

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR**
2 **PORTIONS OF THE PROPERTY LOCATED AT 8120 RESEARCH BOULEVARD**
3 **SERVICE ROAD SOUTHBOUND IN THE CRESTVIEW/WOOTEN COMBINED**
4 **NEIGHBORHOOD PLAN AREA FROM COMMERCIAL-LIQUOR SALES-**
5 **MIXED USE-NEIGHBORHOOD PLAN (CS-1-MU-NP) COMBINING DISTRICT**
6 **TO GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD**
7 **PLAN (CS-MU-NP) COMBINING DISTRICT ON TRACT 1 AND FROM**
8 **GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN**
9 **(CS-MU-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-**
10 **MIXED USE-NEIGHBORHOOD PLAN (CS-1-MU-NP) COMBINING DISTRICT**
11 **ON TRACT 2.**

12
13 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

14
15 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
16 change the base district from commercial-liquor sales-mixed use-neighborhood plan (CS-
17 1-MU-NP) combining district to general commercial services-mixed use-neighborhood
18 plan (CS-MU-NP) combining district on Tract 1 and from general commercial services-
19 mixed use-neighborhood plan (CS-MU-NP) combining district to commercial-liquor sales-
20 mixed use-neighborhood plan (CS-1-MU-NP) combining district on Tract 2 on the
21 property described in Zoning Case No. C14-2023-0152, on file at the Planning
22 Department, as follows:

23
24 Tract 1:

25
26 0.2011 acres (8761 square feet) of land, being a portion of LOT B, ANDERSON
27 SQUARE BUSINESS PARK SECTION TWO, a subdivision in Travis County,
28 Texas, according to the map or plat recorded in Volume 83, Page 71A, of the Plat
29 Records of Travis County, Texas; SAVE AND EXCEPT that portion of land
30 conveyed by judgment recorded in Volume 11422, Page 516, and amended
31 judgment recorded in Volume 11495, Page 658, of the Real Property Records of
32 Travis County, Texas, said 0.2011 acres (8761 square feet) being more particularly
33 described by metes and bounds in **Exhibit “A”** incorporated into this ordinance;

34
35 and
36
37
38
39

Tract 2:

0.1813 acres (7900 square feet) of land, being a portion of LOT B, ANDERSON SQUARE BUSINESS PARK SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 83, Page 71A, of the Plat Records of Travis County, Texas; SAVE AND EXCEPT that portion of land conveyed by judgment recorded in Volume 11422, Page 516, and amended judgment recorded in Volume 11495, Page 658, of the Real Property Records of Travis County, Texas, said 0.1813 acres (7900 square feet) being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance,

(Tract 1 and Tract 2 collectively, the "Property"),

locally known as 8120 Research Boulevard Service Road Southbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040401-32A that established zoning for the Wooten Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

§
§
§

_____, 2024

Kirk Watson
Mayor

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

FIELD NOTES

0.2011 ACRE, 8761 SQUARE FEET PARCEL OUT OF A ONE STORY CONCRETE AND STUCCO BUILDING ON LOT B, ANDERSON SQUARE BUSINESS PARK SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83, PAGE 71A, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION OF LAND CONVEYED TO THE CITY OF AUSTIN AND THE STATE OF TEXAS, RECORDED IN VOLUME 11422, PAGE 516, AND AMENDED AGREED JUDGEMENT RECORDED IN VOLUME 11495, PAGE 658, ALL OF REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found at the SE corner of Lot B, Anderson Square Business Park Section Two, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 83, Page 71A, Plat records, also being the NE corner of Lot A of said Anderson Square Business Park Section Two, and further being in the west line of Anderson Square, an 80 foot public ROW, from which point, a 1/2" iron rod found with cap set at the SW corner of Lot B, also being the NW corner of Lot A, bears N62°04'25"W at a distance of 279.95 feet;

THENCE N27°41'45"W crossing into Lot B for a distance of 42.39 feet to a one story concrete and stucco building, for the SE corner and **POINT OF BEGINNING** of this rezoning tract;

THENCE the following ten (10) courses and distances through Lot B along the perimeter of said building:

