

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4501 AND 4501 1/2 NORTH FM 620 ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO PUBLIC (P) 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 development reserve (DR) base district to public (P) base district on the property described in Zoning Case No. C14-2025-0071, on file at the Planning Department, as follows:

10.02 acres of land situated in the J.S. Chote Survey No. 461, Abstract No. 186, and the D. & W. R.R. CO. Survey No. 69, Abstract No. 250, in Travis County, Texas, being a portion of a called 320 acre tract of land conveyed by deed recorded in Volume 1743, Page 145, of the Deed Records of Travis County, Texas, and a portion of a called 79.87 acre tract of land conveyed by deed recorded in Volume 554, Page 539, said 10.10 acres of land being more particularly described by metes and bounds in “**Exhibit A**” incorporated into this ordinance,

11.43 acres of land situated in the J.S. Chote Survey No. 461, Abstract No. 186, and the D. & W. R.R. CO. Survey No. 69, Abstract No. 250, in Travis County, Texas, being a portion of a called 320 acre tract of land conveyed by deed recorded in Volume 1743, Page 145, of the Deed Records of Travis County, Texas, and a portion of a called 79.87 acre tract of land conveyed by deed recorded in Volume 554, Page 539, said 11.43 acres of land being more particularly described by metes and bounds in “**Exhibit B**” incorporated into this ordinance, and

12.33 acres of land situated in the J.S. Chote Survey No. 461, Abstract No. 186, and the D. & W. R.R. CO. Survey No. 69, Abstract No. 250, in Travis County, Texas, being a portion of a called 320 acre tract of land conveyed by deed recorded in Volume 1743, Page 145, of the Deed Records of Travis County, Texas, and a portion of a called 79.87 acre tract of land conveyed by deed recorded in Volume 554, Page 539, said 12.33 acres of land being more particularly described by metes and bounds in “**Exhibit C**” incorporated into this ordinance,

(collectively, the “Property”),

locally known as 4501 and 4501 1/2 North FM 620 Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “D”**.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_, 2025      § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Deborah Thomas      Erika Brady  
City Attorney      City Clerk

Travis County, Texas  
J. S. Chote Survey No. 461 A-186  
D. & W. R.R. Co. Survey No. 69, A-250

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FN 17904 R2

**EXHIBIT "A"**

DESCRIPTION OF 10.02 ACRES OF LAND SITUATED IN THE J.S. CHOTE SURVEY NO. 461, ABSTRACT NO. 186, AND THE D. & W. R.R. CO. SURVEY NO. 69, ABSTRACT NO. 250 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 320 ACRE TRACT OF LAND AWARDED TO THE LOWER COLORADO RIVER AUTHORITY IN CAUSE NO. 8567, RECORDED IN VOLUME 1743, PAGE 145, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), AND A PORTION OF THAT CERTAIN CALLED 79.87 ACRE TRACT OF LAND DESCRIBED IN DEED FOR THOMAS HUGHES AND JULIA HUGHES TO THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 554, PAGE 539, D.R.T.C.TX.; SAID 10.10 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" iron rod with SAM cap set for the most easterly corner of this tract on the southeast line of said 79.87 acre LCRA tract, same being a northwest line of Lot 51, Block D, Steiner Ranch Phase Two, Section 5, a subdivision recorded in Document No. 200100063, Plat Records of Travis County, Texas, and from which a 1/2" iron rod found for the north corner of said Lot 51 bears N59°10'04"E a distance of 514.11 feet.

**THENCE** with said line, S59°10'04"W a distance of 742.11 feet to a 3/4" iron pipe found for the south corner of said 79.87 acre LCRA tract and the southwest corner of this tract;

**THENCE** with the southwest line of said 79.87 acre LCRA tract, N30°49'54"W a distance of 649.97 feet to a 3/4" iron pipe found for the most westerly corner of said 79.87 acre LCRA tract, in the east line of said 320 acre LCRA tract;

**THENCE** with the east line of said 320 acre LCRA tract, S27°59'46"W a distance of 201.56 feet to a 5/8" iron rod with SAM cap set, from which a 5/8" iron rod found in the north line of Lot 1, Montview Acres, a subdivision recorded in Volume 29, Page 15, P.R.T.C.TX., bears S27°59'46"W a distance of 1529.49 feet;

