

**ORDINANCE NO. 20190822-098**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3502 ½ WEST PARMER LANE FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) 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 limited office-conditional overlay (LO-CO) combining district to limited office-conditional overlay (LO-CO) combining district on a portion of the Property, described in Zoning Case No. C14-2019-0006, on file at the Planning and Zoning Department, as follows:

Being portions of Lot 6 and 7, Parmer Professional Center, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 90, Page 212, of the Plat Records of Travis County, Texas, and more particularly described in **Exhibit “A”** attached hereto and incorporated into this ordinance (a portion of the “Property”),

locally known as 3502 ½ West Parmer Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are prohibited uses on the Property:

Club or lodge	Congregate living
Family home	Group home, class I (general)
Group home, class I (limited)	Group home, class II
Residential treatment	

B. The maximum height of a Telecommunications Tower on the Property shall not exceed one hundred (100) feet.

C. Development of the Property is limited to one Telecommunications Tower.

- D. Development of Tract 1 shall be restricted to a maximum floor-to-area ratio of 0.127 to 1.
- E. There shall be a buffer of (i) 50 feet wide along the northern property line of Tract 1; and (ii) 25 feet wide along the western property line on Tract 1.
- F. Prior to development of any lot(s) situated along the western boundary line of Tract 1 and extending along the northern boundary line of Tract 1 to Cantle Trail, a six foot solid fence shall be required and properly maintained along said western and northern boundaries sufficient to insure privacy for said lots situated within Tract 1.
- G. Vehicular access from Tract 1 to Cantle Trail and Red Clover Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- H. Any structure constructed on the westernmost 1.37 acre portion of Tract 1, being identified as the cross-hatched area shown in "Exhibit C" of Ordinance 911017-D, shall not exceed a height greater than 30 feet above ground level on Tract 1. Any structure constructed on that remaining 9.176 acre portion of Tract 1 shall not exceed two stories or a height greater than 35 feet above ground level on Tract 1, save and except for a Telecommunications Tower, for the footprint area as defined by **Exhibit "A"**.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general limited office (LO) base district and other applicable requirements of the City Code.

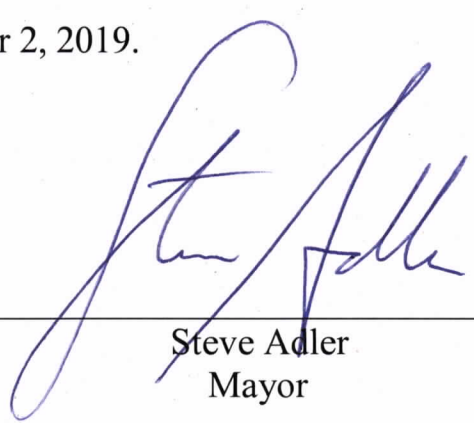
**PART 4.** Except as set forth in Part 2 of this ordinance, the Property is subject to the terms and conditions of Ordinance 911017-D.

**PART 5** This ordinance takes effect on September 2, 2019.

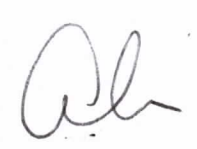
**PASSED AND APPROVED**

August 22, \_\_\_\_\_, 2019

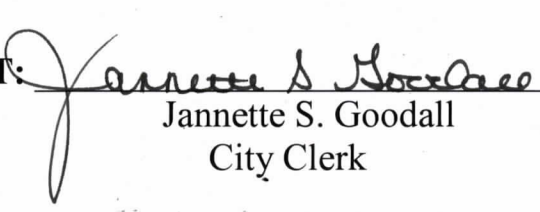
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

# EXHIBIT "A"

## PROPOSED ZONING BOUNDARY CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Being a portion of Lots 6 and 7, Parmer Professional Center as recorded in Volume 90, Page 212, Travis County Plat Records, Travis County, Texas and being more particularly described as follows:

Commencing at a 20d nail marking the northeast corner of said Lot 6;

thence run S 23°31'47" W a distance of 378.05 feet to a 20d nail found on the northeast right-of-way line of W. Parmer Lane at the southeast corner of said Lot 6;

thence N 12°40'18" E a distance of 56.12 feet to the Point of Beginning;

thence N 27°49'47" E a distance of 36.00 feet to a point; thence S 62°17'30" E a distance of 18.00 feet to a point;

thence S 04°36'44" W a distance of 22.83 feet to a point;

thence S 27°49'47" W a distance of 15.00 feet to a point;

thence N 62°17'30" W a distance of 27.00 feet to the Point of Beginning.

Said above described parcel contains 877.5 square feet or 0.02 acres, more or less.

### SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge, information, and belief.

*William H. Sommerville, III*

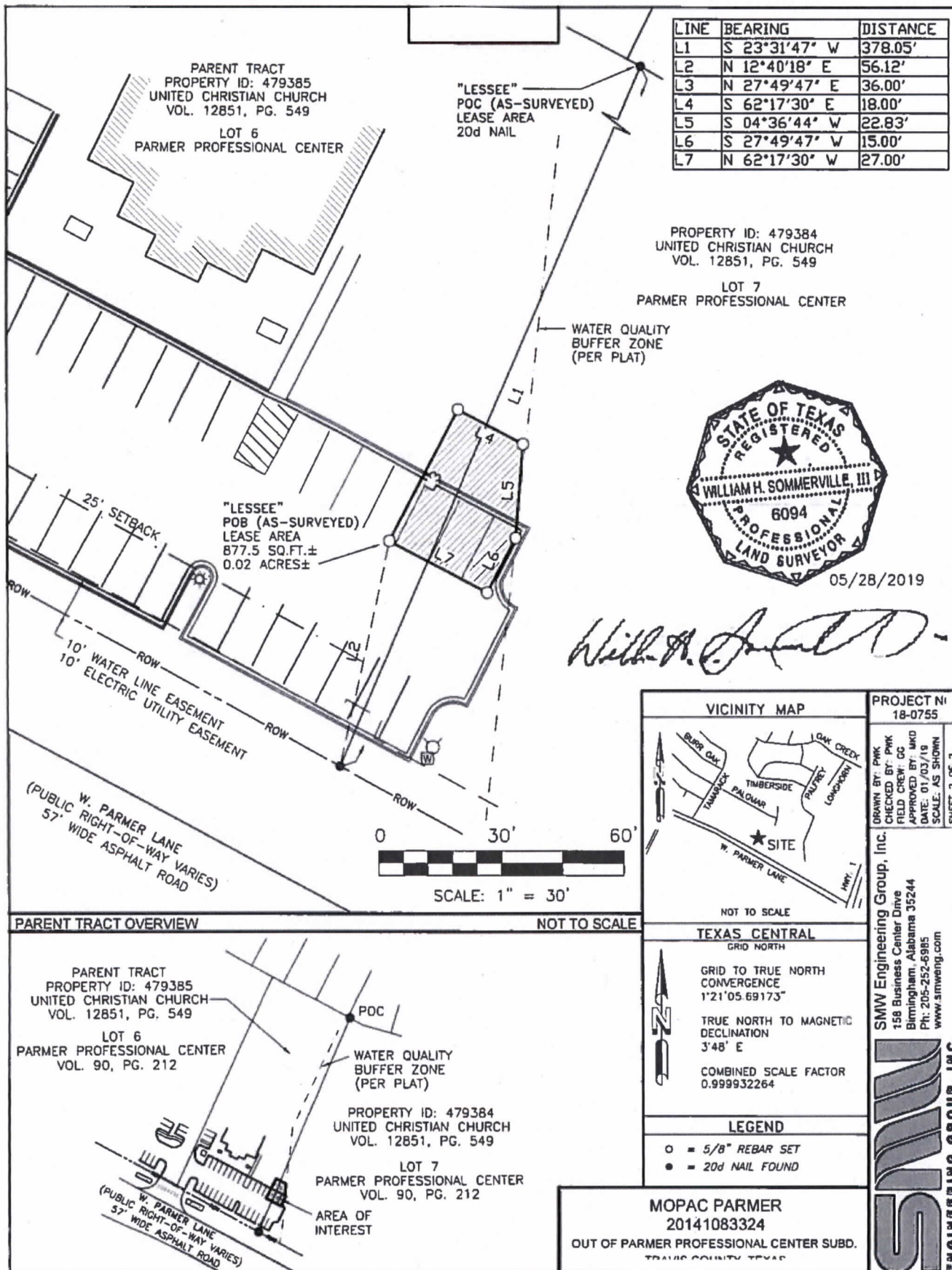
William H. Sommerville, III  
Texas License No. 6094  
Licensed Surveying Firm No. 10194430

