

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND ESTABLISHING INITIAL PERMANENT**
2 **ZONING FOR THE PROPERTY LOCATED AT 12931 RESEARCH BOULEVARD**
3 **AND CHANGING THE ZONING MAP FROM COMMUNITY COMMERCIAL-**
4 **CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT, INTERIM-**
5 **SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT, AND**
6 **INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY**
7 **COMMERCIAL (GR) DISTRICT.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from community commercial-conditional overlay (GR-CO)
13 combining district, interim-single family residence standard lot (I-SF-2) base district, and
14 interim-rural residence (I-RR) base district to community commercial (GR) district on the
15 property described in Zoning Case No. C14-2024-0187, on file at the Planning
16 Department, as follows:

17
18 4.413 acres of land in the Henry Rhodes Survey, No. 522, in the City of Austin,
19 Williamson County, Texas, being all of a called 4.412 acre tract of land conveyed
20 by deed recorded in Document No. 2022123786 of the Official Public Records of
21 Williamson County, Texas, said 4.413 acres of land being more particularly
22 described by metes and bounds in **Exhibit “A”** incorporated into this ordinance
23 (the “Property”),

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25 locally known as 12931 Research Boulevard (sometimes referred to as 12931 North US
26 183 Highway Service Road Northbound) in the City of Austin, Travis County, Texas,
27 generally identified in the map attached as **Exhibit “B”**.

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PART 2. This ordinance takes effect on _____, 2025.

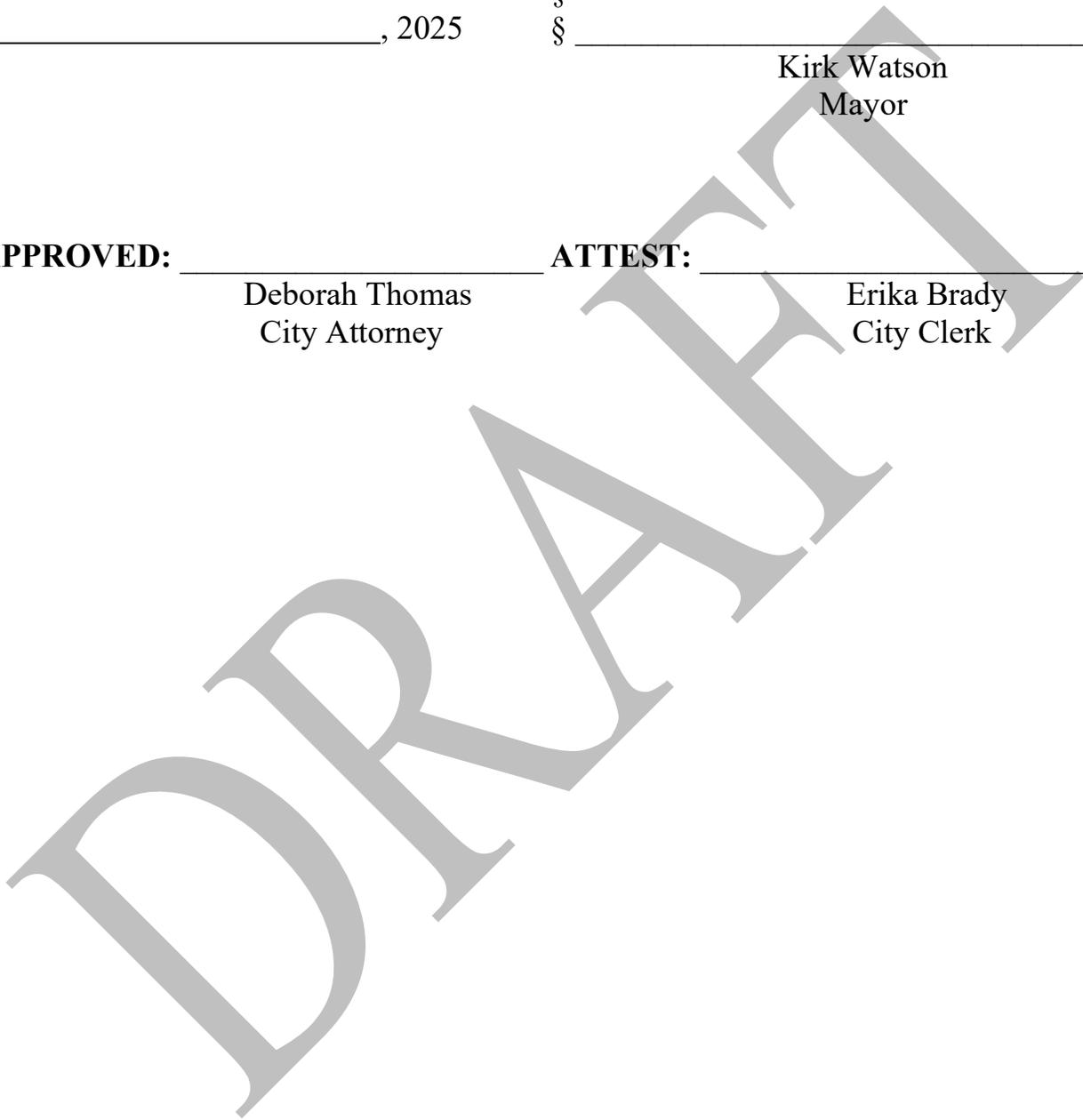
PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk





