

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12530 RESEARCH BOULEVARD FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) COMBINING DISTRICT ON TRACT 1 AND LIMITED OFFICE-MIXED USE (LO-MU) COMBINING DISTRICT ON TRACT 2.

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 (GR-MU) combining district on Tract 1 and limited office-mixed use (LO-MU) combining district on Tract 2 on the property described in Zoning Case No. C14-2021-0109, on file at the Housing and Planning Department, as follows:

Tract 1:

Lot 1, OBENHAUSE-MATZ SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 65, Page 9, of Plat Records of Travis County, Texas, SAVE AND EXCEPT that certain portion conveyed to the State of Texas in Volume 11298, Page 544, Real Property Records of Travis County, Texas; and

Tract 2:

Being all of that certain 0.413 acre (17,998 square feet) tract of land situated in the James D. Goode Survey Number 30, Abstract Number 307, Travis County, Texas, being a portion of Lot 1, OBENHAUSE-MATZ SUBDIVISION, according to the map or plat thereof recorded in Volume 65, Page 9, of Plat Records of Travis County, Texas, said 0.413 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance,

(Tract 1 and Tract 2 collectively the “Property”),

locally known as 12530 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 _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

EXHIBIT A

0.413 ACRES (17,998 SQ.FT.)
JAMES D. GOODE SURVEY NO. 30, ABSTRACT NUMBER 307
TRAVIS COUNTY, TEXAS

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 0.413 ACRE (17,998 SQ.FT.) TRACT OF LAND SITUATED IN THE JAMES D GOODE SURVEY NUMBER 30, ABSTRACT NUMBER 307, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, OBENHAUS-MATZ SUBDIVISION, RECORDED IN VOLUME 65, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.413 ACRE (17,998 SQ.FT.) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2 inch iron rod found at the southeast corner of said Lot 1, being at the southwest corner of Lot B, Twin Rock Addition, a subdivision recorded in Volume 83, Page 143A, Plat Records, Travis County, Texas, same being on the north line of Jollyville Road (100' R.O.W.), also being at the beginning of a curve to the right, for the southeast corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, along said curve to right, with the common line of said Lot 1 and said Jollyville Road, having a radius of 2815.53 feet, an arc length of 149.97 feet, and a chord that bears N61°00'35"W, a distance of 149.95 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" at the southwest corner of said Lot 1, being at the southeast corner of Lot 2, said Obenhaus-Matz Subdivision, same being on the north line of said Jollyville Road, for the southwest corner of the herein described tract of land,

THENCE, N26°30'41"E, with the common line of said Lot 1 and said Lot 2, a distance of 120.31 feet to a calculated point for the northwest corner of the herein described tract of land, being at the beginning of a curve to the left,

THENCE, along said curve to left, over and across said Lot 1, having a radius of 2695.53 feet, an arc length of 150.01 feet, and a chord that bears S60°53'59"E, a distance of 149.99 feet to calculated point on the east line of said Lot 1, being on the west line of Lot C, said Twin Rock Addition, for the northeast corner of the herein described tract of land,

THENCE, S26°31'36"W, with the east line of said Lot 1, the west line of said Lot C, and the west line of said Lot B, a distance of 120.02 feet to the **POINT OF BEGINNING** and containing 0.413 acres (17,998 Sq.Ft.) of land, as shown on the attached sketch.

Surveyed by:



9/14/2022

Aaron V. Thomason, R.P.L.S. NO. 6214

Carlson, Brigrance and Doering, Inc.

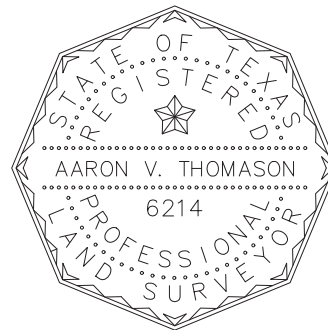
Reg. # 10024900

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

Aaron@cbdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

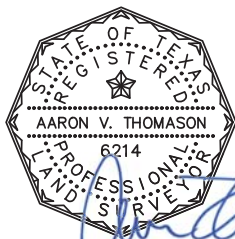
SKETCH TO ACCOMPANY FIELD NOTES



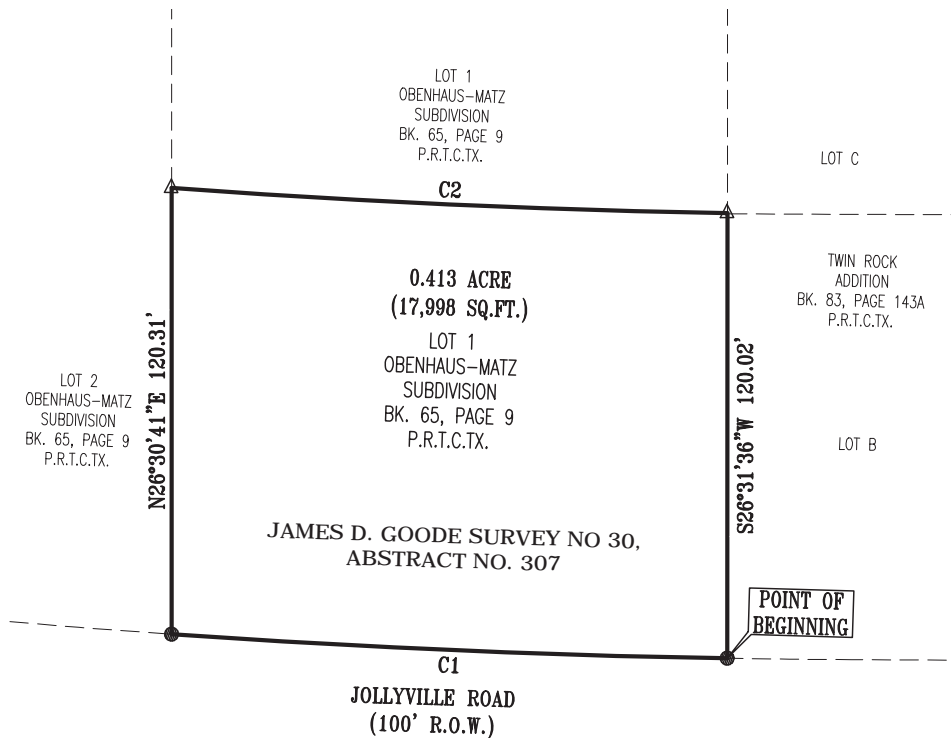
SCALE: 1" = 40'

LEGEND

- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE"
- △ CALCULATED POINT



9/14/2022



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	149.97	2815.53	N61°00'35"W	149.95	75.00	3°03'06"
C2	150.01	2695.53	S60°53'59"E	149.99	75.03	3°11'19"

BEARING BASIS: TEXAS COORDINATE SYSTEM CENTRAL ZONE (4203), NAD83

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

3501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

J: \Autocad 2004 Land Projects\4890-031\survey\M&B - 0.413 ACRES - ZONING TRACT



Created: 8/26/2021