1. N62°44'26"W for a distance of 15.84 feet to a point, for a corner hereof;
2. N27°15'34"E for a distance of 0.70 feet to a point, for a corner hereof;
3. N62°19'33"W for a distance of 109.27 feet to a point, for the SW corner hereof;
4. N27°45'36"E, crossing through said building for a distance of 70.08 feet to a point, for the NW corner hereof;
5. S62°20'37"E, along the north side of said building for a distance of 103.61 feet to a point, for a corner hereof;
6. S27°39'23"W for a distance of 3.00 feet to a point, for a corner hereof;
7. S62°22'06"E for a distance of 6.57 feet to a point, for a corner hereof;
8. N27°44'07"E for a distance of 3.00 feet to a point, for a corner hereof;
9. S62°15'53"E for a distance of 14.94 feet to a point, for the NE corner hereof;
10. S27°45'36"W for a distance of 70.69 feet to SE corner and **POINT OF BEGINNING** of this rezoning tract, containing 0.2011 acre, 8761 square feet.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE , BASED ON LOCAL NETWORK GPS OBSERVATIONS.

Witness my hand and seal this the 15th day of March, 2024

Thomas P. Dixon RPLS 4324

Waterloo Surveyors LLC

P.O. Box 160176
Austin, Tx 78716
(512) 481-9602
FIRM# 10124400

**REFERENCES**

TCAD Parcel No. 240329

PARTIAL REZONING**OWNER:**

OS CRESTVIEW LLC AND LARI, INC

ADDRESS:

8120 RESEARCH BLVD SUITE 100

LEGAL DESCRIPTION:

0.2011 ACRE, 8761 SQUARE FOOT PARCEL OUT OF A ONE STORY CONCRETE AND STUCCO BUILDING ON LOT B, ANDERSON SQUARE BUSINESS PARK SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83, PAGE 71A, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LAND CONVEYED TO THE CITY OF AUSTIN AND THE STATE OF TEXAS, RECORDED IN VOLUME 11422, PAGE 516, AND AMENDED AGREED JUDGEMENT RECORDED IN VOLUME 11495, PAGE 658, ALL OF REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

GRAPHIC SCALE

(IN FEET)

1 INCH = 40 FT.

LEGEND

FOUND TxDOT BRASS DISC FBD
 SET MAG NAIL SMN
 FOUND 1/2" IRON ROD FIR
 FOUND 1/2" IRON ROD W/CAP FIRC
 SET 1/2" IRON ROD W/CAP SIRC
 LABELED "WATERLOO RPLS 4324"

(RECORD)

PUBLIC UTILITY EASEMENT PUE
 BEGINNING FOR REFERENCE BFR
 POINT OF BEGINNING POB

BEARING BASE

THE TEXAS COORDINATE SYSTEM OF
 1983(NAD83)CENTRAL TEXAS ZONE,
 BASED ON LOCAL NETWORK GPS
 OBSERVATIONS.

The undersigned surveyor hereby certifies
 that this sketch, and the accompanying
 field notes were made from an actual and
 accurate survey made by me or under
 my direct supervision.

Thomas P. Dixon R.P.L.S. 4324

Waterloo Surveyors, LLC
 P.O. Box 160176
 Austin, Texas 78716-0176
 Ph. (512) 481-9602
 T.B.P.L.S. FIRM# 10124400
 A1234REZS100



