

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10001 EAST U.S. HIGHWAY 290 AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMERCIAL HIGHWAY SERVICES (CH) DISTRICT ON TRACT 1 AND GENERAL COMMERCIAL SERVICES-MIXED USE (CS-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 interim rural residence (I-RR) district to commercial highway services (CH) district on Tract 1 and general commercial services-mixed use (CS-MU) combining district on Tract 2 on the property described in Zoning Case No. C14-2020-0055, on file at the Housing and Planning Department, as follows:

Tract 1:

Being 99.454 acres of land, more or less, situated in the William H. Sanders Survey No. 54, Abstract No. 690, Travis County, Texas, said 99.454 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

Being 48.394 acres of land, more or less, situated in the William H. Sanders Survey No. 54, Abstract No. 690, Travis County, Texas, said 48.394 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (collectively referred to as the "Property"),

locally known as 10001 East U.S. Highway 290 in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

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

99.454 ACRES
WILLIAM H. SANDERS SURVEY NO. 54
ABSTRACT No. 690
TRAVIS COUNTY, TEXAS

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**EXHIBIT A - TRACT 1
PROPERTY DESCRIPTION**

BEING 99.454 ACRES OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NUMBER 690, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 161.405 ACRES OF LAND, CONVEYED TO COOPER MILLY HOLDINGS, LLC, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019185923, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 99.454 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 60D nail found for the most easterly corner of a called 12.852 acre tract conveyed to Decker land Holdings, LP, described in Document No. 2007226680, O.P.R.T.C.TX., same being the most southerly corner of a called 5.408 acre tract, conveyed to 290 & 130, LLC, described in Document No. 2005169042, O.P.R.T.C.TX., from which, a 2-inch TxDOT aluminum cap found for the northwest corner of said 161.405 acre tract, same being in the southerly Right-of-Way (ROW) line of US-Highway 290 (ROW Varies), bears North 27°16'54" East, a distance of 753.72 feet;

THENCE, South 26°39'49" West, along the common line of said 161.405 acre tract and said 12.852 acre tract, a distance of 120.80 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set for the northwest corner and **POINT OF BEGINNING** of the herein described tract;
(Grid Coordinates: N=10,096,685.26, E=3,160,836.73)

THENCE, South 62°29'04" East, over and across said 161.405 acre tract, a distance of 1138.92 feet to a 1/2-inch iron rod found for the northeast corner of the herein described tract, same being in the westerly Right-of-Way (ROW) line of TX-130 (ROW Varies);

THENCE, South 33°08'05" East, along said westerly ROW line of TX-130, a distance of 1313.75 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set for the most easterly northeast corner of herein described tract, from which an iron rod with a 2-inch TxDOT aluminum cap found bears South 33°08'05" East, a distance of 0.86 feet, same being on the westerly line of a 150-foot railroad ROW quitclaimed to the City of Austin in Volume 9837, Page 414 and Volume 9837, Page 422, Real Property Records, Travis County, Texas (R.P.R.T.C.TX.);

THENCE, departing said westerly ROW line of TX-130, and along the westerly line of said 150-foot Railroad ROW, the following four (4) courses and distances:

1. South 36°21'24" West, a distance of 254.41 feet to a 1/2-inch iron rod with plastic cap stamped "CAPITAL SURVEYING" found for the beginning of a curve to the right;

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2. Along said curve to the right, having a radius of 3332.47 feet, an arc length of 836.90 feet, and a chord bearing and distance of South 43°33'30" West, 834.70 feet to a found 1/2-inch iron rod with plastic cap stamped "CAPITAL SURVEYING";
3. South 50°48'33" West, a distance of 387.68 feet to a found 1/2-inch iron rod with plastic cap stamped "CAPITAL SURVEYING";
4. South 50°44'25" West, a distance of 353.90 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set for the southeast corner herein;

THENCE, departing said 150-foot ROW, over and across said 161.405 acres, the following three (3) courses and distances:

1. North 39°49'10" West, a distance of 360.85 feet, to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set at the beginning of a curve to the left;
2. Along said curve to the left, having a radius of 1500.00 feet, an arc length of 1197.00 and a chord bearing and distance of North 62°40'49" West, 1165.49 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set at the end of said curve;
3. North 85°32'29" West, a distance of 206.84 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set for the southwest corner of the herein described tract, same being on the west line of the said 161.405 acres, same being the east line of that certain 99.720 acres conveyed to Heart of Manor, LP, by deed recorded in Document No. 2007037703, O.P.R.T.C.TX.;

