

ORDINANCE NO. 20190523-054

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5301 DECKER LANE FROM INDUSTRIAL PARK-CONDITIONAL OVERLAY (IP-CO) COMBINING DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT ON TRACT 1 AND COMMUNITY COMMERCIAL-MIXED USE (GR-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 industrial park-conditional overlay (IP-CO) combining district and community commercial-conditional overlay (GR-CO) combining district to multifamily residence moderate-high density (MF-4) district on Tract 1 and community commercial-mixed use (GR-MU) combining district on Tract 2 on the property described in Zoning Case No. C14-2019-0038, on file at the Planning and Zoning Department, as follows:

Tract 1:

A 16.065 acre (699,809 square feet) tract of land out of Lot 4, Decker Corner Subdivision, a subdivision recorded in Document No. 201600223 of the Official Public Records of Travis County, Texas, said 16.065 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

A 0.107 acre (4,655 square feet) tract of land out of Lot 4, Decker Corner Subdivision, a subdivision recorded in Document No. 201600223 of the Official Public Records of Travis County, Texas, being a portion of a Joint Use Access Easement recorded in Document No. 2016140845 of the Official Public Records of Travis County, Texas, said 0.107 acre of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (cumulatively referred to as the "Property"),

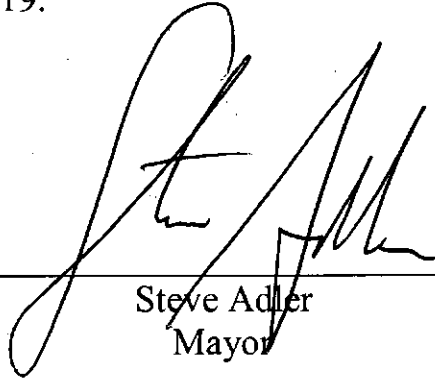
locally known as 5301 Decker Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 2. This ordinance takes effect on June 3, 2019.

PASSED AND APPROVED

_____, May 23 _____, 2019

§
§
§



Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

TRACT 1

16.065 Acres (699,809 Square Feet)

Out of Lot 4, Decker Corner Subdivision

February 11, 2019

FIELDNOTE DESCRIPTION of a 16.065 Acre (699,809 Square feet) tract of land out of Lot 4, Decker Corner Subdivision, a subdivision recorded in Document Number 201600223 of the Official Public Records of Travis County, Texas (OPRTCTX) and more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found along the southeast Right-of-Way (ROW) line of Decker Lane (FM 3177), being the west corner of Lot 27, Block A of The Woodlands Section 1, a subdivision recorded in Document Number 200500264, OPRTCTX, being the north corner of said Lot 4 and **POINT OF BEGINNING** of the herein described tract;

THENCE along the southwest line of said Lot 27, being also along the northeast line of said Lot 4, S62°49'32"E, a distance of 980.37 feet to an iron rod found for the east corner of said Lot 4, being the north corner of a 7.594 Acre tract of land conveyed to State Department of Highways and Public Transportation in a deed recorded in Volume 7096, Page 2224 of the Real Property Records of Travis County, Texas (RPRTCTX), for the east corner of the herein described tract;

THENCE along the northwest line of said 7.594 Acre tract, being also the southeast line of said Lot 4, S27°25'33"W, a distance of 901.84 feet to an iron rod found with a cap, being the east corner of Lot 1, Joe Allen Subdivision, a subdivision recorded in Book 53, Page 89 of the Plat Records of Travis County, Texas (PRTCTX), being the south corner of said Lot 4 and the south corner of the herein described tract;

THENCE along the northeast line of Lot 1 and Lot 2 of said Joe Allen Subdivision, being also the most southerly, southwest line of said Lot 4, N60°54'15"W, a distance of 657.44 feet to an iron rod found with a cap marked "KBGE", being the south corner of Lot 2 of said Decker Corner Subdivision, and being the most southerly, west corner of said Lot 4 and of the herein described tract;