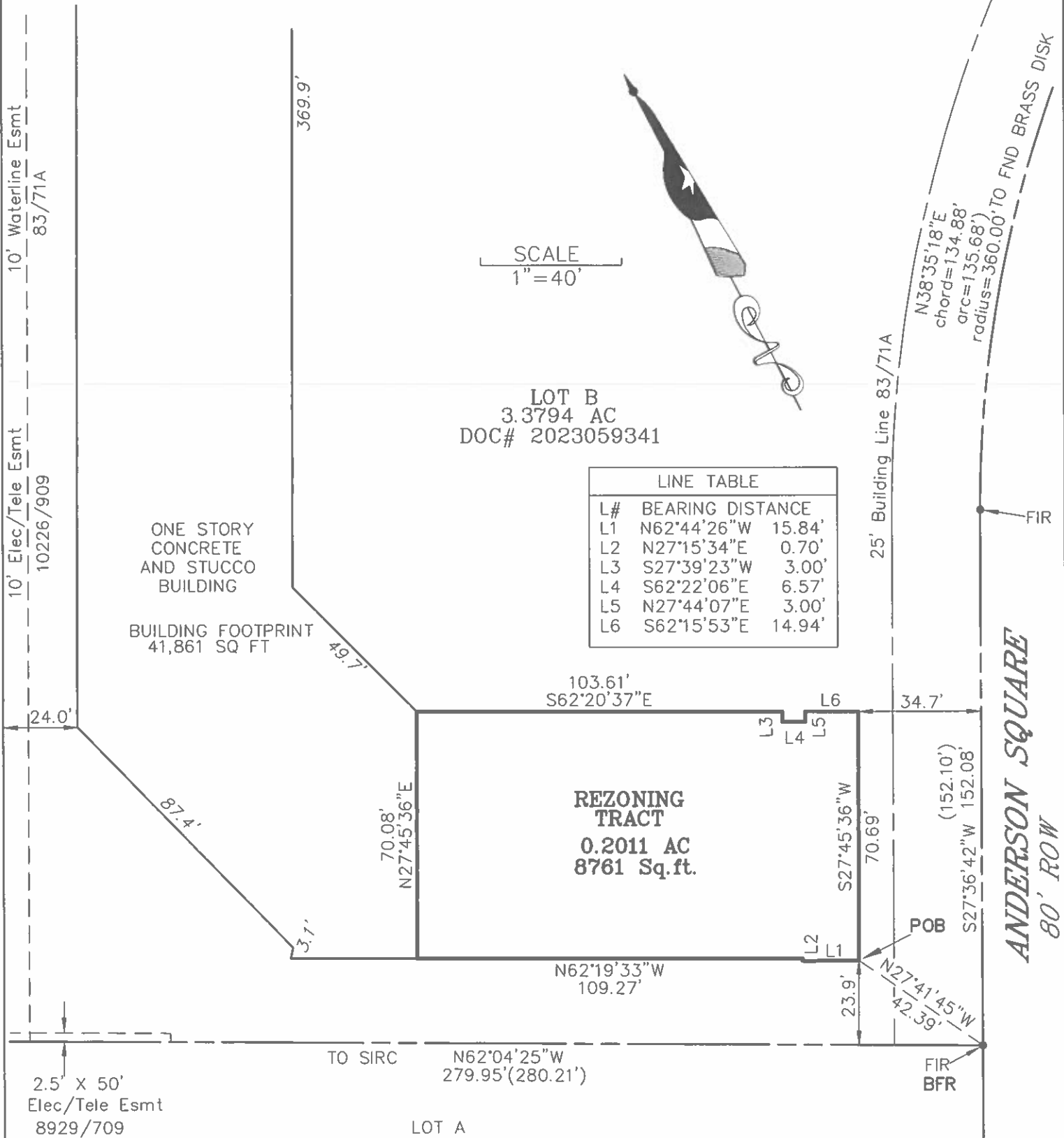
OWNER:
OS CRESTVIEW LLC AND LARI, INC
ADDRESS:
8120 RESEARCH BLVD SUITE 100

Sketch to Accompany Field Notes

PAGE 2 OF 2

PARTIAL REZONING

EXHIBIT "___"



Waterloo Surveyors, LLC
P.O. Box 160176
Austin, Texas 78716-0176
Ph. (512) 481-9602
T.B.P.L.S. FIRM# 10124400
A1234REZS100

LOT A
VOL 83/ PG 71A
EMERALD COMMERCIAL
DOC NO. 2006239073

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EXHIBIT "B"