THENCE, North 26°39'49" East, along the common line of said 161.05 acre tract and the said 99.720 acre tract, a distance of 44.40 feet, to a 1/2-inch iron rod found for an angle point;

THENCE, North 26°51'50" East, continuing along said common line, a distance of 530.18 feet to a 1/2-inch iron rod found for the northeast corner of said 99.720 acres, same being the south east corner of that certain 53.38 acre tract conveyed to Decker Land Holdings, LP, recorded in Document No. 2007226684, O.P.R.T.C.TX.;

THENCE, North 26°39'49" East, along the common line between said 161.405 acre tract and the said 53.38 acre tract to the **POINT OF BEGINNING**, containing 99.454 acres of land, more or less.

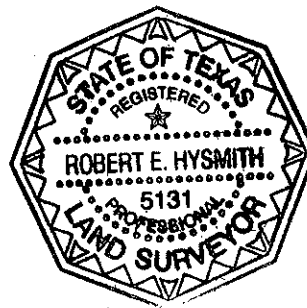
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All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.0000742.

Robert E. Hysmith

Robert E. Hysmith
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Suite 300
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(512) 831-7700
TBPLS Firm No. 10194108



6/15/20

48.394 ACRES
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**EXHIBIT B – TRACT 2
PROPERTY DESCRIPTION**

BEING 48.394 ACRES OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NUMBER 690, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 161.405 ACRES OF LAND, CONVEYED TO COOPER MILLY HOLDINGS, LLC, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019185923, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 48.394 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with cap stamped “PELTON BOUNDARY”, set for the southwest corner of the said 161.405 acre tract, being the southeast corner of that certain 99.720 acres conveyed to Heart of Manor, LP recorded in Document No. 2007037703, O.P.R.T.C.TX. and being in the north Right-of-Way, (ROW), line of that certain 150-foot wide railroad tract conveyed to the City of Austin by deeds recorded in Volume 9837, Page 414 and Volume 9837, Page 422, Real Property Records of Travis County, Texas, (R.P.R.T.C.TX.), (Grid Coordinates: N=10,093,113.81, E=3,159,011.47);

THENCE, North 27°45’58” East, departing said north ROW line, along the common line between said 161.405 acres and the said 99.720 acres, a distance of 1342.94 feet to a 1/2-inch iron rod found for an angle point;

THENCE, North 26°46’34” East, continuing along said common line, a distance of 343.38 feet to a 5/8-inch iron rod with cap stamped “PELTON BOUNDARY”, set for the northwest corner herein;

THENCE, over and across said 161.405 acre tract, the following three, (3), courses and distances:

1. South 85°32’29” East, a distance of 206.84 feet to a 5/8-inch iron rod with cap stamped “PELTON BOUNDARY”, set at the beginning of a curve to the right;
2. Along said curve to the right, having a radius of 1500.00 feet, an arc length of 1197.00 feet and a chord bearing and distance of South 62°40’49” East, 1165.49 feet to a 5/8-inch iron rod with cap stamped “PELTON BOUNDARY”, set at the end of said curve;
3. South 39°49’10” East, a distance of 360.85 feet to a 5/8-inch iron rod with cap stamped “PELTON BOUNDARY”, set on the northwesterly ROW line of said 150-foot railroad tract, for the northeast corner herein;

THENCE, along said northwesterly ROW line, the following six (6) courses and distances:

1. South 50°44’25” West, a distance of 367.72 feet to a 1/2-inch iron rod with plastic cap stamped “CAPITAL SURVEYING” found for the beginning of a curve to the right;

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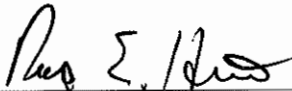
WILLIAM H. SANDERS SURVEY NO. 54

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2. Along said curve to the right, having a radius of 2754.16 feet, an arc length of 176.79 feet, and a chord bearing and distance of South 52°40'03" West, 176.76 feet to a found 1/2-inch iron rod with plastic cap stamped "CAPITAL SURVEYING" at the beginning of a compound curve to the right;
3. Along said curve to the right, having a radius of 1783.25 feet, an arc length of 267.65 feet, and a chord bearing and distance of South 58°39'42" West, 267.40, to a 1/2-inch iron rod with plastic cap stamped "CAPITAL SURVEYING" found for the beginning of a compound curve to the right;
4. Continuing along said curve to the right, having a radius of 1783.24 feet, an arc length of 742.66 feet, and a chord bearing and distance of South 74°56'00" West, 737.30 feet, to a 1/2-inch iron rod with plastic cap stamped "CAPITAL SURVEYING" found at the beginning of a compound curve to the right;
5. Along said curve to the right, having a radius of 2753.84 feet, an arc length of 176.80 feet, and a chord bearing and distance of South 88°51'55" West, 176.77 feet, to a found 1/2-inch iron rod with plastic cap stamped "CAPITAL SURVEYING" at the end of said curve;
6. North 89°24'15" West, a distance of 710.81 feet to the **POINT OF BEGINNING**, containing 48.394 acres of land, more or less.