THENCE along the southeast line of said Lot 2 of Decker Corner Subdivision, being the southwest line of said Lot 4, N30°21'05"E, a distance of 322.95 feet to an iron rod found with a cap marked "KBGE" for the east corner of said Lot 2 of Decker Corner Subdivision, being the south corner of Lot 3 of said Decker Corner Subdivision,;

THENCE along the southeast line of said Lot 3, being the southwest line of said Lot 4, N30°21'03"E, a distance of 168.21 feet to an iron rod found with a cap marked "KBGE" for the east corner of said Lot 3, being an interior "ell" corner along the northwest line of said Lot 4 and of the herein described tract;

Exhibit A

THENCE along the northeast line of said Lot 3, being along the northwest line of said Lot 4, N61°42'43"W, a distance of 264.11 feet to a calculated point in the easterly line of a Joint Use Access Easement (JUAE) recorded in Document Number 2016140845, OPRTCTX;

THENCE through the interior of said Lot 4, the following two (2) courses and distances:

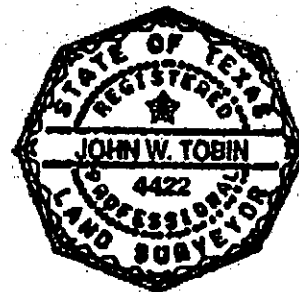
1. with the easterly line of said JUAE, N27°50'25"E, a distance of 53.50 feet to a calculated point, and
2. with the northeast line of said JUAE, N61°42'43"W, a distance of 87.00 feet to a calculated point along the southeast ROW of Decker Lane and along the northwest line of said Lot 4, being the north corner of said JUAE, for an angle point of the herein described tract;

THENCE along the along the southeast ROW of Decker Lane, being the southwest line of said Lot 4, N27°50'21"E, a distance of 329.13 feet to the **POINT OF BEGINNING**, and containing 16.065 Acres (699,809 square feet) more or less.

BEARINGS ARE BASED UPON THE RECORDED PLAT BEARINGS OF DECKER CORNER SUBDIVISION.

BY: John W. Tobin 02.11.2019
JOHN W. TOBIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4422
THE MOORE GROUP
1000 Cuernavaca
Austin, Texas 78733
(512) 442-0377

THIS DESCRIPTION IS ACCOMPANIED BY A SKETCH



**SKETCH TO ACCOMPANY FIELD NOTES
FOR 16.065 ACRES (699,809 SQUARE FEET)**

TRACT 1

NOTE:
THIS IS NOT A TITLE SURVEY. THIS SURVEY IS FOR
ZONING PURPOSES ONLY. A TITLE COMMITMENT WAS
NOT PROVIDED. THIS PROPERTY COULD BE SUBJECT
TO EASEMENTS, BUILDING SETBACK REQUIREMENTS
AND RESTRICTIONS NOT SHOWN HEREON.

LEGEND

- = IRON ROD FOUND
- △ = CALCULATED POINT

POB = POINT OF BEGINNING

OPRTCTX = OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
RPRTCTX = REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS
PRTCTX = PLAT RECORDS OF TRAVIS
COUNTY, TEXAS
ROW = RIGHT-OF-WAY

BEARING BASIS IS PER THE PLAT
OF DECKER CORNER SUBDIVISION

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 87.00' | N81°42'43"W |
| L2 | 53.50' | N27°50'25"E |
| L3 | 87.00' | N81°42'43"W |
| L4 | 53.50' | S27°50'21"W |