TRACT 2

Exhibit " " "
Page 1 of 1
A1234REZS115

PARTIAL REZONING SUITES 115 & 114
8120 RESEARCH BLVD
OS CRESTVIEW LLC AND LARI, INC

FIELD NOTES

0.1813 ACRE, 7900 SQUARE FEET PARCEL OUT OF A ONE STORY CONCRETE AND STUCCO BUILDING ON LOT B, ANDERSON SQUARE BUSINESS PARK SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83, PAGE 71A, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION OF LAND CONVEYED TO THE CITY OF AUSTIN AND THE STATE OF TEXAS, RECORDED IN VOLUME 11422, PAGE 516, AND AMENDED AGREED JUDGEMENT RECORDED IN VOLUME 11495, PAGE 658, ALL OF REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found at the most northerly corner of Lot B, Anderson Square Business Park Section Two, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 83, Page 71A, Plat records, also being the NE corner of Sunchase Condominiums Amended recorded in Volume 4, Page 179, Condominium Records, and further being in the west line of US 183, (Research Blvd); from which point, a 1/2" iron rod found at an angle point in the west line of Lot B bears S27°40'10"W at a distance of 409.75 feet;

THENCE S14°34'48"W crossing into Lot B for a distance of 103.74 feet to a one story concrete and stucco building, for the NW corner and **POINT OF BEGINNING** of this rezoning tract;

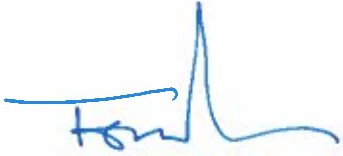
THENCE the following fifteen (15) courses and distances through Lot B along the perimeter of said building:

1. S65°08'12"E for a distance of 1.10 feet to a point, for a corner hereof;
2. S27°15'12"W for a distance of 5.30 feet to a point, for a corner hereof;
3. S62°14'48"E for a distance of 0.70 feet to a point, for a corner hereof;
4. S27°43'16"W for a distance of 17.90 feet to a point, for a corner hereof;
5. S62°16'44"E for a distance of 3.65 feet to a point, for a corner hereof;
6. N27°43'16"E for a distance of 12.20 feet to a point, for a corner hereof;
7. N74°26'06"E for a distance of 4.96 feet to a point, for a corner hereof;
8. S17°17'16"E for a distance of 82.36 feet to a point, for the easterly NE corner hereof;
9. S28°32'27"W for a distance of 15.19 feet to a point, for a corner hereof;
10. N61°27'33"W for a distance of 5.00 feet to a point, for a corner hereof;
11. S27°43'16"W for a distance of 78.49 feet to a point, for the SE corner hereof;
12. N62°16'44"W crossing through said building for a distance of 61.04 feet to a point in the west side of said building, for the SW corner hereof;
13. N27°43'16"E for a distance of 152.91 to a point, for a corner hereof;
14. N62°14'48"W for a distance of 1.05 feet to a point, for a corner hereof;
15. N27°45'12"E for a distance of 6.47 feet to the NW corner and **POINT OF BEGINNING** of this rezoning tract, containing 0.1813 acre, 7900 square feet.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE , BASED ON LOCAL NETWORK GPS OBSERVATIONS.

Witness my hand and seal this the 15th day of March, 2024.

REFERENCES
TCAD Parcel No. 240329



Thomas P. Dixon RPLS 4324

Waterloo Surveyors LLC

P.O. Box 160176
Austin, Tx 78716
(512) 481-9602
FIRM# 10124400



PARTIAL REZONING*EXHIBIT "___"***OWNER:**

OS CRESTVIEW LLC AND LARI, INC

ADDRESS:

8120 RESEARCH BLVD SUITES 115 & 114

LEGAL DESCRIPTION:

0.1813 ACRE, 7900 SQUARE FOOT PARCEL OUT OF A ONE STORY CONCRETE AND STUCCO BUILDING ON LOT B, ANDERSON SQUARE BUSINESS PARK SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83, PAGE 71A, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LAND CONVEYED TO THE CITY OF AUSTIN AND THE STATE OF TEXAS, RECORDED IN VOLUME 11422, PAGE 516, AND AMENDED AGREED JUDGEMENT RECORDED IN VOLUME 11495, PAGE 658, ALL OF REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

GRAPHIC SCALE

(IN FEET)

