ORDINANCE NO. 20191205-109

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11514 RESEARCH BOULEVARD SERVICE ROAD SOUTHBOUND FROM LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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 community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2019-0131, on file at the Planning and Zoning Department, as follows:

A 1.974 acre (approximately 85,992 square feet) tract of land, situated in the William Bell Survey No. 24, Abstract No. 116, Travis County, Texas, said 1.974 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 11514 Research Boulevard Service Road Southbound in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses on the Property:

- Alternative financial services
- Bail bond services
- Business support services
- Commercial off-street parking
- Community recreation (public)
- Consumer convenience services
- Custom manufacturing
- Exterminating services
- Food preparation
- Funeral services
- General retail sales (general)
- Guidance services
- Hospital services (general)
- Automotive rentals
- Business or trade school
- College and university facilities
- Community recreation (private)
- Congregate living
- Consumer repair services
- Drop-off recycling collection facility
- Financial services
- Food sales
- General retail sales (convenience)
- Group home, Class II
- Hotel-motel
- Hospital services (limited)
Indoor entertainment  |  Indoor sports and recreation  
Off-site accessory parking  |  Outdoor entertainment  
Outdoor sports and recreation  |  Pawn shop services  
Pedicab storage and dispatch  |  Personal improvement services  
Personal services  |  Pet services  
Plant nursery  |  Printing and publishing  
Private secondary educational facilities  |  Research services  
Residential treatment  |  Restaurant (general)  
Restaurant (limited)  |  Service station  
Short-term rental  |  Theater  

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on December 16, 2019.

**PASSED AND APPROVED**

\[\text{December 5, 2019}\]

\[
\text{Steve Adler} \\
\text{Mayor}
\]

**APPROVED:** Anne L. Morgan  
City Attorney

**ATTEST:** Jannette S. Goodall  
City Clerk
1.974 ACRES, (± 85,992 Sq. Ft.)
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.
METES AND BOUNDS DESCRIPTION

A DESCRIPTION TO ACCOMPANY A SKETCH OF A 1.974 ACRE (APPROX. 85,992
Sq. Ft.) TRACT OF LAND, SITUATED IN THE WILLIAM BELL SURVEY No. 24,
ABSTRACT No. 116, LOCATED IN TRAVIS COUNTY, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN CALLED
10.563 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED, CONVEYED
TO MATTHEWS-BARNES BROTHERS INVESTMENTS, LP., DATED JUNE 29, 2019
AND APPEARING OF RECORD UNDER DOCUMENT No. 2009110095 AND RE-
RECORDED UNDER DOCUMENT No. 2009130633, BOTH BEING OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.974 ACRES OF LAND
BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND
BOUNDS DESCRIPTION:

BEGINNING at a found 5/8-inch iron rod for the northwesterly corner of the hereon,
described 1.974 Acre tract of land, same being the northwesterly corner of the
aforementioned 10.563 Acre tract of land, same being the southwesterly corner of Lot 3,
The Outback Subdivision, a subdivision appearing of record in Volume 93, Page 27 of
the Plat Records of Travis County, Texas, same being a point along the curving easterly
right-of-way line of Jollyville Road, having a variable right-of-way width, and from which
a set ½-inch iron rod with plastic cap, stamped "4863" bears North 79° 34' 29" East, a
distance of 344.77 feet for the common easterly dividing corner of said 10.563 Acres and
Lot 3, same being a point along the westerly right-of-way line of US Highway 183, having
a 326-foot right-of-way width;

THENCE North 79° 34' 29" East, along the common dividing line of the aforementioned
10.563 Acre tract of land and the aforesaid Lot 3, a distance of 101.85 feet to a calculated
point for the northeasterly corner of the hereon, described 1.974 Acre tract of land:

THENCE over and across the aforementioned 10.563 Acre tract of land, traversing along
the easterly boundary line of the hereon, described 1.974 Acre tract of land with the
following Three (3) courses and distances:

