

**ORDINANCE NO. 20231005-034**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9989 EAST U.S. 290 HIGHWAY SERVICE ROAD EASTBOUND AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) 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 interim-rural residence (I-RR) district to general commercial services (CS) district on the property described in Zoning Case No. C14-2023-0076, on file at the Planning Department, as follows:

5.408 acres of land, out of the William Sanders Survey No. 54 in Travis County, Texas, comprised of a portion of that tract conveyed by deed recorded in Document No. 2000167717, of the Official Public Records of Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

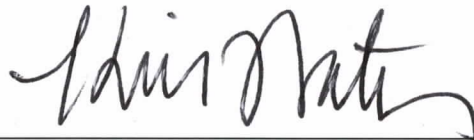
locally known as 9989 East U.S. 290 Highway Service Road Eastbound in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on October 16, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, 2023

§  
§  
§



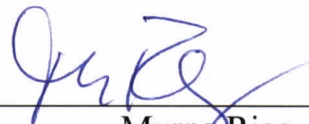
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk

## EXHIBIT "A"

### 5.408 ACRE TRACT

WILLIAM H. SANDERS SURVEY, ABSTRACT NO. 690

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

5.408 ACRES OF LAND OUT OF THE WILLIAM SANDERS SURVEY NO. 54 IN TRAVIS COUNTY, TEXAS, COMPRISED OF A PORTION OF THAT TRACT CONVEYED AS 12.490 ACRES TO WAYNE P. HARTMAN AND DUARD RAY SHAW BY DEED RECORDED IN DOCUMENT NO. 2000167717, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE SOUTH CORNER HEREOF, SAME BEING AN EASTERLY CORNER OF LOT 1, BLOCK A, OF PARK 290 LOGISTICS CENTER, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202300024 O.P.R.T.C., IN THE NORTHWESTERLY LINE OF COOPER MILLY HOLDINGS, LLC TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2019185923 O.P.R.T.C.;

**THENCE N 21°44'00" W 677.69'** WITH THE NORTHEASTERLY LINE OF SAID LOT 1, TO THE SOUTH LINE OF US HIGHWAY 290, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER HEREOF;

**THENCE** WITH SAID SOUTH LINE OF US HIGHWAY 290 AS FOLLOWS;

- **N 67°02'09" E 347.79'**;
- **S 70°11'26" E 316.80'** TO THE NORTHERLY CORNER OF SAID COOPER MILLY HOLDINGS, LLC TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

**THENCE S 29°10'44" W 753.46'** WITH THE NORTHWESTERLY LINE OF SAID COOPER MILLY HOLDINGS, LLC TRACT, TO THE **POINT OF BEGINNING**. THIS TRACT CONTAINING 5.408 ACRES, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING EXHIBIT. THE CALLS HEREIN REPRESENT THE COMPILATION OF DEED DATA TO FORM A CLOSED POLYGON. THEY ARE NOT BASED ON FIELD MEASUREMENTS.

\* \* \* \* \*

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



*Michael Jack Needham*

MICHAEL JACK NEEDHAM  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5183

TBPE FIRM REGISTRATION NO. F-11756  
TBPLS FIRM REGISTRATION NO. LS-10074301

**Westwood**

Westwood Professional Services, Inc.

Phone (512) 485-0831  
Toll Free (888) 937-5150  
8701 N. Mopac Expy, Suite 320  
Austin, TX 78759 westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
RSC	ETB	N/A	05/24/2023	5447-22.489

### 5.408 ACRE TRACT

LOCATED IN THE CITY OF AUSTIN  
AND BEING OUT OF THE  
WILLIAM H. SANDERS SURVEY, ABSTRACT NO. 690,  
TRAVIS COUNTY, TEXAS  
PAGE 1 OF 2

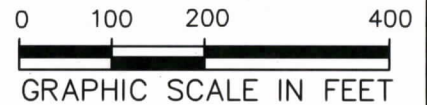
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5/24/2023 11:00 AM

RSCAYOBIT

# 5.408 ACRE TRACT

LEGEND	
	ADJOINING PROPERTY LINE
	SUBJECT PROPERTY LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)



U.S. HIGHWAY NO. 290

STATE HIGHWAY NO. 130

LOT 1, BLOCK A  
PARK 290 LOGISTICS CENTER  
(DOCUMENT NO. 202300024)  
  
BSREP III DECKER LANE  
(DOCUMENT NO. 2020168363)

5.408 ACRES  
AUSTIN 130, LLC  
(DOCUMENT NO. 2022101147)

COOPER MILLY HOLDINGS, LLC  
(DOCUMENT NO. 2019185923)

POINT OF  
BEGINNING

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS  
ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE  
RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO  
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PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED  
OR ESTABLISHED BY THE CREATION OR RECONFIGURATION  
OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR  
WHICH IT WAS PREPARED.