1 INCH = 40 FT.

LEGEND

FOUND TxDOT BRASS DISC FBD
 SET MAG NAIL SMN
 FOUND 1/2" IRON ROD FIR
 FOUND 1/2" IRON ROD W/CAP FIRC
 SET 1/2" IRON ROD W/CAP SIRC
 LABELED "WATERLOO RPLS 4324"
 (RECORD)

PUBLIC UTILITY EASEMENT PUE
 BEGINNING FOR REFERENCE BFR
 POINT OF BEGINNING POB

BEARING BASE

THE TEXAS COORDINATE SYSTEM OF
 1983(NAD83)CENTRAL TEXAS ZONE,
 BASED ON LOCAL NETWORK GPS
 OBSERVATIONS.

The undersigned surveyor hereby certifies
 that this sketch, and the accompanying
 field notes were made from an actual and
 accurate survey made by me or under
 my direct supervision.

Thomas P. Dixon R.P.L.S. 4324



Waterloo Surveyors, LLC
 P.O. Box 160176
 Austin, Texas 78716-0176
 Ph. (512) 481-9602
 T.B.P.L.S. FIRM# 10124400
 A1234REZS115

OWNER:

OS CRESTVIEW LLC AND LARI, INC

ADDRESS:

8120 RESEARCH BLVD SUITES 115 & 114

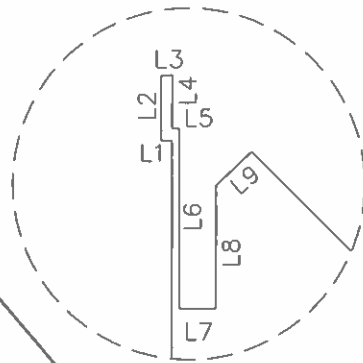
Sketch to Accompany Field Notes

PAGE 2 OF 2

PARTIAL REZONING

EXHIBIT "___"

DETAIL "A"



LINE TABLE

L#	BEARING	DISTANCE
L1	N62°14'48"W	1.05'
L2	N27°45'12"E	6.47'
L3	S65°08'12"E	1.10'
L4	S27°45'12"W	5.30'
L5	S62°14'48"E	0.70'
L6	S27°43'16"W	17.90'
L7	S62°16'44"E	3.65'
L8	N27°43'16"E	12.20'
L9	N74°26'06"E	4.96'
L10	S28°32'27"W	15.19'
L11	N61°27'33"W	5.00'

SUNCHASE CONDOMINIUMS AMENDED
VOL 4/ PG 179 CONDO REC
VOL 6/ PG 200 CONDO REC

TO FIR S27°40'10"W 409.75'

10' Waterline Esmt
83/71A

152.91'
N27°43'16"E

REZONING TRACT
0.1813 AC
7900 Sq.ft.

61.04'
PARTY WALL

ONE STORY
CONCRETE
AND STUCCO
BUILDING

N62°16'44"W
61.04'

MEASURED
PARTY WALL

61.49'

61.49'

78.49'

S27°43'16"W

17.0'

L11

39.4'

S12°49'57"E

82.36'

S17°17'16"E

23.5'

POB

SEE
DETAIL "A"

103.74'

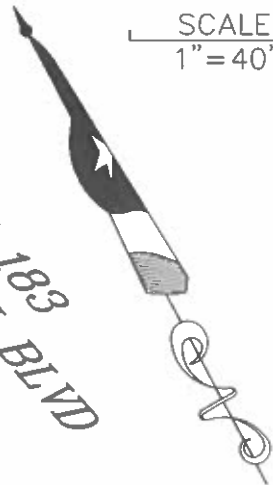
S14°34'48"W

FIR
BFR

US 183
RESEARCH BLVD
variable ROW

LOT B
3.3794 AC
DOC# 2023059341

SCALE
1"=40'

