

ORDINANCE NO. 20180920-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 800 EAST PARMER LANE FROM COMMUNITY COMMERCIAL (GR) 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 (GR) combining district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2016-0094, on file at the Planning and Zoning Department, as follows:

Lot 1A, being a part of the resubdivision of Lot 1, Ly and Nguyen subdivision, a subdivision of record, called 18.982 acres, recorded in Document No. 200800139, Official Public Records Travis County, Texas, of the Alexander Walters Survey 67, Abstract Number 791, Lot 1A, more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 800 East Parmer Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on October 1, 2018.

PASSED AND APPROVED

September 20, 2018

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Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

DESCRIPTION

DESCRIPTION OF LOT 1A, BEING A PART OF THE RESUBDIVISION OF LOT 1, LY & NGUYEN SUBDIVISION, A SUBDIVISION OF RECORD, CALLED 18.982 ACRES, RECORDED IN DOCUMENT NUMBER 200800139, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS OF THE ALEXANDER WALTERS SURVEY 67, ABSTRACT NUMBER 791. LOT 1A BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with "Bury Pitman" cap found for the south corner of Lot 27A, being part of the Amended Plat of Lots 25, 26 and 27, Block A, Harris Ridge Phase 3, Section 3, a subdivision of record, recorded in Document No. 200000036, Official Public Records Travis County, Texas, same being the northeast right-of-way line of E. Parmer Lane, a 200 foot wide right-of-way, recorded in Document No. 200800139, Official Public Records Travis County, Texas;

THENCE leaving said northeast right-of-way line, along the southeast line of said Lot 27A, N55°11'00"E, a distance of 140.33 feet to a 1/2-inch iron rod with cap stamped "2986" found in for the northeast corner of said Lot 27A, same being the south corner of said Lot 1 and the **POINT OF BEGINNING** of the tract described herein;

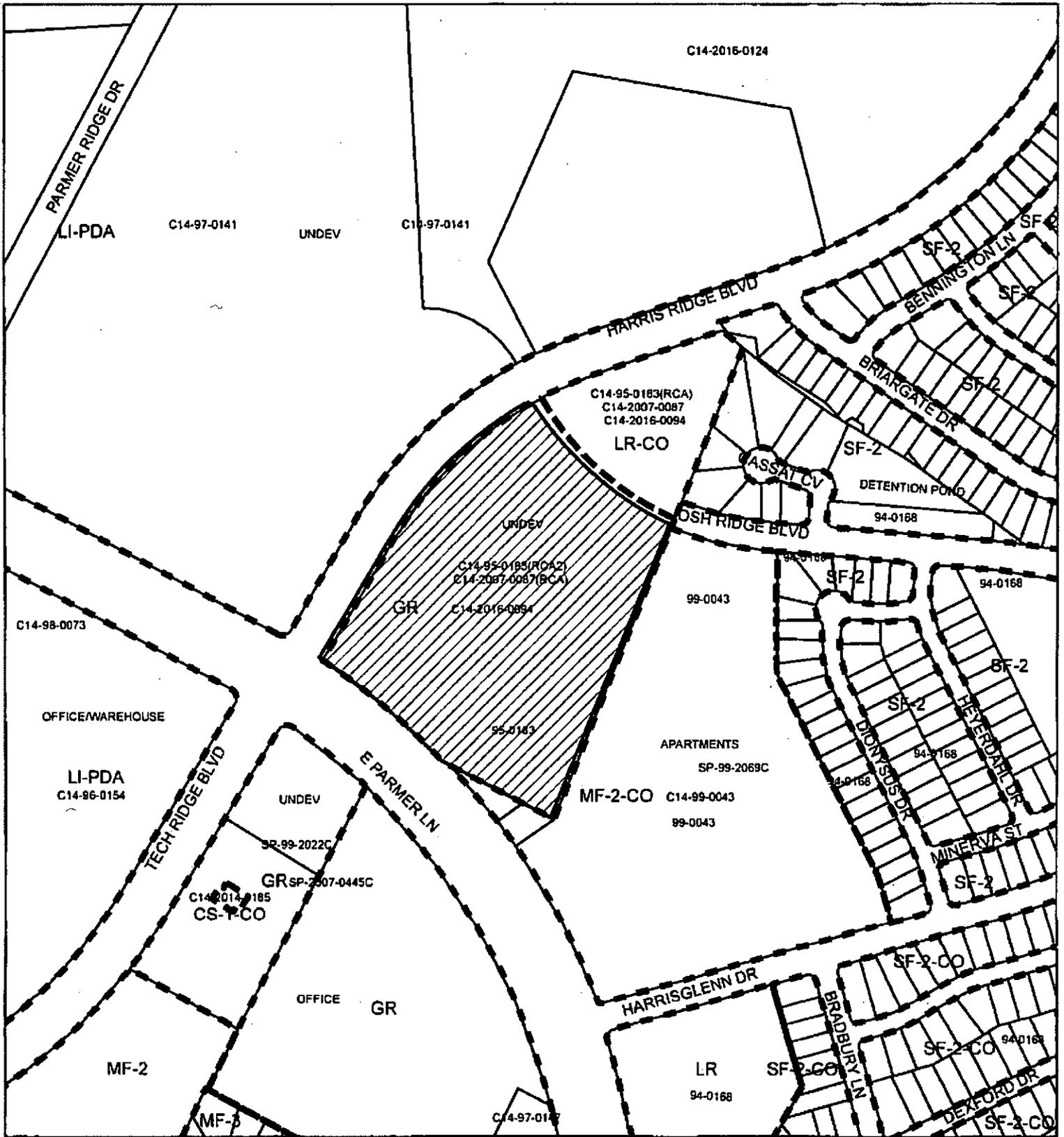
THENCE along the south line of said Lot 1, same being a north line of said Amended Plat of Lots 25, 26 and 27, Block A, N62°42'05"W, a distance of 350.40 feet to a 1/2-inch iron rod found for the northwest corner of Lot 26A, of said Amended Plat of Lots 25, 26 and 27, Block A, same being the northeast right-of-way line of said E. Parmer Lane and an angle point of the tract described herein;

THENCE along said right-of-way line, with the arc of a curve to the left a distance of 442.90 feet, through a central angle of 12°37'33", having a radius of 2009.86 feet, and whose chord bears N49°55'13"W, a distance of 442.00 feet to a 1/2-inch iron rod with "SAM" cap found in said right-of-way line, same being the west corner of said Lot 1 and the intersection of the northeast right-of-way line of said E. Parmer Lane and the southeast right-of-way line of Harris Ridge Boulevard, a 90 foot wide right-of-way, recorded in Document No. 200800139, Official Public Records Travis County, Texas;

THENCE along said southeast right-of-way line, same being the northwest line of said Lot 1 and the tract described herein, the following two (2) courses and distances:

1. N30°35'11"E, a distance of 385.78 feet to a 1/2-inch iron rod with "SAM" cap set, and
2. with the arc of a curve to the right a distance of 533.05 feet, through a central angle of 40°34'51", having a radius of 1063.74 feet, and whose chord bears N44°55'15"E, a distance of 527.49 feet to a 1/2-inch iron rod with "SAM" cap set in said right-of-way line;

Exhibit A



Zoning

Exhibit B

Zoning Case: C14-2016-0094



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 362'

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.