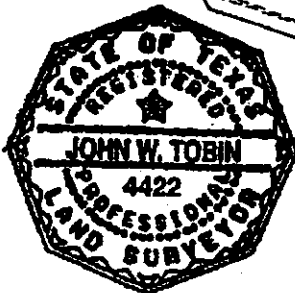
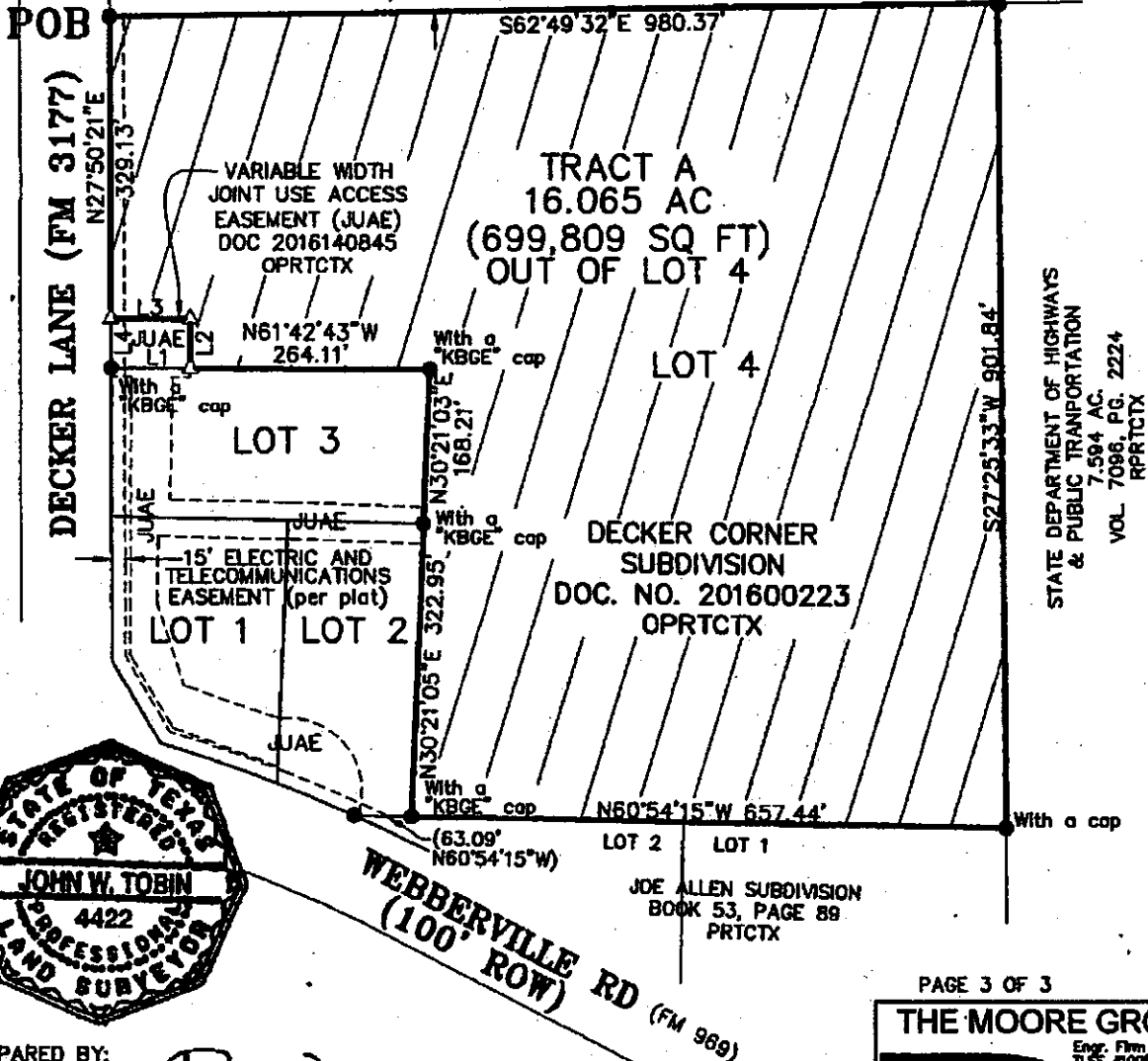
SCALE:
1" = 200'