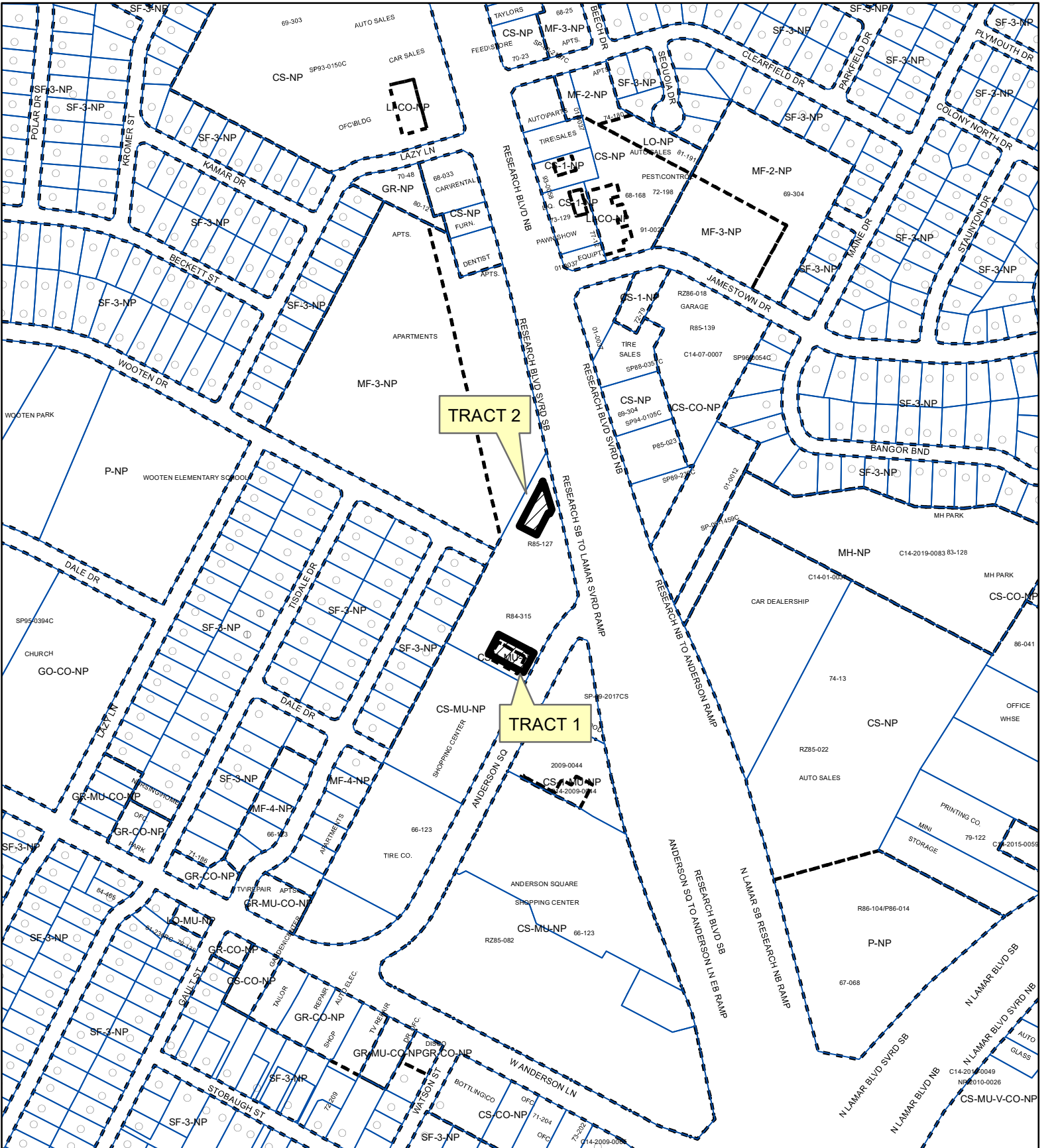





SMN
in conc

S12°24'29"E
chord=84.68.08'
radius=5718.08'
TO FOUND BRASS DISK

Waterloo Surveyors, LLC
P.O. Box 160176
Austin, Texas 78716-0176
Ph. (512) 481-9602
T.B.P.L.S. FIRM# 10124400
A1234REZS115

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

EXHIBIT "C"

ZONING CASE#: C14-2023-0152



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

Created: 12/19/2023