MICHAEL JACK NEEDHAM  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5183



## NOTES:

1. A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY  
DATE HERewith ACCOMPANIES THIS PLAT OF SURVEY.
2. THE CALLS HEREON REPRESENT THE COMPILATION OF  
DEED DATA TO FORM A CLOSED POLYGON. THEY ARE  
NOT BASED ON FIELD MEASUREMENTS.

TBPE FIRM REGISTRATION NO. F-11756  
TBPLS FIRM REGISTRATION NO. LS-10074301

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westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
RSC	ETB	1"=200'	05/24/2023	5447-22.489

# 5.408 ACRE TRACT

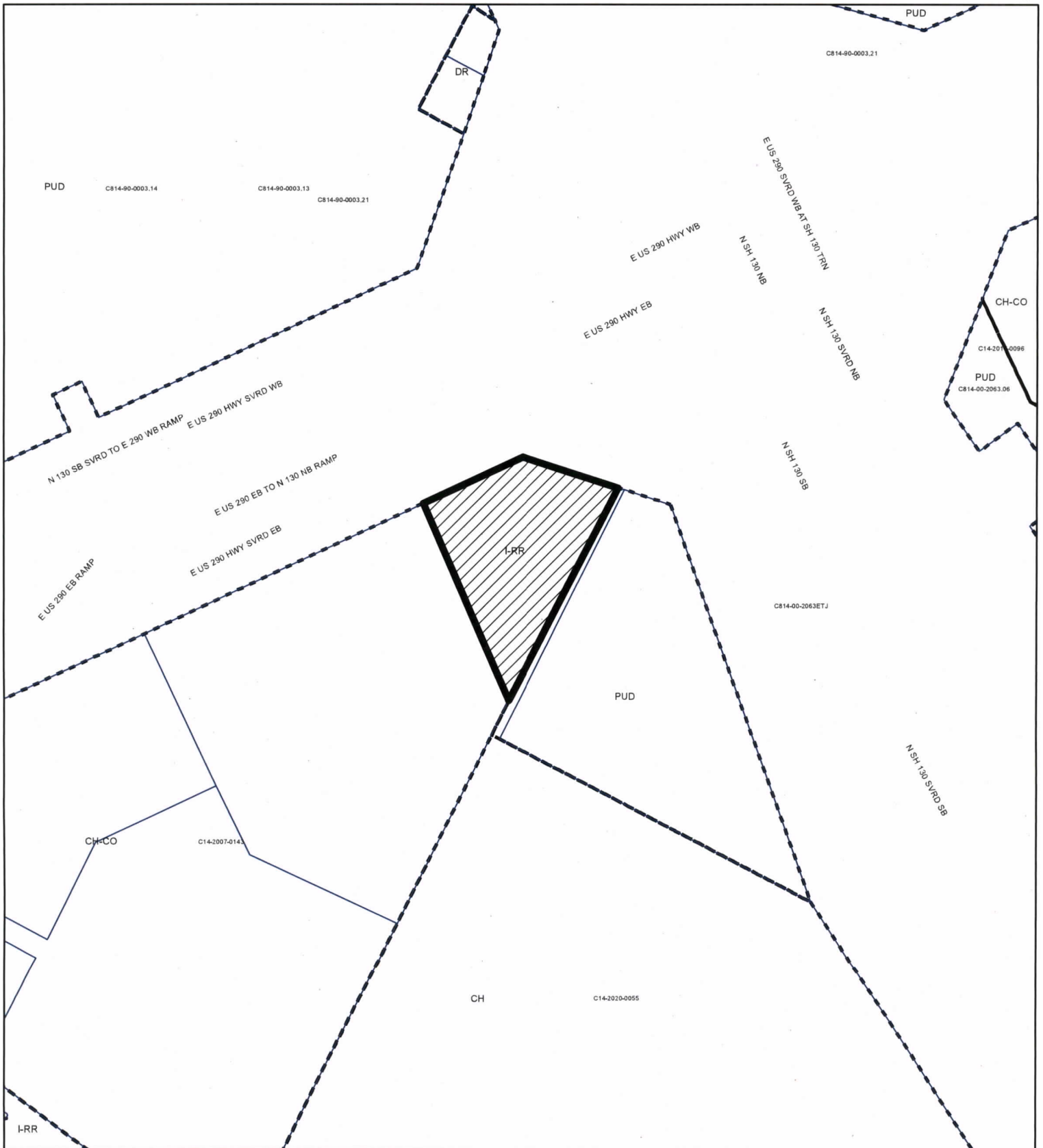
LOCATED IN THE CITY OF AUSTIN  
AND BEING OUT OF THE  
WILLIAM H. SANDERS SURVEY, ABSTRACT NO. 690,  
TRAVIS COUNTY, TEXAS  
PAGE 2 OF 2

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RSCAYOBI





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

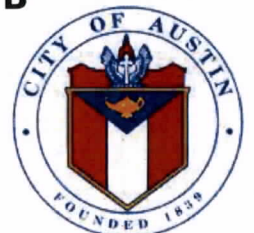
## ZONING

ZONING CASE#: C14-2023-0076

## EXHIBIT "B"

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 6/12/2023