

ORDINANCE NO. 20210729-147

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7912 WEST U.S. HIGHWAY 290 IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE (RR) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 rural residence (RR) district to community commercial (GR) district on the property described in Zoning Case No. C14-2021-0036, on file at the Housing and Planning Department, as follows:

A 0.612 of one acre tract of land, situated in the City of Austin, being the remaining portion of Lot A of the Haskell Subdivision of record in Volume 74, Page 40, Plat Records of Travis County, Texas, said 0.612 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7912 West U.S. Highway 290 in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

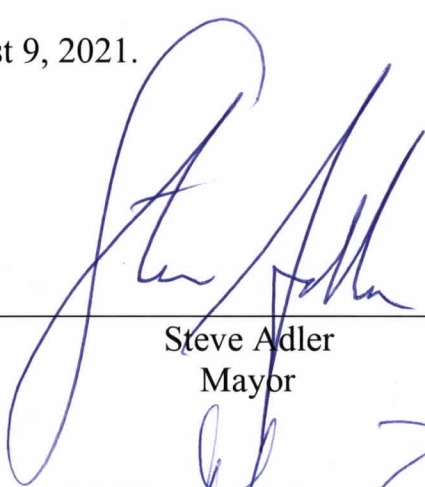
PART 2. The Property is subject to Ordinance No. 20081211-097 that established zoning for the West Oak Hill Neighborhood Plan.

PART 3. This ordinance takes effect on August 9, 2021.

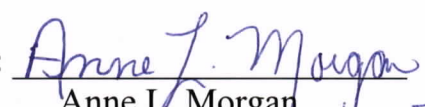
PASSED AND APPROVED

_____, July 29, 2021

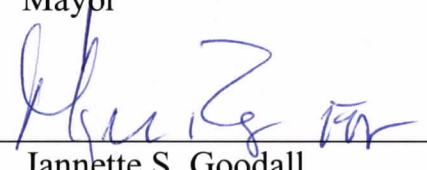
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Steve Adler
Mayor

APPROVED: 

Anne L. Morgan
City Attorney

ATTEST: 

Jannette S. Goodall
City Clerk

FIELD NOTES FOR A 0.612 OF ONE ACRE TRACT OF LAND

A **0.612 of one acre** tract of land, situated in the City of Austin, being the remaining portion of Lot A of the Haskel Subdivision of record in Volume 74, Page 40 of the Plat Records of Travis County, Texas. Said **0.612 of one acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found Texas Department of Transportation (TxDOT) Right-of-Way (R.O.W.) Monument, Type II, in the north right-of-way line of U.S. Highway 290, a variable width right-of-way, per the proposed TxDOT R.O.W. Map, CSJ No. 0113-08-060, in the common line between said Lot A and Lot 2 of the Haskel Subdivision, Section Two of record in Volume 85, Page 28A of the Plat Records of Travis County, Texas, for the northwest corner of a called 0.384 acre tract of land as described in Document No. 2019163312, of the Official Public Records of Travis County, Texas, and the southwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod stamped "Chaparral" for the southeast corner of Lot 1, Block A of the Yom Tract Subdivision of record in Document No. 201900032 of the Official Public Records of Travis County, Texas and the southwest corner said Lot 1 of the Haskel Subdivision, Section Two bears, S 83° 55' 48" W, a distance of 327.80 feet;

THENCE: N 21° 24' 36" E, departing the proposed north right-of-way line of U.S. Highway 290, and with the common line between said Lot 2 and Lot A, a distance of **158.23 feet** to a found $\frac{1}{2}$ " iron rod for the northeast corner of said Lot 2, in the south line of Lot 3B, Block A of the Resubdivision of Lot 3B, Block A, of the Amended Plat of West Park of record in Document No. 201800072 of the Official Public Records of Travis County, Texas, for the northwest corner of said Lot A and the tract described herein;

THENCE: S 62° 03' 18" E, with the common line between said Lot 3B and said Lot A, a distance of **272.61 feet** to a found $\frac{1}{2}$ " iron rod for an interior corner of said Lot 3B, the northeast corner of said Lot A and the tract described herein;

THENCE: S 26° 40' 06" W, with the common line between said Lot A and said Lot 3B, a distance of **40.69 feet** to a found TxDOT R.O.W. Monument, Type II, in the proposed north right-of-way line of U.S. Highway 290, for the northwest corner of a called 0.632 acre tract of land as described in Document No. 2020081774 of the Official Public Records of Travis County, Texas, for the northeast corner of said 0.384 acre tract of land, for the southeast corner and a point of curvature of the tract described herein, from which a found $\frac{5}{8}$ " iron rod for the southwest corner of said 0.632 acre tract, the southeast corner of said 0.384 acre tract and said Lot A bears, S 26° 53' 59" W, a distance of 68.04 feet;

THENCE: With the proposed north right-of-way line of U.S. Highway 290, the following two (2) courses:

1. With a non-tangent curve to the left having a radius of **23,043.50 feet**, an arc length of **6.43 feet**, a delta angle of **000° 00' 58"** and a chord bears, N 86° 33' 43" W, a distance of **6.43 feet** to a found TxDOT R.O.W. Monument, Type II, for a point of tangency, and
2. N 86° 34' 11" W, a distance of **274.40 feet** to the **POINT OF BEGINNING** and containing **0.612 of one acre** of land situated in the City of Austin, Travis County, Texas.