**THENCE** crossing said LCRA tracts the following eleven (11) courses:

1. N62°01'24"W a distance of 265.62 feet to a 5/8" iron rod with SAM cap set,
2. N27°58'36"E a distance of 379.71 feet to a 5/8" iron rod with SAM cap set,
3. S52°15'15"E a distance of 155.75 feet to a 5/8" iron rod with SAM cap set for the north corner of this tract,
4. N82°12'58"E a distance of 156.66 feet to a 5/8" iron rod with SAM cap set,
5. S21°02'06"E a distance of 248.09 feet to a 5/8" iron rod with SAM cap set,
6. N56°32'00"E a distance of 129.61 feet to a 5/8" iron rod with SAM cap set,
7. S19°06'36"E a distance of 105.39 feet to a 5/8" iron rod with SAM cap set,
8. N68°13'14"E a distance of 291.30 feet to a 5/8" iron rod with SAM cap set,
9. S44°39'02"E a distance of 179.51 feet to a 5/8" iron rod with SAM cap set,
10. N24°15'24"E a distance of 93.99 feet to a 5/8" iron rod with SAM cap set, and
11. S42°31'40"E a distance of 260.54 feet to the **POINT OF BEGINNING** and containing 10.02 acres of land within these metes and bounds.

Travis County, Texas  
J. S. Chote Survey No. 461 A-186  
D. & W. R.R. Co. Survey No. 69, A-250

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FN 17904 R2

Bearing Basis: Texas Coordinate System, Central Zone, NAD83 (2011) Epoch 2010.000.

All distances are surface values. To compute grid values multiply surface distances by the Combined Scale Factor for this project, 0.999907259.

This description is based on the Land Title Survey and plat made by me as of the date shown below.

 4/24/15

Gregory Schmidt  
Registered Professional Land Surveyor No. 4437  
SURVEYING AND MAPPING, LLC  
4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
Texas Firm No. 10064300



Travis County, Texas  
J. S. Chote Survey No. 461 A-186  
D. & W. R.R. Co. Survey No. 69, A-250

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FN 30893

**EXHIBIT "A"**

DESCRIPTION OF 11.43 ACRES OF LAND SITUATED IN THE J.S. CHOTE SURVEY NO. 461, ABSTRACT NO. 186, AND THE D. & W. R.R. CO. SURVEY NO. 69, ABSTRACT NO. 250 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 320 ACRE TRACT OF LAND AWARDED TO THE LOWER COLORADO RIVER AUTHORITY IN CAUSE NO. 8567, RECORDED IN VOLUME 1743, PAGE 145, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), AND A PORTION OF THAT CERTAIN CALLED 79.87 ACRE TRACT OF LAND DESCRIBED IN DEED FROM THOMAS HUGHES AND JULIA HUGHES TO THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 554, PAGE 539, D.R.T.C.TX.; SAID 11.43 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod with "LCRA" cap found (Grid Coordinates N=10,112,852.38 US Ft, E=3,062,818.96 US Ft.) for the northwest corner of this tract, in the south right-of-way line of Ranch to Market Highway 620 (RM 620, right-of-way varies), same being the south line of that certain called 24.713 acre tract of land described in deed from the Lower Colorado River Authority to the State of Texas, recorded in Document No. 92081702, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), for the northeast corner of that certain called 12.39 acre easement described in Exhibit H, Part 2, in deed from the Lower Colorado River Authority to LCRA Transmission Services Corporation, recorded in Document No. 2001202369, Official Public Records of Travis County, Texas (O.P.R.T.C.TX.), from which a TxDOT Type II Concrete Monument found bears S79°13'50"W a distance of 266.26 feet;

**THENCE** with the south right-of-way line of RM 620 and the north line of this tract, the following three courses:

1. N79°13'50"E a distance of 453.75 feet to a TxDOT Type II Concrete Monument found,
2. N70°53'24"E a distance of 102.12 feet to a TxDOT Type II Concrete Monument found, and
3. N82°09'07"E a distance of 315.32 feet to a 5/8" iron rod with SAM cap found for the northeast corner of this tract, from which a TxDOT Type II Concrete Monument found bears N82°09'07"E, a distance of 238.49 feet;