**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

5725 West Hwy 290, Suite 103
Austin, Texas 78735

**4.413 ACRES
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.413 ACRES (APPROXIMATELY 192,241 SQ. FT.) IN THE HENRY RHODES SURVEY NO. 522, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 4.412 ACRE TRACT AS CONVEYED TO HFJV 183, LLC IN A SPECIAL WARRANTY DEED DATED OCTOBER 31, 2022 AND RECORDED IN DOCUMENT NO. 2022123786 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 4.413 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the northeast right-of-way line of U.S. Highway 183 North (338' wide public right-of-way) for the south corner of said 4.412 acre tract and the herein described tract, same being the west corner of Lot 1, Block A, B & K Addition, a subdivision of record in Cabinet N, Page 51, Plat Records of Williamson County, Texas;

THENCE North 61°41'53" West, with the northeast right-of-way line of U.S. Highway 183 North and the southwest line of the 4.412 acre tract, a distance of **323.88 feet** to a 1/2" rebar found for the west corner of the 4.412 acre tract and the herein described tract, same being the south corner of Lot 2A, Block A, Resubdivision of Lot 2, Davol Park II, a subdivision of record in Cabinet L, Page 186 of the Plat Records of Williamson County, Texas;

THENCE North 68°21'38" East, with the northwest line of the 4.412 acre tract and the southeast line of said Lot 2A, a distance of **56.83 feet** to a 1/2" rebar with plastic cap stamped "Chaparral" found for an angle point;

THENCE North 68°35'25" East, a distance of **808.69 feet** to a 1/2" rebar with plastic cap stamped "Chaparral" found in the southwest right-of-way line of Pond Springs Road (100' wide public right-of-way) for the north corner of the 4.412 acre tract and the herein described tract, same being the east corner of Lot 2A;

THENCE South 20°45'24" East, with the southwest right-of-way line of Pond Springs Road and the northeast line of the 4.412 acre tract, a distance of **3.96 feet** to a 1/2" rebar with plastic cap stamped "Chaparral" found for a point of curvature;

THENCE with a curve to the left, having a radius of 2914.90 feet, a delta angle of 04°56'35", an arc length of 251.47 feet, and a chord which bears **South 25°20'47" East**, a distance of **251.40 feet** to a 1/2" rebar with plastic cap stamped "Chaparral" found for the east corner of the 4.412 acre tract and the herein described tract, same being the north corner of said Lot 1;

Page 2 of 2

THENCE South 69°13'37" West, with the southeast line of the 4.412 acre tract and the northwest line of Lot 1, a distance of **673.34 feet** to the **POINT OF BEGINNING**, containing **4.413 acres** of land, more or less.