LOT 27, BLOCK A
1.027 AC. GREENBELT, ACCESS
EASEMENT & PUE
THE WOODLANDS SECTION 1
DOC. NO. 200500264
OPRTCTX

HIGHWAY PURPOSES EASEMENT
VOL. 7096, PG. 2236
RPRTCTX

LOT 28
BLOCK A

LOT 27, BLOCK A



PREPARED BY:

Jack Tobin 02-11-2019

JOHN W. TOBIN, R.P.L.S. NO. 4422

P:\s19-001 Decker Ln at FM 969\Zoning Change\SKETCH TRACT A -- 16.065 AC.dwg

PAGE 3 OF 3

THE MOORE GROUP

Eng. Firm Reg. #240
TSL #10056800

ENGINEERING, SURVEYING & PLANNING
1000 CURNAVACA PH. (512) 442-0377
AUSTIN, TEXAS 78733 FAX (512) 442-7807

TRACT 2

0.107 Acre (4,655 Square Feet)
Out of Lot 4, Decker Corner Subdivision

February 11, 2019

FIELDNOTE DESCRIPTION of a 0.107 Acre (4,655 Square feet) tract of land out of Lot 4, Decker Corner Subdivision, a subdivision recorded in Document Number 201600223 of the Official Public Records of Travis County, Texas (OPRTCTX), being a portion of a Joint Use Access Easement (JUA) recorded in Document Number 2016140845, OPRTCTX; said 0.107 Acre (4,655 Square feet) tract of land more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found with a cap marked "KBGE", being along the southeast Right-of-Way (ROW) line of Decker Lane (FM 3177) and along the northwest line of said JUA, being the north corner of Lot 3 of said Decker Corner Subdivision and the most northerly, west corner of said Lot 4, for the west corner and **POINT OF BEGINNING** of the herein described tract;

THENCE along the southeast ROW of Decker Lane, being also the northwest line of said Lot 4 and also the northwest line of said JUA, N27°50'21"E, a distance of 53.50 feet to a calculated point for the north corner of said JUA and the north corner of the herein described tract, and from which point an iron rod found, being the north corner of said Lot 4, bears N27°50'21"E, a distance of 329.13 feet;

THENCE through the interior of said Lot 4, the following two (2) courses and distances:

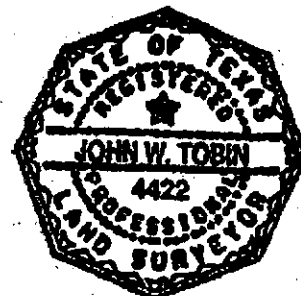
1. with the northeast line of said JUA, S61°42'43"E, a distance of 87.00 feet to a calculated point for the east corner of the herein described tract,
2. with an easterly line of said JUA, S27°50'25"W, a distance of 53.50 feet to a calculated point in the northwesterly line of said Lot 4, being along the northeast line of said Lot 3, for the south corner of the herein described tract, and from which point an iron rod found with a cap marked "KBGE", being the east corner of said Lot 3, and an interior "ell" corner along the northwest line of said Lot 4, bears S61°42'43"E, a distance of 264.11 feet;

THENCE along the northeast line of said Lot 3, being also along the northwest line of said Lot 4, N61°42'43"W, a distance of 87.00 feet to the **POINT OF BEGINNING**, and containing 0.107 Acre (4,655 square feet) more or less.

BEARINGS ARE BASED UPON THE RECORDED PLAT BEARINGS OF DECKER CORNER SUBDIVISION.