**THENCE** crossing said LCRA tracts the following three (3) courses:

1. S14°52'45"E a distance of 293.22 feet to a 5/8" iron rod with SAM cap found,
2. S06°20'27"W a distance of 166.74 feet to a 5/8" iron rod with SAM cap found, and
3. S21°01'13"E a distance of 128.97 feet to a 5/8" iron rod with SAM cap found for the southeast corner of this tract and a north corner of that certain called 10.02 acre tract described in deed from the Lower Colorado River Authority to Travis County, Texas, recorded in Document No. 2015066409, O.P.R.T.C.TX.;

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Travis County, Texas  
J. S. Chote Survey No. 461 A-186  
D. & W. R.R. Co. Survey No. 69, A-250

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FN 30893

**THENCE** with the north and west lines of said Travis County tract, the following three (3) courses:

1. S82°12'58"W a distance of 156.66 feet to a 5/8" iron rod with SAM cap found,
2. N52°15'15"W a distance of 155.75 feet to a 5/8" iron rod with SAM cap found,
3. S27°58'36"W a distance of 379.71 feet to a 5/8" iron rod with SAM cap found for a southwest corner of said Travis County tract,


**THENCE** continuing across said LCRA tracts the following three (3) courses:

1. N62°01'24"W a distance of 437.08 feet to a 5/8" iron rod with SAM cap found,
2. N07°22'38"W a distance of 389.55 feet to a 5/8" iron rod with SAM cap found, and
3. N39°53'02"W a distance of 101.73 feet to the **POINT OF BEGINNING** and containing 11.43 acres of land within these metes and bounds.

Bearing Basis: Texas Coordinate System, Central Zone, NAD83 (2011) Epoch 2010.000.

All distances are surface values. To compute grid values multiply surface distances by the Combined Scale Factor for this project, 0.999907259.

This description is based on the Land Title Survey and plat made by me as of the date shown below.

 3/14/16  
Gregory Schmidt  
Registered Professional Land Surveyor No. 4437  
SURVEYING AND MAPPING, LLC  
4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
Texas Firm No. 10064300





4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas, 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@som.biz

Texas Firm Registration No. 10064300

Travis County, Texas  
J. S. Chote Survey No. 461 A-186  
D. & W. R.R. Co. Survey No. 69, A-250

**Exhibit A**  
**1 of 3**

**EXHIBIT "A"**

DESCRIPTION OF 12.33 ACRES OF LAND SITUATED IN THE J.S. CHOTE SURVEY NO. 461, ABSTRACT NO. 186, AND THE D. & W. R.R. CO. SURVEY NO. 69, ABSTRACT NO. 250 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 320 ACRE TRACT OF LAND AWARDED TO THE LOWER COLORADO RIVER AUTHORITY IN CAUSE NO. 8567, RECORDED IN VOLUME 1743, PAGE 145, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), AND A PORTION OF THAT CERTAIN CALLED 79.87 ACRE TRACT OF LAND DESCRIBED IN DEED FROM THOMAS HUGHES AND JULIA HUGHES TO THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 554, PAGE 539, D.R.T.C.TX.; SAID 12.33 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" iron rod with SAM cap set (Grid Coordinates N=10,113,047.03 US Ft, E=3,064,408.18 US Ft) for the most northerly northeast corner of this tract, in the south right-of-way line of Ranch to Market Highway 620 (RM 620, right-of-way varies), same being the south line of that certain called 24.713 acre tract of land described in deed from the Lower Colorado River Authority to the State of Texas, recorded in Document No. 92081702, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), for the northwest corner of that certain called 3.05 acre tract described in lease from the Lower Colorado River Authority to Pedernales Electric Cooperative, recorded in Volume 3926, Page 1731, D.R.T.C.TX.;

**THENCE** with the west and south lines of said 3.05 acre tract, the following two (2) courses:

1. S23°51'28"W a distance of 457.25 feet to a 3/4" iron pipe found for the southwest corner of said 3.05 acre tract, and
2. S84°51'56"E a distance of 316.64 feet to a 3/4" iron pipe found for the southeast corner of said 3.05 acre tract;