Surveyed on the ground on May 7, 2025.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

Attachments: Survey Drawing No. 806-010-ZN

Patrick Quiring 5/9/2025

Patrick A. Quiring
Registered Professional Land Surveyor
State of Texas No. 7172
TBPELS Firm No. 10124500



REFERENCES

WCAD Property ID R056416
WCAD Map Number 4-8208

SKETCH TO ACCOMPANY A DESCRIPTION OF 4.413 ACRES (APPROXIMATELY 192,241 SQ. FT.) IN THE HENRY RHODES SURVEY NO. 522, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 4.412 ACRE TRACT AS CONVEYED TO HFJV 183, LLC IN A SPECIAL WARRANTY DEED DATED OCTOBER 31, 2022 AND RECORDED IN DOCUMENT NO. 2022123786 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

LEGEND

●	1/2" REBAR FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
()	RECORD INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N68°21'38"E	56.83'
L2	S20°45'24"E	3.96'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2914.90'	4°56'35"	251.47'	S25°20'47"E	251.40'



Patrick Quiring
 5/19/2025

DATE OF SURVEY: 05/07/2025
 PLOT DATE: 05/09/2025
 DRAWING NO.: 806-010-ZN
 PROJECT NO.: 806-010
 T.B.P.E.L.S. FIRM NO. 10124500
 DRAWN BY: PAQ
 SHEET 2 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 806-010-ZN

