ORDINANCE NO. 20200326-079

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9628 EAST U.S. HIGHWAY 290 SERVICE ROAD WESTBOUND FROM DEVELOPMENT RESERVE (DR) DISTRICT TO LIMITED INDUSTRIAL SERVICES (LI) 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 development reserve (DR) district to limited industrial services (LI) district on the property described in Zoning Case No. C14-2020-0005, on file at the Planning and Zoning Department, as follows:

A tract of land containing 16.1568 acres (703,791 square feet), out of the William H. Sanders Survey No. 54, Abstract No. 690, in Travis County, Texas, said 16.158 acres of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 9628 East U.S. Highway 290 Service Road Westbound in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on April 6, 2020.

PASSED AND APPROVED

March 26, 2020

Steve Adler
Mayor

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk
Zoning Tract
William H. Sanders Survey No. 54, Abstract No. 690

Legal Description

BEGINNING, at a 1/2-inch iron rod with "RPLS 4046" cap found in the southeast right-of-way line of Giles Lane (aka Giles Road, right-of-way varies), and being in the southwest line of said 21.9814 acre Applied Materials tract, and being the northwest corner of Lot 1 of One Lutheran Center, a subdivision recorded in Volume 87, Page 708-70C of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the southeast corner of a called 0.977 acre tract conveyed to the City of Austin by Street Deed in Document No. 2000136249 of the Official Property Records of Travis County, Texas (O.P.R.T.C.T.), for the southwest corner and POINT OF BEGINNING hereof, from which a 1/2-inch iron rod with "RPLS 4046" cap found at a point of curvature in the east right-of-way line of said Giles Lane, and being the west line of said Lot 1, and being the north corner of a called 6.777 square foot tract conveyed to Travis County, Texas, in Volume 11047, Page 456 (R.P.R.T.C.T.) bears, S2°55'55"W, a distance of 203.58 feet;

THENCE, with the southeast right-of-way line of said Giles Lane and the southeast line of said 0.977 acre Street Deed, over and across said 21.9814 acre Applied Materials tract, N27°49'52"E, a distance of 1,221.83 feet to a calculated point for the northwest corner hereof, said point being in the northeast corner of said 21.9814 acre Applied Materials tract, and being a corner in the west line of Lot 1, Block "A" of Applied Materials Subdivision Section 1, recorded in Volume 89, Pages 222-224 (P.R.T.C.T.), and being the southeast corner of a called 2.52 acre tract conveyed to the City of Austin in Volume 10879, Page 576 (R.P.R.T.C.T.), and being the northeast corner of said 0.977 acre Street Deed;

THENCE, leaving the southeast right-of-way line of said Giles Lane, with the common line of said Lot 1, Block "A" of Applied Materials Subdivision Section 1 and said 21.9814 acre Applied Materials tract, the following two (2) courses and distances:

1) S62°07'07"E, a distance of 665.49 feet to a calculated point for the northeast corner hereof, and
2) S2°14'18"W, a distance of 879.74 feet to a 3/8-inch iron rod found for the southeast corner hereof, said point being at the northeast corner of Lot 1 of Fiesta Plaza, a subdivision recorded in Volume 76, Page 359 (P.R.T.C.T.);

THENCE, over and across said 21.9814 acre Applied Materials tract, with the north line of Lot 1 of said Fiesta Plaza, the following two (2) courses and distances:

1) N62°10'35"W, a distance of 524.17 feet to a calculated point for an interior ell-corner hereof, and
2) S2°49'25"W, a distance of 346.65 feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being the northeast corner of Lot 1 of said One Lutheran Center, from which a 3'-4" iron pipe found at the northwest corner of a called 2.00 acre tract conveyed to Applied Materials, Inc., in Volume 13041, Page 2014 (R.P.R.T.C.T.), and being in the east line of Lot 1 of said One Lutheran Center bears, S2°49'25"W, a distance of 46.66 feet;

EXHIBIT "A"
THENCE, continuing over and across said 21.9814 acre Applied Materials tract, with the north line of Lot 1 of said One Lutheran Center, N62°04'55"W, a distance of 233.66 feet to the POINT OF BEGINNING and containing 16.1568 Acres (703,791 Square Feet) of land, more or less.

NOTE:
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000081235472. See attached sketch (reference drawing: 00945_Zoning Exhibit-1.dwg).

1/6/2020
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

P:\00945\Metes & Bounds & Certifications\00945_zoning 1.docx
[A] LOT 1
ONE LUTHERAN CENTER
VOL. 87, PGS. 70B-70C
P.R.T.C.T.

[B] REMAINDER OF
CALLED 2.00 ACRES
APPLIED MATERIALS, INC.
VOL. 13041, PG. 2014
R.P.R.T.C.T.

[C] LOT 1, BLOCK "A"
APPLIED MATERIALS
SUBDIVISION SECTION I
VOL. 89, PGS. 222-224
P.R.T.C.T.

[D] CALLED 2.52 ACRES
CITY OF AUSTIN
VOL. 10679, PG. 576
R.P.R.T.C.T.

[E] CALLED 6.15 ACRES
CITY OF AUSTIN
VOL. 10769, PG. 337
R.P.R.T.C.T.

[F] CALLED 0.907 ACRE
STATE OF TEXAS
DOC. NO. 2011167824
O.P.R.T.C.T.

[G] CALLED 0.479 ACRE
STATE OF TEXAS
DOC. NO. 2011167823
O.P.R.T.C.T.

[H] CALLED 0.977 ACRE
CITY OF AUSTIN
DOC. NO. 2001136249
O.P.R.T.C.T.
### General Notes:

1) All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203). NAD83. All distances were adjusted to surface using a combined scale factor of 1.000001235472.

2) See attached metes and bounds description.

### Curve Table

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### Line Table (Record)

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**16.1568 ACRES ZONING EXHIBIT**
**City of Austin, Travis County, Texas**