BY: Jack P. Tobin 02.11.2019
JOHN W. TOBIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4422
THE MOORE GROUP
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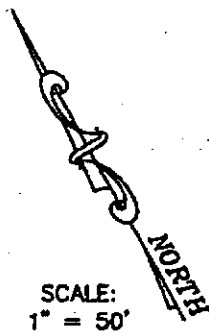
Exhibit B



THIS DESCRIPTION IS ACCOMPANIED BY A SKETCH

**SKETCH TO ACCOMPANY FIELD NOTES
FOR 0.107 ACRE (4,655 SQUARE FEET)**

TRACT 2



LOT 27, BLOCK A
1.027 AC. GREENBELT, ACCESS
EASEMENT & PUE
THE WOODLANDS SECTION 1
DOC. NO. 200500264
OPRTCTX

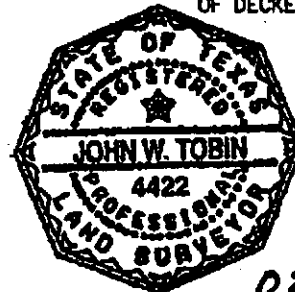
LEGEND

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- △ = CALCULATED POINT
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OPRTCTX = OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
ROW = RIGHT-OF-WAY

BEARING BASIS IS PER THE PLAT
OF DECKER CORNER SUBDIVISION



PREPARED BY:

02.11.2019

John W. Tobin
JOHN W. TOBIN, R.P.L.S. NO. 4422

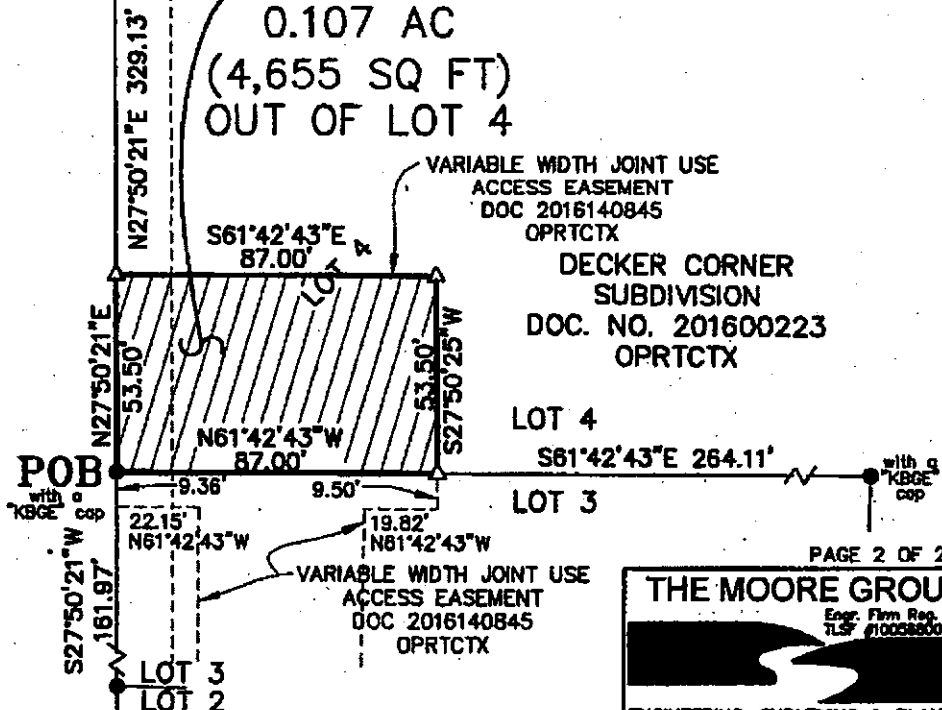
15' ELECTRIC AND
TELECOMMUNICATIONS
EASEMENT (per plat)