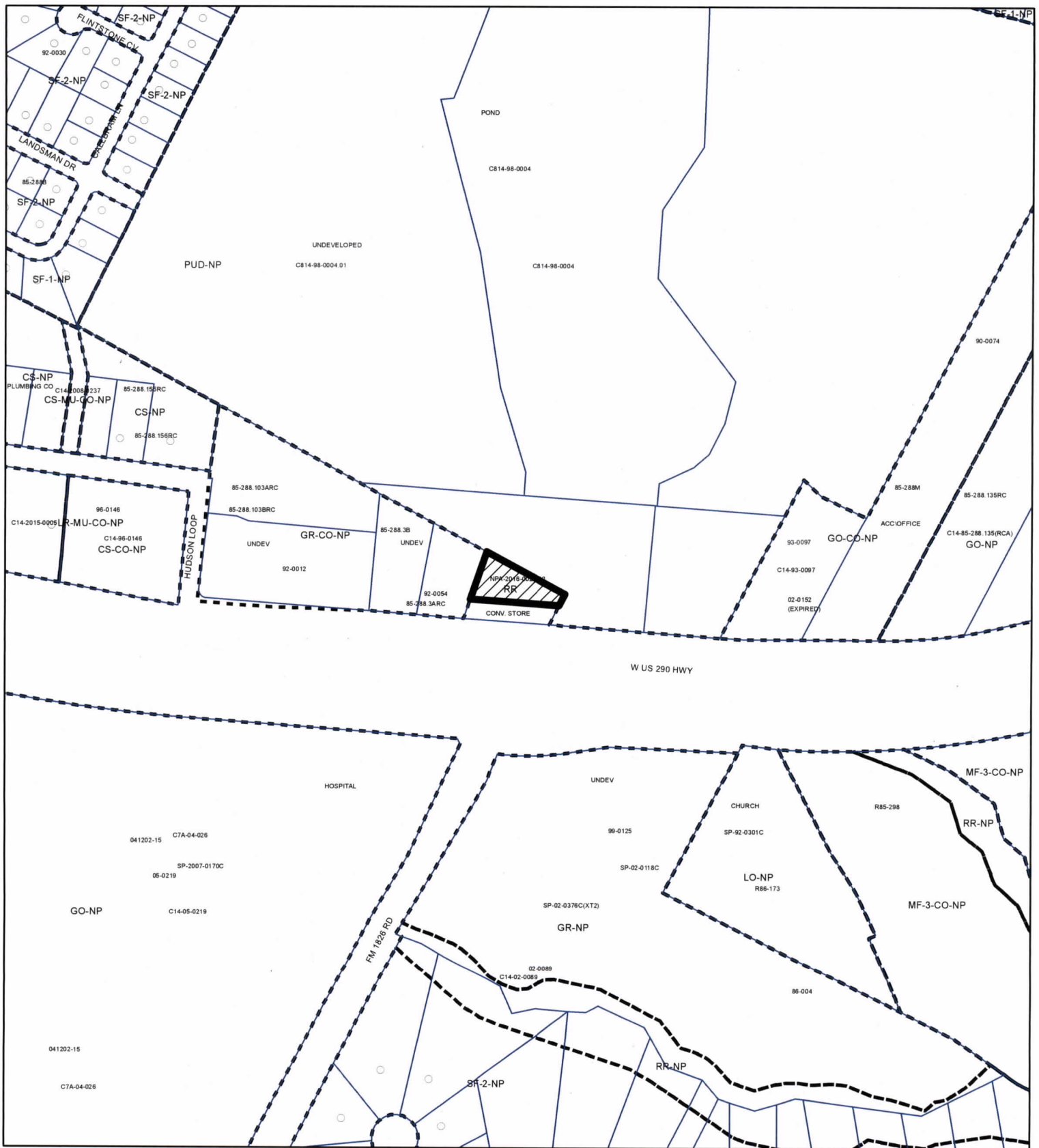
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed the week 7/20/2020 – 7/27/2020.



Job # 20-5045 0.612 Acres

Date: December 9, 2020

Exhibit A



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0036

Exhibit B

1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 4/8/2021