

**ORDINANCE NO. 20160811-054**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12636 RESEARCH BOULEVARD SOUTH BOUND, BUILDING C, SUITE C-108 FROM LIMITED OFFICE (LO) DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR) 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 limited office (LO) district to neighborhood commercial (LR) district on the property described in Zoning Case No. C14-2016-0036, on file at the Planning and Zoning Department, as follows:

1,388 square feet of land, more or less, out of and a portion of the James D. Goode Survey, Number 30, in Travis County, Texas and being out of and a portion of Lot 1 of "Howard Addition Two" a subdivision recorded in Book 84, Page 78D of the Plat Records of Travis County, Texas, said 1,338 square feet of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 12636 Research Boulevard South Bound, Building C, Suite C-108 in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on August 22, 2016.

**PASSED AND APPROVED**

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August 11, 2016

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Steve Adler  
Mayor

**APPROVED:**

\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**FIELD NOTES – REZONING UNIT C-108  
12636 RESEARCH BOULEVARD**

**BEING 1338 SQUARE FEET OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE JAMES D. GOODE SURVEY, NUMBER 30, IN TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PORTION OF LOT 1 OF "HOWARD ADDITION TWO" A SUBDIVISION RECORDED IN BOOK 84, PAGE 78D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1338 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** for reference at a 1/2" iron rod found on the existing southerly right-of-way line (ROW Varies) of U.S. Highway No. 183, said point being the west corner of that certain 0.904 of an acre tract of land out of and a portion of said Lot 1 conveyed to the State of Texas in a condemnation proceeding as recorded in Volume 11979, Page 62 of the Real property Records of Travis County, Texas, said point also being the north corner of the remainder of said Lot 1, and being the east corner of the remainder of Lot 4 of the "Anthony Udjur Addition" as recorded in Book 86, Page 76A of the Plat Records of Travis County, Texas, from this point a nail found for the west corner of said Lot 1, same being the south corner of said Lot 4 and being on the northerly right-of-way line of Jollyville Road (100' ROW) bears S 30° 45' 00" W a distance of 223.21 feet; and from this point a 1/2" iron rod found for the east corner of the remainder of said Lot 1 bears S 59° 09' 19" E, along said right-of-way line a distance of 617.62 feet;


**THENCE** S 30° 45' 00" W (Basis of Bearings), along the common dividing line between said Lots 1 and 4, a distance of 82.22 feet to a calculated point;

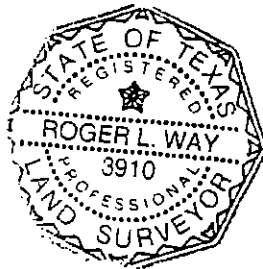
**THENCE** S 59° 15' 00" E, through said Lot 1, a distance of 0.92 feet to a calculated point for the north corner of and **THE TRUE POINT OF BEGINNING** for this rezoning tract of land;

**THENCE** continuing through said Lot 1 the following four (4) courses and distances to a calculated point at the terminus of each course:

- 1) S 59° 12' 55" E 49.56 feet, the east corner of this tract of land
- 2) S 30° 47' 05" W 27.00 feet, the south corner of this tract of land
- 3) S 59° 12' 55" E 49.56 feet, the west corner of this tract of land, and
- 4) N 30° 47' 05" E 27.00 feet to **THE POINT OF BEGINNING** and containing 1338 square feet of land, more or less, in this rezoning tract of land.

**This metes and bounds description is to accompany a survey map of same date.**

  
ROGER L. WAY  
R.P.L.S. No. 3910  
JOB No. 02B24716-C-108



2/26/16  
Date



**ALL POINTS SURVEYING**  
1714 Fortview Road, Suite 200, Austin, TX 78704  
Telephone: (512) 440-0071 Fax: (512) 440-0199

**Exhibit A**

SCALE: 1"=40'

# PROPOSED RE-ZONING SKETCH

12636 RESEARCH BOULEVARD  
(A.K.A. U.S. HIGHWAY 183 - R.O.W. VAIRES)

STATE OF TEXAS - VOL. 11979, PG. 62

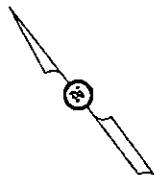
S 59°09'19"E 617.62'

POINT OF  
COMMENCEMENT

REMAINDER OF 75' B.L., PLAT

## LEGEND

- CONCRETE MONUMENT
- IRON ROD FND.
- ▲ NAIL FND.
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- WWE WASTEWATER EASEMENT



BUILDING C

LOT 1 LESS 0.904 ACRE  
HOWARD ADDITION NO. 2

12636 RESEARCH LTD.  
DOC.# 2002146829

POINT OF  
BEGINNING

S 59°12'55"E  
49.56'

S 30°47'05"W  
27.00'

SUITE C-108

N 59°12'55"W  
49.56'

AREA OF PROPOSED  
PROPOSED REZONING  
1,338 SQ.FT.

