

ORDINANCE NO. 20220217-046

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12704 AND 12706 HARRIS BRANCH PARKWAY FROM DEVELOPMENT RESERVE (DR) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE (CS-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 development reserve (DR) district to general commercial services-mixed use (CS-MU) combining district on the property described in Zoning Case No. C14-2021-0171, on file at the Housing and Planning Department, as follows:

1.5773 acres (68,705 square feet) out of the remainder of Lot B, M AND J ADDITION SECTION 3, a subdivision in Travis County, Texas, recorded in Volume 85, Pages 1D-2A of the Plat Records of Travis County, Texas, said 1.5773 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

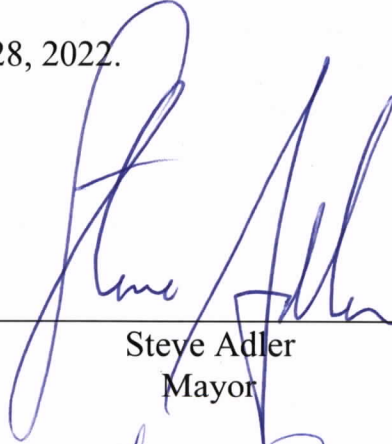
locally known as 12704 and 12706 Harris Branch Parkway in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on February 28, 2022.

PASSED AND APPROVED

February 17, 2022

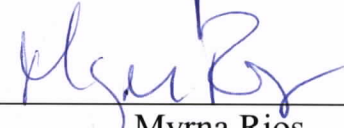
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§


Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:


Myrna Rios
City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.5773 ACRES (68,705 SQUARE FEET) OUT OF THE REMAINDER OF LOT B, M & J ADDITION SECTION 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 85, PAGES 1D-2A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID REMAINDER OF LOT B CONVEYED TO HOMER H. RICH AND SUE RICH REVOCABLE LIVING TRUST IN DOCUMENT NO. 2020061997 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.5773 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wards.com
www.4wards.com

BEGINNING, at a 2-inch iron pipe found in the northwest right-of-way line of Harris Branch Parkway (Right-of-way varies, previously platted as Cameron Road), being the east corner of Lot C of said M & J Addition Section 3, and being the south corner of said remainder of Lot B, for the south corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found in the northwest right-of-way line of said Harris Branch Parkway, being the east corner of Lot 5, Harris Parmer Crossing, a subdivision in Travis County, Texas, recorded in Document No. 200300111 (O.P.R.T.C.T.), and being the south corner of Lot D of said M&J Addition Section 3 bears, S27°22'20"W, a distance of 693.05 feet;

THENCE, leaving the northwest right-of-way line of said Harris Branch Parkway, with the northeast line of said Lot C and the southwest line of said remainder of Lot B, **N61°44'23"W**, a distance of **224.02** feet to a calculated point for the west corner hereof, from which a calculated point in the southeast line of a called 54.391 acre tract conveyed to Jennifer Jo Bird in Document No. 2002068364 (O.P.R.T.C.T.), being the north corner of said Lot C, and being the west corner of said remainder of Lot B bears, N61°44'23"W, a distance of 1,614.17 feet (from which a 1/2-inch iron rod found bears, S31°22'00"W, a distance of 1.74 feet);

THENCE, leaving the northeast line of said Lot C and the southwest line of said remainder of Lot B, over and across said remainder of Lot B, **N27°31'29"E**, a distance of **307.86** feet to a calculated point for the north corner hereof, said point being in the southwest right-of-way line of Howard Lane (114' Right-of-way), and being in the northeast line of said remainder of Lot B, from which a 1-inch iron rod found in the southeast line of said Jennifer Bird tract, being the west corner of the remainder of Lot A of said M & J Addition Section 3, and being the north corner of said remainder of Lot B bears, N61°44'23"W, a distance of 1,560.45 feet;

THENCE, with the southwest right-of-way line of said Howard Lane and the northeast line of said remainder of Lot B, **S61°44'23"E**, a distance of **199.26** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a point of curvature hereof, said point being the beginning of a right-of-way transition between the southwest right-of-way line of said Howard Lane and the northwest right-of-way line of said Harris Branch Parkway, and being a point of curvature in the northeast line of said remainder of Lot B;

THENCE, continuing with the northeast line of said remainder of Lot B, and with said right-of-way transition between said Howard Lane and said Harris Branch Parkway, along the arc of a curve to the right, whose radius is **25.00** feet, whose arc length is **38.18** feet and whose chord bears **S16°26'30"E**, a distance of **34.58** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a point of tangency hereof, said point being the end of said right-of-way transition between said Howard Lane and said Harris Branch Parkway;

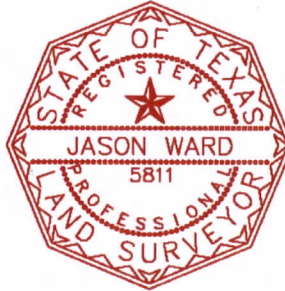
Exhibit A

THENCE, with the northwest right-of-way line of said Harris Branch Parkway and the southeast line of said remainder of Lot B, **S27°22'20"W**, a distance of **283.29** feet to the **POINT OF BEGINNING** and containing 1.5773 Acres (68,705 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000089449777. See attached sketch (reference drawing: 01221_Zoning Exhibit.dwg)