TRACT B
0.107 AC
(4,655 SQ FT)
OUT OF LOT 4

VARIABLE WIDTH JOINT USE
ACCESS EASEMENT
DOC 2016140845
OPRTCTX

DECKER CORNER
SUBDIVISION
DOC. NO. 201600223
OPRTCTX

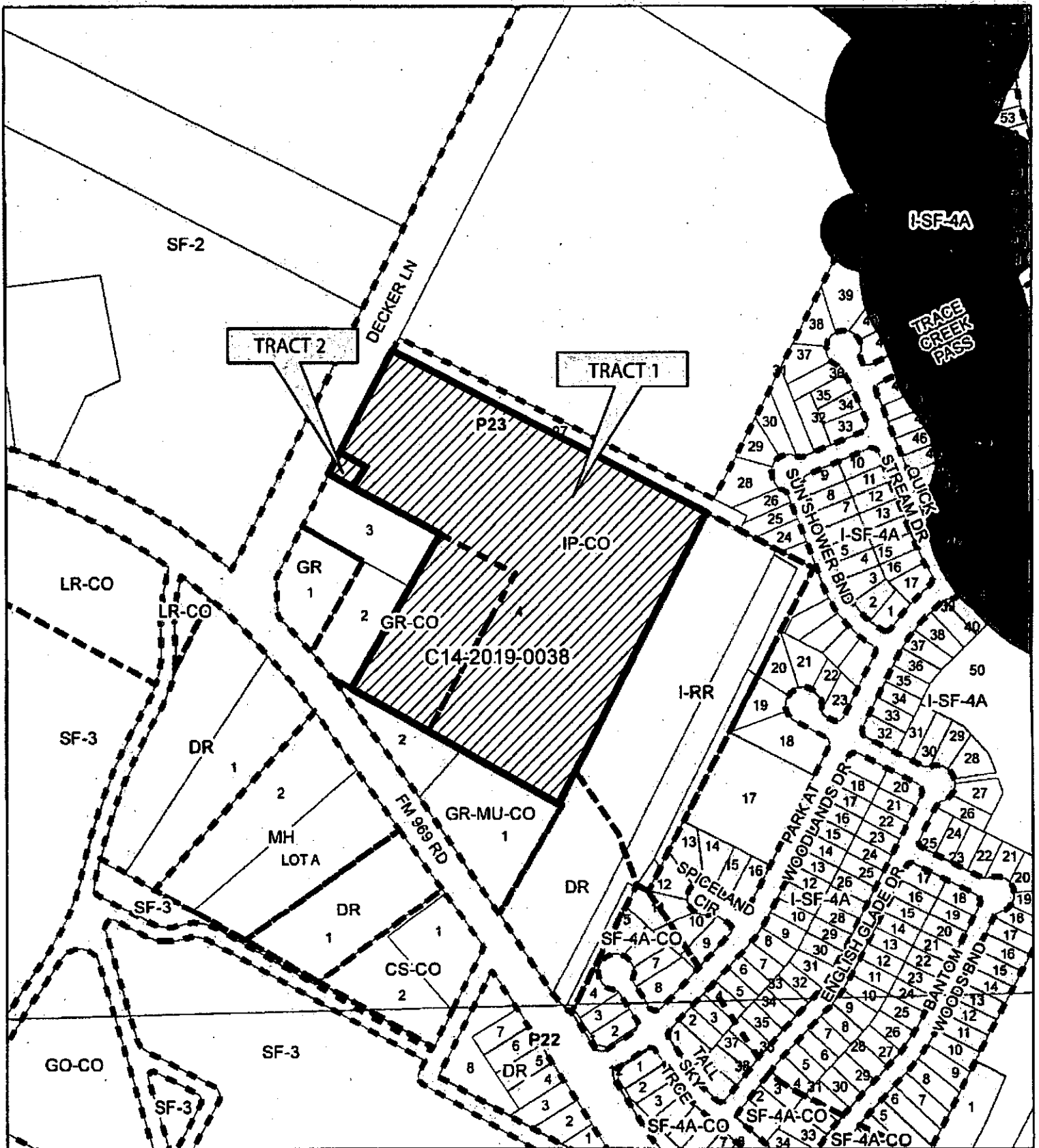
DECKER LANE
(FM 3177)



PAGE 2 OF 2

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AUSTIN, TEXAS 78733 FAX (512) 442-7807



RODEO CROSSING

Exhibit C

ZONING CASE#: C14-2019-0038
 LOCATION: 5301 DECKER LANE
 SUBJECT AREA: 16.172 ACRES
 GRID: P23
 MANAGER: HEATHER CHAFFIN



1" = 400'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made