**THENCE** crossing said LCRA tracts the following ten (10) courses:

1. S81°48'45"E a distance of 59.40 feet to a 5/8" iron rod with SAM cap set for the most easterly northeast corner of this tract,
2. S24°15'24"W a distance of 468.57 feet to a 5/8" iron rod with SAM cap set for the southeast corner of this tract,
3. N44°39'02"W a distance of 179.51 feet to a 5/8" iron rod with SAM cap set,
4. S68°13'14"W a distance of 291.30 feet to a 5/8" iron rod with SAM cap set,
5. N19°06'36"W a distance of 105.39 feet to a 5/8" iron rod with SAM cap set,
6. S56°32'00"W a distance of 129.61 feet to a 5/8" iron rod with SAM cap set for the southwest corner of this tract,
7. N21°02'06"W a distance of 248.09 feet to a 5/8" iron rod with SAM cap set,
8. N21°01'13"W a distance of 128.97 feet to a 5/8" iron rod with SAM cap set,
9. N06°20'27"E a distance of 166.74 feet to a 5/8" iron rod with SAM cap set, and
10. N14°52'45"W a distance of 293.22 feet to a 5/8" iron rod with SAM cap set in the south right-of-way line of RM 620 and the south line of said 24.713 acre tract;

**THENCE** with the south line of RM 620 and the south line of said 24.713 acre tract, the following three (3) courses:

1. N82°09'07"E a distance of 238.49 feet to a TxDOT Type II Concrete Monument found at the beginning of a curve to the right,
2. With said curve having a radius of 1849.86 feet, and arc length of 497.57, the chord of which arc bears N89°51'01"E a distance of 496.07 feet to a TxDOT Type II Concrete Monument found, and
3. S78°56'02"E a distance of 2.47 feet to the **POINT OF BEGINNING** and containing 12.33 acres of land within these metes and bounds.



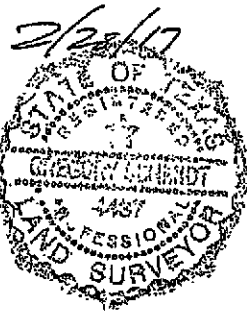
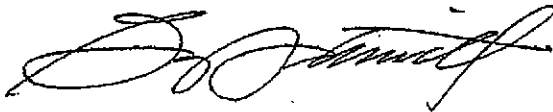
Travis County, Texas  
J. S. Chote Survey No. 461 A-186  
D. & W. R.R. Co. Survey No. 69, A-250

12.33 Acres of Land, Parcel 3  
**Exhibit A**  
**2 of 3**

Bearing Basis: Texas Coordinate System, Central Zone, NAD83 (2011) Epoch 2010.000.

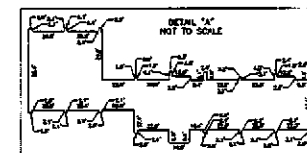
All distances are surface values. To compute grid values multiply surface distances by the Combined Scale Factor for this project, 0.999907259.

This description is based on the Land Title Survey and Plat made by Gregory Schmidt, Registered Professional Land Surveyor No. 4437 in February, 2017.



Gregory Schmidt  
Registered Professional Land Surveyor No. 4437  
SURVEYING AND MAPPING, LLC  
4801 Southwest Parkway,  
Building Two, Suite 100  
Austin, Texas 78735  
Texas Firm No. T0064300

Word Doc File: LTRA128A-00003A.doc  
AutoCAD File: Parcel 3\_Base.dwg



BUILDING ("BLD") - DESCRIPTION  
A - 1 STORY/MASON STONE AND METAL/METAL ROOF  
B - 1 STORY/METAL/METAL ROOF  
C - 1 STORY/METAL/METAL ROOF  
D - 1 STORY/METAL/METAL ROOF  
E - 1 STORY/METAL/METAL ROOF  
F - 1 STORY/METAL/METAL ROOF  
G - 1 STORY/METAL/METAL ROOF

**LEGEND**

- [illegible]

**TSPS LAND TITLE SURVEY**  
**12.33 ACRES OUT OF THE J.S. CHOYE SURVEY, No. 461,**  
**ABSTRACT No. 186 AND THE D&W RAILROAD COMPANY**  
**SURVEY No. 69, ABSTRACT No. 250**  
**TRAVIS COUNTY, TEXAS**

SHEET 1  
OF 1



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Texas Firm Registration No. 10864300

[illegible]

DR

DR

C14-2012-0144  
P

DR

N FM 620 RD

DR

MEDINA RIVER WAY

SF-2

SF-2

## ZONING

## EXHIBIT "D"

ZONING CASE#: C14-2025-0071



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.



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