

ORDINANCE NO. 20210506-058

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6701 NORTH FM 620 ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) 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 community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2020-0078, on file at the Housing and Planning Department, as follows:

A 14.336 acre tract situated in the Louis Fritz Survey No. 291, Abstract No. 280 and the Banyon Payne Survey No. 288, Abstract No. 640, Travis County, Texas, being a portion of that certain tract of land called to contain 27.8229 acres in Deed Without Warranty recorded in Document No. 2005137971 of the Official Public Records of Travis County, Texas, and being a portions of Lots 1-A, 1-B, 1-C, 1-D and 1-E of the Resubdivision of Lot 1, New Corridor at River Place Subdivision as shown on a plat recorded in Document No. 200900032, Plat Records of Travis County, said 14.336 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

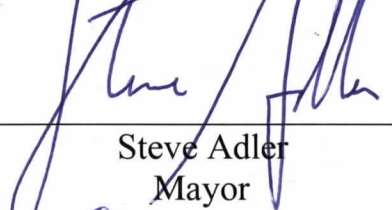
locally known as 6701 North FM 620 Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on May 17, 2021.

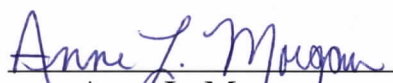
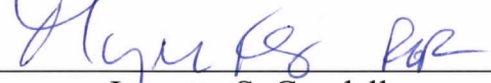
PASSED AND APPROVED

May 6, 2021

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Steve Adler
Mayor

APPROVED:  **ATTEST:** 
Anne L. Morgan *by pdj* Jannette S. Goodall
City Attorney City Clerk



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LEGAL DESCRIPTION

BEING a 14.336-acre tract of land situated in the Louis Fritz Survey No. 291, Abstract No. 280 and the Banyon Payne Survey No. 288, Abstract No. 640, Travis County, Texas; being a portion of that certain tract of land called to contain 27.8229 acres in a Deed Without Warranty from the State of Texas, for the use and benefit of the Permanent School Fund to New Corridor Development, L.P. in Document No. 2005137971 of the Official Public Records of Travis County, Texas and being a portions of Lots 1-A, 1-B, 1-C, 1-D and 1-E of the Resubdivision of Lot 1, New Corridor at River Place Subdivision as shown on a plat recorded in Document No. 200900032 of the Plat Records of Travis County, Texas; said 14.336 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 3/8-inch iron rod found on the Southeastern Right-of-Way of Ranch to Market Road 620 North, for the Northwestern corner of said Lot 1-A, the Southwestern corner of Lot 1 of the 2222/620 Business Park Place Subdivision as shown on a plat recorded in Document No. 200000206 of the Plat Records of Travis County, Texas conveyed to Carmen Group, Ltd in a Special Warranty Deed with Vendor's Lien in Document No. 2004208046 of the Official Public Records of Travis County, Texas, for the Northwestern corner of this herein described tract;

THENCE: South 61°53'54" East a distance of 1430.98 feet along the Northeastern line of the said Resubdivision of Lot 1, New Corridor at River Place Subdivision, the Southwestern line of said 2222/620 Business Park Place Subdivision to a Texas Department of Transportation Brass Disk found for the Northeastern corner of a 5.422-acre tract of land called Parcel 1, in an Agreed Final Judgment Cause No. C-1-CV-18-006335 to the State of Texas in Document No. 2020024593 of the Official Public Records of Travis County, Texas, the same being the Westernmost corner of a 2.156 acre tract of land called Parcel 2 as described in a Judgment of Court in Absence of Objection to the State of Texas in Document No. 2019063881 of the Official Public Records of Travis County, Texas, for the Easternmost corner of this herein described tract, from which a 1/2 inch iron rod found for the Easternmost corner of said Lot 1-E, the Southwestern corner of the remainder of a 3.6257 acre tract to Glenn and Elizabeth Borkland as described in a Special Warranty Deed with Vendor's Lien in Document No. 2016087347 of the Official Public Records of Travis County, Texas, the same a corner of Lot 5, Block A, of the Amended River Place Section 20 Subdivision as shown on a plat recorded in Document No. 200100259 of the Plat Records of Travis County, Texas bears South 61°53'54" East a distance of 536.41 feet;

THENCE: South 80°42'53" West a distance of 768.42 feet across the said Resubdivision of Lot 1, New Corridor at River Place Subdivision and along the Northwestern line of the said 5.422-acre tract called Parcel 1, to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of the said 5.422-acre tract, for a corner of this herein described tract;

THENCE: Continuing across the said Resubdivision of Lot 1, New Corridor at River Place Subdivision and along a Northern line of the said 5.422-acre tract with a curve to the right having a Delta angle of 24°46'33", a Radius of 989.00 feet, an Arc length of 427.66 feet with a Chord bearing of North 84°54'09" West a distance of 424.34 feet

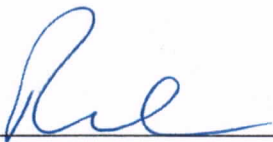
to a Mag Nail found for a corner of the said 5.422-acre tract, for a corner of this herein described tract;

THENCE: North 65°42'06" West a distance of 362.61 feet continuing across the said Resubdivision of Lot 1, New Corridor at River Place Subdivision and along a Northern line of the said 5.422-acre tract to a Texas Department of Transportation Brass Disk found for a corner of the said 5.422-acre tract, for a corner of this herein described tract;

THENCE: North 19°25'32" West a distance of 41.57 feet continuing across the said Resubdivision of Lot 1, New Corridor at River Place Subdivision and along a Northern line of the said 5.422 acre tract to a Texas Department of Transportation Brass Disk found on the Southeastern line of said Ranch to Market Road 620 North, the Western line of the said Resubdivision of Lot 1, New Corridor at River Place Subdivision, for a corner of the said 5.422 acre tract, for a corner of this herein described tract;

THENCE: North 26°59'21" East a distance of 297.70 feet along the Western line of the said Resubdivision of Lot 1, New Corridor at River Place Subdivision, the Southeastern line of said Ranch to Market Road 620 North to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of said Resubdivision of Lot 1, New Corridor at River Place Subdivision, a corner of said Ranch to Market Road 620 North, for a corner of this herein described tract;

THENCE: North 22°38'54" East a distance of 332.25 feet continuing the Western line of the said Resubdivision of Lot 1, New Corridor at River Place Subdivision, the Southeastern line of said Ranch to Market Road 620 North to the POINT OF BEGINNING and CONTAINING an area of 14.336-acres of land.



Rex L. Hackett

Registered Professional Land Surveyor No. 5573

rhackett@jonescarter.com

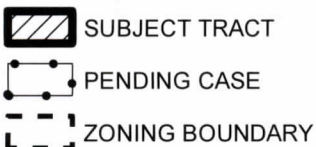
TCAD: 220721, 220640, 355070, 355071, 355066

Austin Grid: C-33 & D-33

07-14-2020

Date





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: 7/20/2020

$$1'' = 400'$$