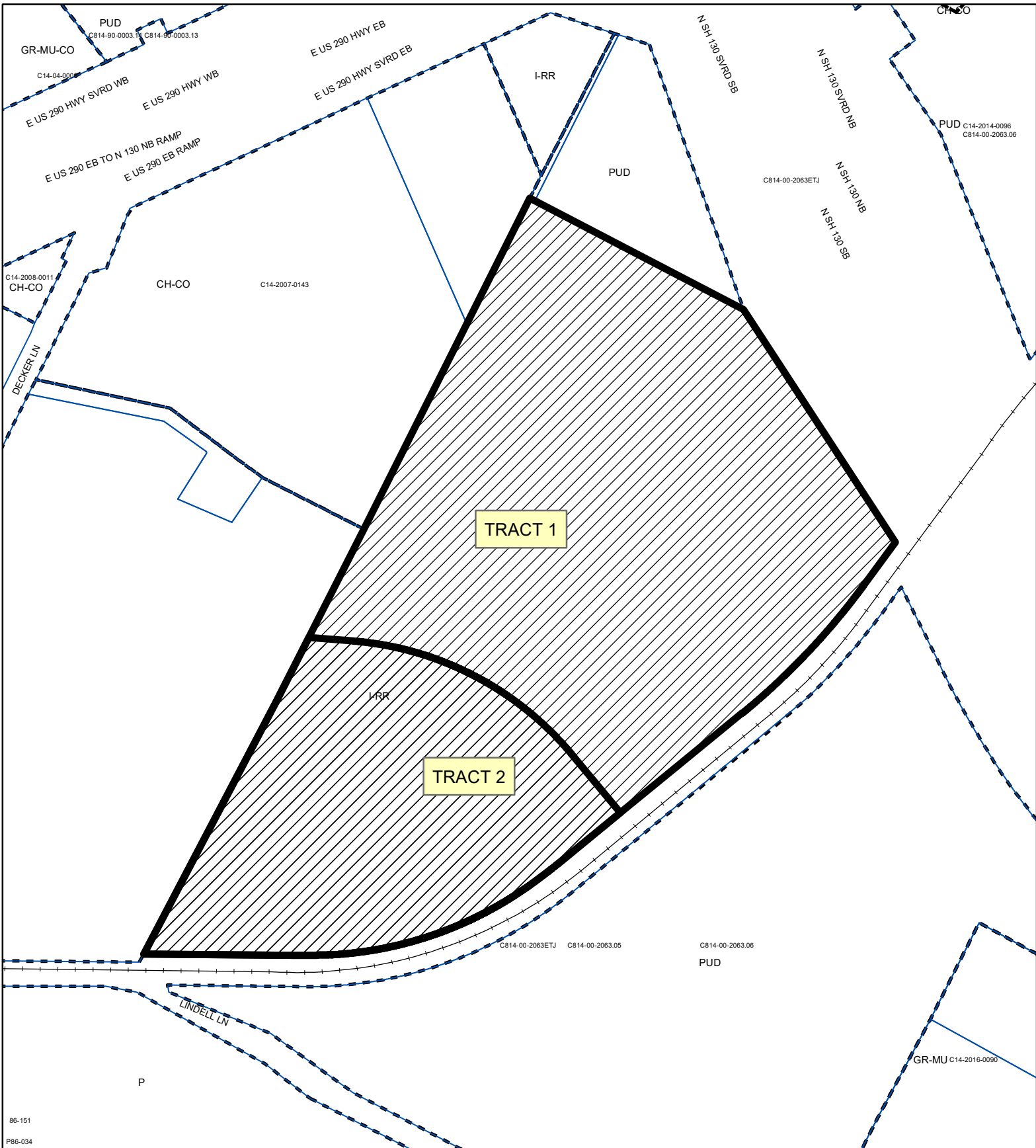
All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.0000742.






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6/15/20



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 600'

ZONING

ZONING CASE#: C14-2020-0055

Exhibit C

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: 9/9/2020