BRIARCROFT TX  
INVESTMENTS, LP  
DOC.# 2013105378

LOT 4  
ANTHONY UJDUR ADDN.  
BK. 83, PG. 76A-76B

N 30°45'00"E 223.21'  
S 30°47'05"W 27.00'

10' P.U.E., PLAT

25' B.L., PLAT

10' P.U.E., PLAT

N 50°14'42"W 162.12'

N 51°30'32"W 122.69'

## LINE TABLE

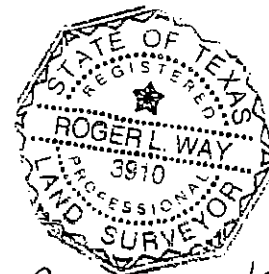
①

L=S 30°45'00"W 82.22'

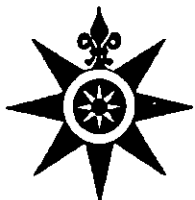
②

L=S 59°15'00"E 0.82'

JOLLYVILLE ROAD  
(A.K.A. OLD HIGHWAY 183 - 100' R.O.W.)



*Roger L. Way*



ALL POINTS SURVEYING

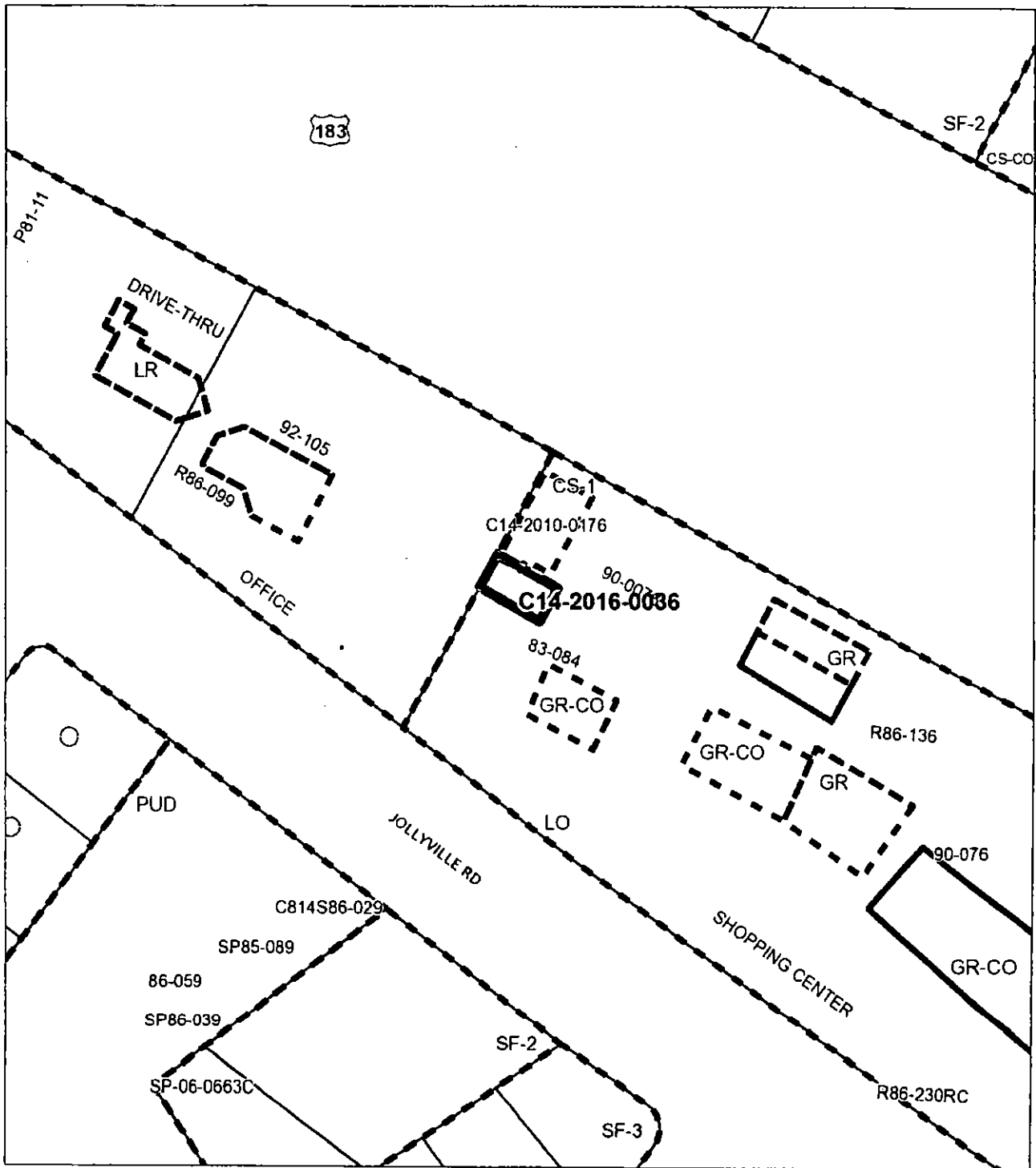
1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900

Date: 02-26-16  
Job No. 02824716



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

50 100 Feet

1" = 100'

## ZONING

ZONING CASE#: C14-2016-0036

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

Created 05/25/16