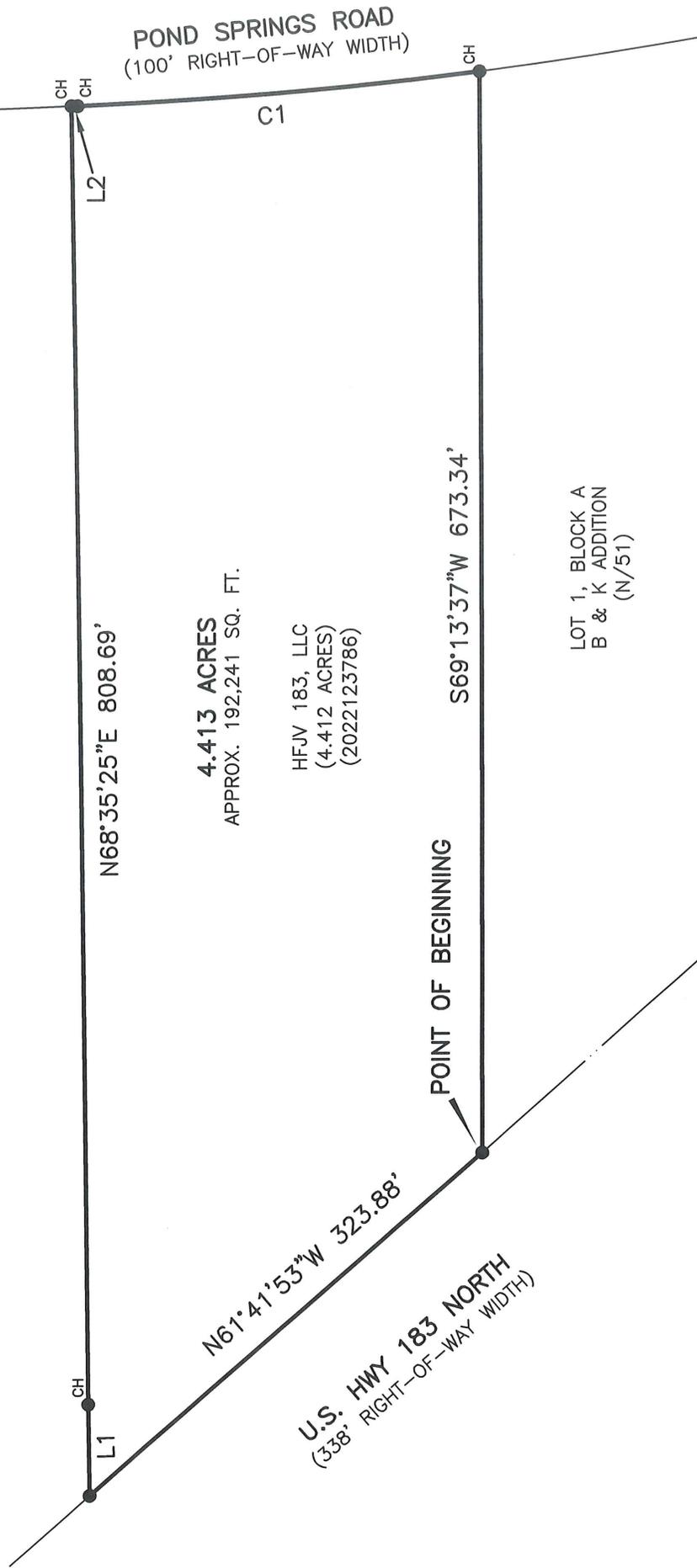


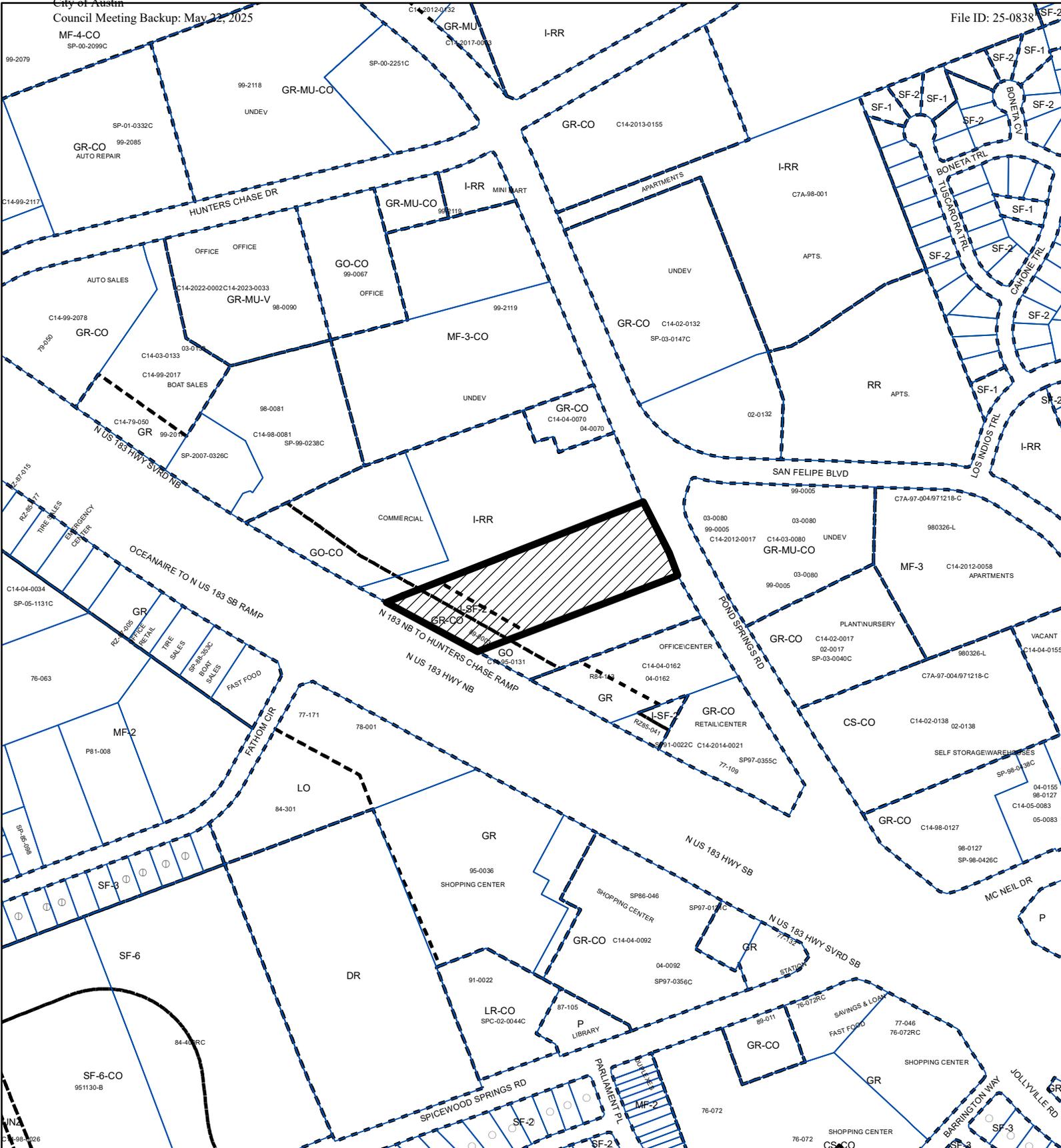
HENRY RHODES SURVEY
ABSTRACT No. 522

LOT 2A, BLOCK A
RESUBDIVISION OF LOT 2
DAVOL PARK II
(L/186)



1" = 100'





ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0187



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



Created: 12/31/2024