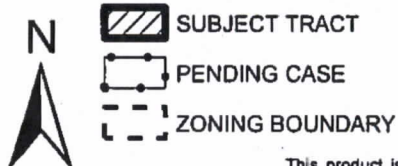
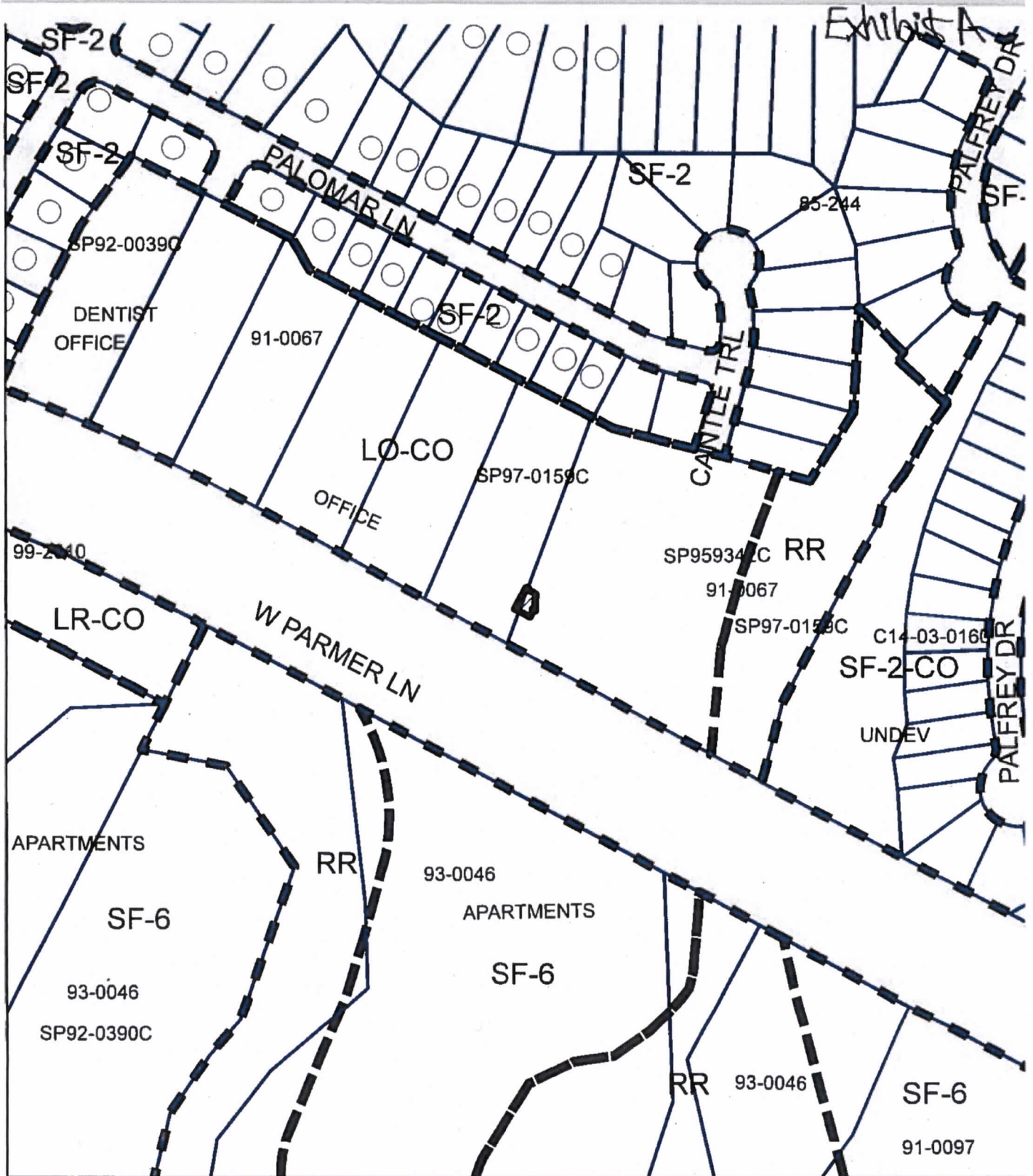
05/28/2019

Date



<b>VICINITY MAP</b>		<b>PROJECT N°</b> 18-0755	
<p>NOT TO SCALE</p>		DRAWN BY: PKK CHECKED BY: PKK FIELD CREW: GC APPROVED BY: MKD DATE: 05/28/19 SCALE: AS SHOWN	
<b>TEXAS CENTRAL</b> GRID NORTH		SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.smweng.com	
GRID TO TRUE NORTH CONVERGENCE 1°21'05.69173"			
TRUE NORTH TO MAGNETIC DECLINATION 3°48' E			
COMBINED SCALE FACTOR 0.999932264			
<b>LEGEND</b>			
○ = 5/8" REBAR SET			
● = 20d NAIL FOUND			
<b>MOPAC PARMER</b> 20141083324 OUT OF PARMER PROFESSIONAL CENTER SUBD. TRAVIS COUNTY TEXAS			





1" = 200'

**ZONING**  
ZONING CASE#: C14-2019-0006

### EXHIBIT "B"

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.



Created: 5/29/2019