ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8803 NORTH MOPAC EXPRESSWAY FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) 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 industrial services (LI) district to general commercial services (CS) district on the property described in Zoning Case No. C14-2020-0013, on file at the Planning and Zoning Department, as follows:

A 3.29 acre tract of land that is part of Tract 5-B of the subdivision of the Mrs. A.B. Payton Estate, same being part of the James P. Wallace League, Travis County, according to the plat thereof, recorded in Book 3, Page 259, said 3.29 acres of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the “Property”),

locally known as 8803 North MoPac Expressway in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on ________________, 2020.

PASSED AND APPROVED

§ § §

________________________, 2020

Steve Adler
Mayor

APPROVED: ________________ ATTEST: ________________

Anne L. Morgan                          Jannette S. Goodall
City Attorney                            City Clerk

Draft 5/29/2020                           Page 1 of 1

COA Law Department
DESCRIPTION (3.29 ACRE PARCEL)

A TRACT OF LAND THAT IS PART OF TRACT 5-B OF THE SUBDIVISION OF THE MRS. A.B. PAYTON ESTATE, SAME BEING PART OF THE JAMES P. WALLACE LEAGUE, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 3, PAGE 259 OF THE PLAT RECORDS OF SAID TRAVIS COUNTY, SAID TRACT BEING A PART OF THAT CERTAIN 5.58 ACRE PARCEL DESCRIBED IN DEED RECORDED IN VOLUME 2274, PAGE 504 OF THE DEED RECORDS OF SAID TRAVIS COUNTY, SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A NO. 4 REBAR (FOUND) AT THE NORTHEAST CORNER OF LOT THREE (3) OF "THE ATRIUM", A SUBDIVISION RECORDED IN VOLUME 125C, OF THE PLAT RECORDS OF SAID TRAVIS COUNTY, SAID POINT OF BEGINNING BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE N61°06'34"W, WITH THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 403.29 FEET TO A NO. 4 REBAR (FOUND) AT THE NORTHWEST CORNER OF SAID LOT 3, SAME BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE MO-PAC EXPRESSWAY, AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY, WITH SAID CURVE AND SAID RIGHT OF WAY, AN ARC DISTANCE OF 364.01 FEET (SAID CURVE HAVING A RADIUS OF 627.07', CHORD BEARING N41°58'03"E, CHORD DISTANCE 358.92') TO A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) BRASS DISK ENCASED IN A CONCRETE POST; THENCE N58°37'32"E, WITH SAID RIGHT OF WAY, A DISTANCE OF 97.65 FEET TO A NO. 6 REBAR (FOUND) IN THE SOUTHERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO JOHN JOSEPH, RECORDED IN VOLUME 3365, PAGE 1163 OF THE AFOREMENTIONED DEED RECORDS, FROM SAID MONUMENT, A 3/4 INCH BOLT (FOUND) BEARS N58°37'32"E, 84.82 FEET; THENCE S61°11'45"E, WITH SAID SOUTHERLY LINE, A DISTANCE OF 204.55 FEET TO A NO. 4 REBAR (FOUND) ON THE AFOREMENTIONED MISSOURI PACIFIC RIGHT OF WAY LINE, FROM SAID MONUMENT A 1/2 INCH BOLT BEARS N19°49'34"E, 75.00'; THENCE S19°49'34"W, WITH SAID RIGHT OF WAY LINE, A DISTANCE OF 440.07 FEET TO THE POINT OF BEGINNING CONTAINING 143,356 SQUARE FEET OR 3.29 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS OF DESCRIPTION IS THE CALLS DEPICTED ON THE RECORDED PLAT OF "THE ATRIUM".

THIS PROPERTY DESCRIPTION WAS PREPARED ON 9/26/2019 BY LEE ALLEN SCHROEDER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5546.
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 by the City of Austin regarding specific accuracy or completeness.