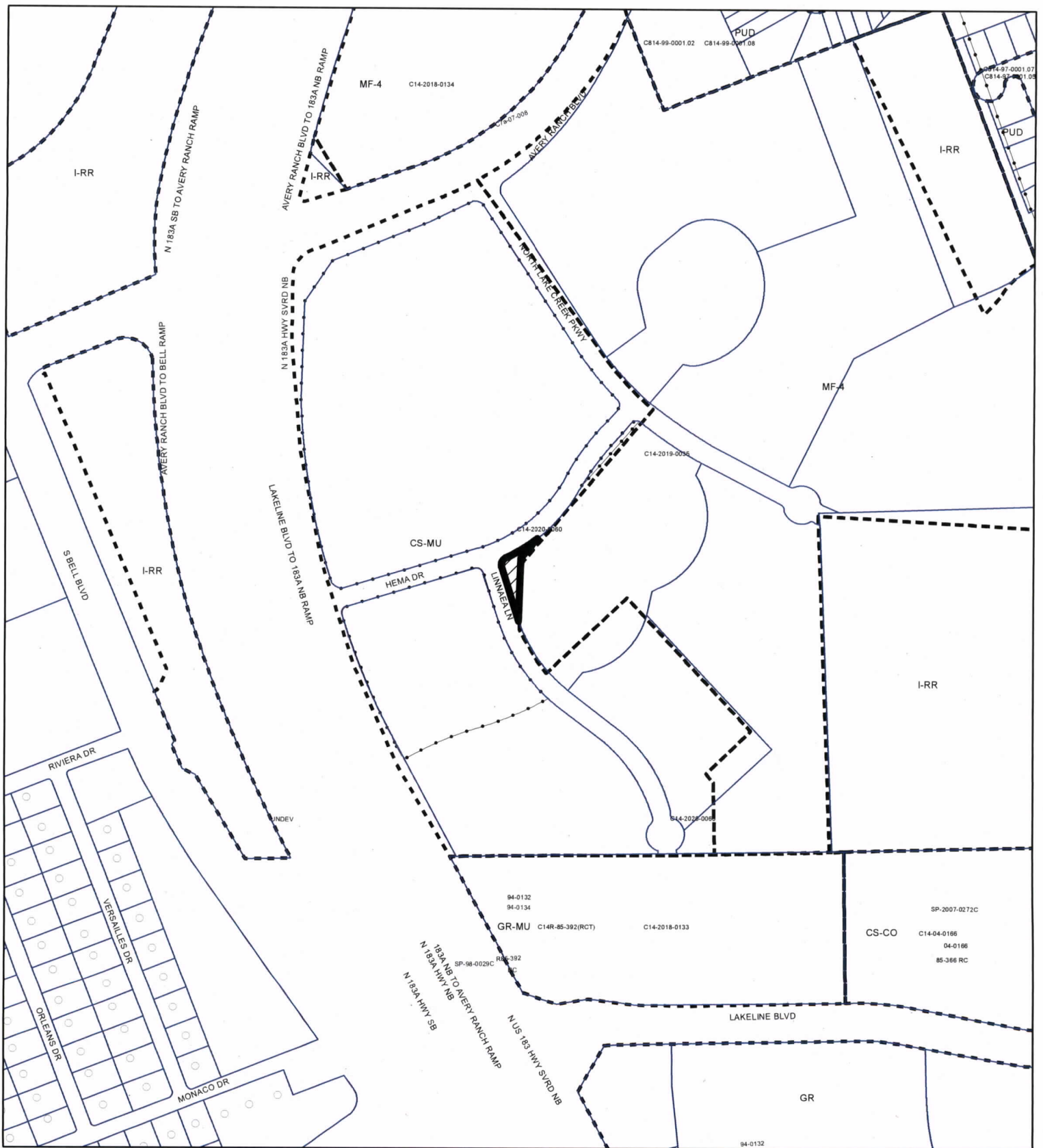
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.1834 ACRE**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Williamson**  
**County, Texas**



PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
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Date:	10/30/2020
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Sheet:	2 OF 2



## ZONING

ZONING CASE#: C14-2020-0126  
Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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: 11/5/2020