1). With a curve to the right, having an Arc Length of 181.55 feet, a Radius of
1296.13 feet, a Delta Angle of 08° 01’ 32” and a Chord which bears South 04° 05’ 52”
West, a Distance of 181.41 feet to a calculated point;

2). South 08° 03’ 54” West, a distance of 395.86 feet to a calculated point;

3). With a curve to the left having an Arc Length of 322.89 feet, a Radius of
816.64 feet, a Delta Angle of 22° 39’ 15” and a Chord which bears South 03° 14’ 30”
East, a Distance of 320.79 feet to a calculated point for the southeasterly corner of the
hereon, described 1.974 Acre tract of land, same being a point along the southwesterly
property line of said 10.563 Acres, same being the northeasterly property line of The
Oakwood Condominiums, a condo regime appearing of record in Volume 8365, Page
198 of the Deed Records of Travis County, Texas;

EXHIBIT “A”

Exhibit A - Page 1 of 2
THENCE with the common dividing line of the aforementioned 10.563 Acre tract of land and the aforesaid Oakwood Condominiums, traversing along the southwesterly boundary line of the hereon, described 1.974 Acre tract of land with the following Two (2) courses and distances:

1). North 61° 33' 00" West, a distance of 15.62 feet to a set ½-inch iron rod with plastic cap, stamped "4863";

2). North 62° 45' 54" West, a distance of 113.38 feet to a found mag nail for the southwesterly corner of the hereon, described 1.974 Acre tract of land, same being the westerly most common dividing corner of said 10.563 Acre tract of land and The Oakwood Condominiums, same being a point along the curving easterly right-of-way line of the aforesaid Jollyville Road;

THENCE with the common dividing line of the aforementioned 10.563 Acre tract of land and the easterly right-of-way line of the aforesaid Jollyville Road, traversing along the westerly boundary line of the hereon, described 1.974 Acre tract of land with the following Three (3) courses and distances:

1). With a curve to the right, having an Arc Length of 276.03 feet, a Radius of 916.53 feet, a Delta Angle of 17° 15' 21" and a Chord which bears North 00° 32' 38" West, a Distance of 274.99 feet to a found ½-inch iron rod;

2). North 08° 03' 54" East, a distance of 395.94 feet to a set ½-inch iron rod with plastic cap, stamped "4863";

3). With a curve to the left, having an Arc Length of 148.97 feet, a Radius of 1196.13 feet, a Delta Angle of 07° 08' 08" and a Chord which bears North 04° 32' 34" East, a Distance of 148.87 feet to the POINT OF BEGINNING, containing the hereon, described 1.974 Acre (Approx. 85,992 Sq. Ft.) tract of land, more or less.

Survey on the ground August 29, 2019.

Bearings are based on the Texas Coordinate System, North American Datum of 1983, Central Zone (FIPS 4203).

A separate sketch accompanies this metes and bounds description.

Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863

September 13, 2019
A SKETCH TO ACCOMPANY A DESCRIPTION OF A 1.874 ACRE (APPROX. 85,992 SQ. FT.) TRACT OF LAND, SITUATED IN THE WILLIAM BELL SURVEY No. 24, ABSTRACT No. 116, LOCATED TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN CALLED 10.563 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED, CONVEYED TO MATTHEWS-BARNES BROTHERS INVESTMENTS, L.P., DATED JUNE 29, 2019 AND APPEARING OF RECORD UNDER DOCUMENT No. 2009110095 AND RE-RECORDED UNDER DOCUMENT No. 2009130333, BOTH BEING OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**Boundary Curve Table**

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**NOTES:**


2. Grid distances shown are in U.S. survey feet.

3. This survey was made without the benefit of an abstract of title or a title commitment. There may be easements, restrictions or other matters that are not listed or shown herein that affect the property. The surveyor has made no independent inquiry as to easements and restrictions affecting the property.

4. This sketch is accompanied by a separate metes and bounds description.

**SCALE:** 1" = 150'
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.