

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4001 WEST PARMER LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL OFFICE (GO) 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-conditional overlay (GR-CO) combining district to general office (GO) district on the property described in Zoning Case No. C14-2019-0169, on file at the Housing and Planning Department, as follows:

A 3.97 acre tract of land out of Lot 1, Block T, the Resubdivision of Lot 37, Block T, Milwood Section Six, a subdivision in Travis County Texas, said 3.97 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4001 West 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 _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

PROPOSED LOT 1A
AUSTIN, TX

PROJECT NO.: 184-138
NOVEMBER 11, 2019

LEGAL DESCRIPTION

BEING A 3.970 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK T, THE RESUBDIVISION OF LOT 37, BLOCK T, MILWOOD SECTION SIX, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS DOCUMENT NO. 199900219, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.970 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch rebar with "Chaparral" cap found at the northerly common corner of said Lot 1 and of Lot 5 of said Block T, said point being on the southerly right-of-way line of Parmer Lane (F.M. 734) (right-of-way width varies), for the most northerly corner and the **POINT OF BEGINNING** hereof;

THENCE, along the common line of said Lot 1 and of the southerly right-of-way line of Parmer Lane, S63°34'08"E, a distance of 48.00 feet to a calculated point, being the northerly common corner of said Lot 1 and of Lot 4 of said Block T;

THENCE, along common lines of said Lot 1 and of said Lot 4, the following two (2) courses and distances:

1. S26°25'11"W, a distance of 235.76 feet to a found ½-inch iron rebar with "Chaparral" cap;
2. S63°33'43"E, a distance of 128.79 feet to a calculated point;

THENCE, over and across said Lot 1 the following five (5) courses and distances:

1. S26°26'25"W, a distance of 57.28 feet to a calculated point;
2. N63°28'11"W, a distance of 25.18 feet to a calculated point;
3. S26°38'48"W, a distance of 250.02 feet to a calculated point;
4. S62°47'14"E, a distance of 30.00 feet to a calculated point;
5. S26°38'48"W, a distance of 171.36 feet to a calculated point on a common line of said Lot 1 and of Lot 7 of said Block T;

THENCE, along common lines of said Lot 1 and of said Lot 7, the following three (3) courses and distances:

1. N69°36'17"W, a distance of 170.78 feet to a calculated point;

EXHIBIT "A"

PROPOSED LOT 1A
AUSTIN, TX

PROJECT NO.: 184-138
NOVEMBER 11, 2019

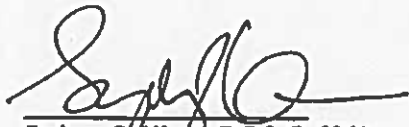
2. N46°45'09"W, a distance of 233.32 feet to a found ½-inch iron rebar with "Chaparral" cap;
3. N32°40'11"E, a distance of 364.86 to a ½-inch iron rebar with "Chaparral" cap found on a southerly line of said Lot 5;

THENCE, along common lines of said Lot 1 and of said Lot 5, the following four (4) courses and distances:

1. S57°18'01"E, a distance of 58.99 feet to a found ½-inch iron rebar with "Chaparral" cap;
2. N53°32'50"E, a distance of 54.93 feet to a found ½-inch iron rebar with "Chaparral" cap;
3. S63°33'09"E, a distance of 89.85 feet to a found ½-inch iron rebar with "Chaparral" cap
4. N26°25'05"E, a distance of 260.14 feet to the **POINT OF BEGINNING**, and containing 3.970 acres of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 11th day of November, 2019.



Sydney S. Xinos, R.P.L.S. 5361
KBGE, part of Civil & Environmental Consultants, Inc.
3711 S. Mopac Expressway, Suite 550
Austin, TX 78746
TBPLS Firm No. 10194419



LEGEND

- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "KBGE" CAP SET
- ▲ MAG NAIL WITH "CHAPARRAL" WASHER FOUND

P.O.B. POINT OF BEGINNING

PARMER LANE (F.M. 734)
(R.O.W. WIDTH VARIES)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°34'08"E	48.00'
L2	S26°25'11"W	235.76'
L3	S63°33'43"E	128.79'
L4	S26°26'25"W	57.28'
L5	N63°28'11"W	25.18'
L6	S26°38'48"W	250.02'
L7	S62°47'14"E	30.00'
L8	S26°38'48"W	171.36'
L9	N69°38'17"W	170.78'
L10	N46°45'09"W	233.32'
L11	N32°40'11"E	364.86'
L12	S57°18'01"E	58.99'
L13	N53°32'50"E	54.93'
L14	S63°33'09"E	89.85'
L15	N26°25'05"E	260.14'

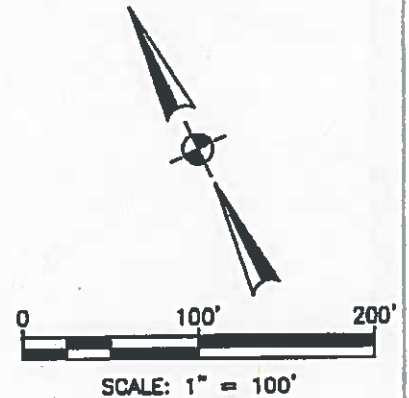
LOT 4, BLOCK T
THE RESUBDIVISION
OF LOT 37, BLOCK T,
MILWOOD SECTION SIX
(199900219)

LOT 5, BLOCK T
THE RESUBDIVISION
OF LOT 37, BLOCK T,
MILWOOD SECTION SIX
(199900219)

4001 CREATIVE OFFICES, LLC
(2017168827)
4.464 ACRES
OUT OF LOT 1, BLOCK T
THE RESUBDIVISION OF LOT 37,
BLOCK T, MILWOOD SECTION 6
(199900219)

4001 CREATIVE OFFICES, LLC
(2017168827)
3.970 ACRES
OUT OF LOT 1, BLOCK T
THE RESUBDIVISION OF LOT 37,
BLOCK T, MILWOOD SECTION 6
(199900219)

LOT 7, BLOCK T
THE RESUBDIVISION
OF LOT 37, BLOCK T,
MILWOOD SECTION 6
(199900219)



BEARING BASIS:
TEXAS COORDINATE SYSTEM, NADB3(2012A),
CENTRAL ZONE, UTILIZING THE LEICA SMARTNET
CONTINUALLY OPERATING REFERENCE NETWORK.

CORNER FALLS
ON WASTEWATER
MANHOLE

CHECKED BY:
SSX

JOB NUMBER:
184-138

ISSUE DATE:
11/13/19

SHEET:

1 of 1

3.970 ACRES OUT OF LOT 1, BLOCK T, THE RESUBDIVISION
OF LOT 37, BLOCK T, MILWOOD SECTION SIX, A
SUBDIVISION OF RECORD IN DOCUMENT NO. 199900219 OF
THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 1A

CLIENT INFORMATION

TRINAC ACQUISITION
COMPANY, LLC

CEC
kbge
3711 S. MoPac Expy Bldg 1, Suite 550, Austin, TX 78746
T (512) 433-0473 www.cec.com
TREC File # 184-138 G. T2P15 File # 10104410



ZONING
ZONING CASE#: C14-2019-0169
EXHIBIT "B"

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: 12/31/2019