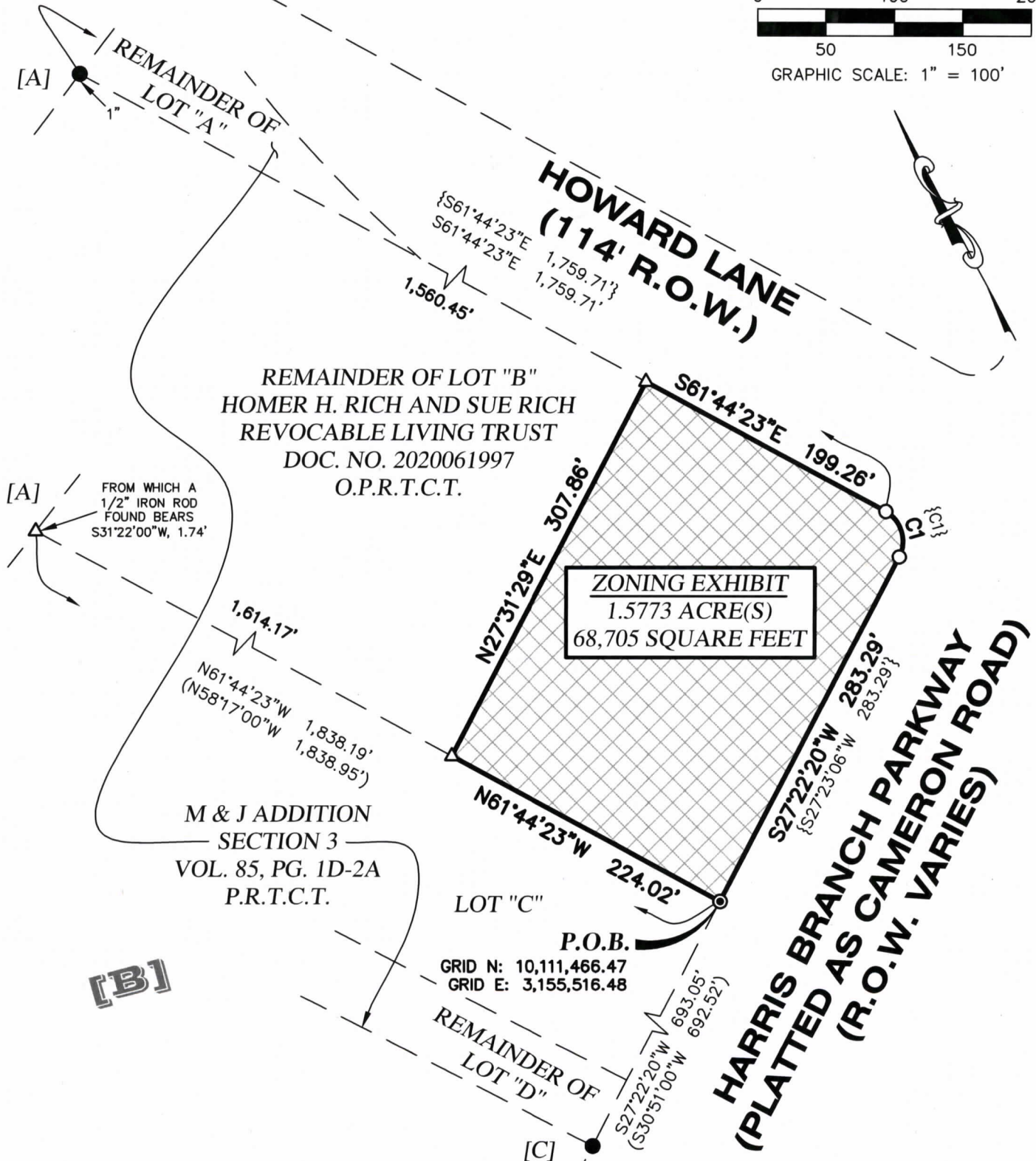
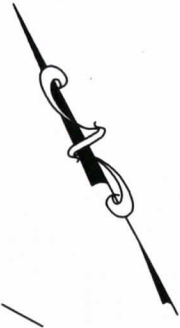
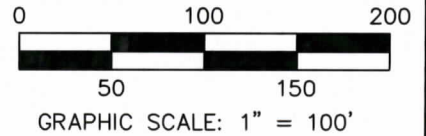
TCAD Parcel # 247934
COA Grid # Q-31



10/6/2021

Jason Ward, RPLS #5811

4Ward Land Surveying, LLC



**1.5773 ACRE
ZONING EXHIBIT
City of Austin, Travis
County, Texas**

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	10/6/2021
Project:	01221
Scale:	1" = 100'
Reviewer:	FM
Tech:	FM/EBD
Field Crew:	WC/MM
Survey Date:	MAY 2021
Sheet:	1 OF 2

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	25.00'	38.18'	87°30'11"	S16°26'30"E	34.58'

CURVE TABLE (RECORD)					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
{C1}	25.00'	38.89'	89°07'29"	S17°10'39"E	35.08'

[A]
 CALLED 54.391 ACRES
 JENNIFER JO BIRD
 DOC. NO. 2002068364
 O.P.R.T.C.T.

[B]
MARQUITA CASTRO
SURVEY NO. 50
ABSTRACT NO. 160

[C]
 LOT 5
 HARRIS PARMER CROSSING
 DOC. NO. 200300111
 O.P.R.T.C.T.

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000089449777.

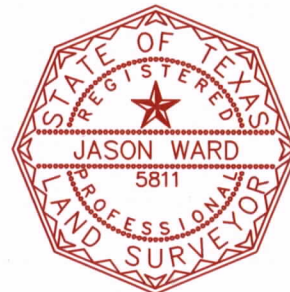
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

1.5773 ACRE
ZONING EXHIBIT
City of Austin, Travis
County, Texas

LEGEND

— — —	PROPERTY LINE
— — —	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	2" IRON PIPE FOUND (UNLESS NOTED)
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 85, PG. 1D-2A
{.....}	RECORD INFORMATION PER DEED DOC. NO. 2007176694

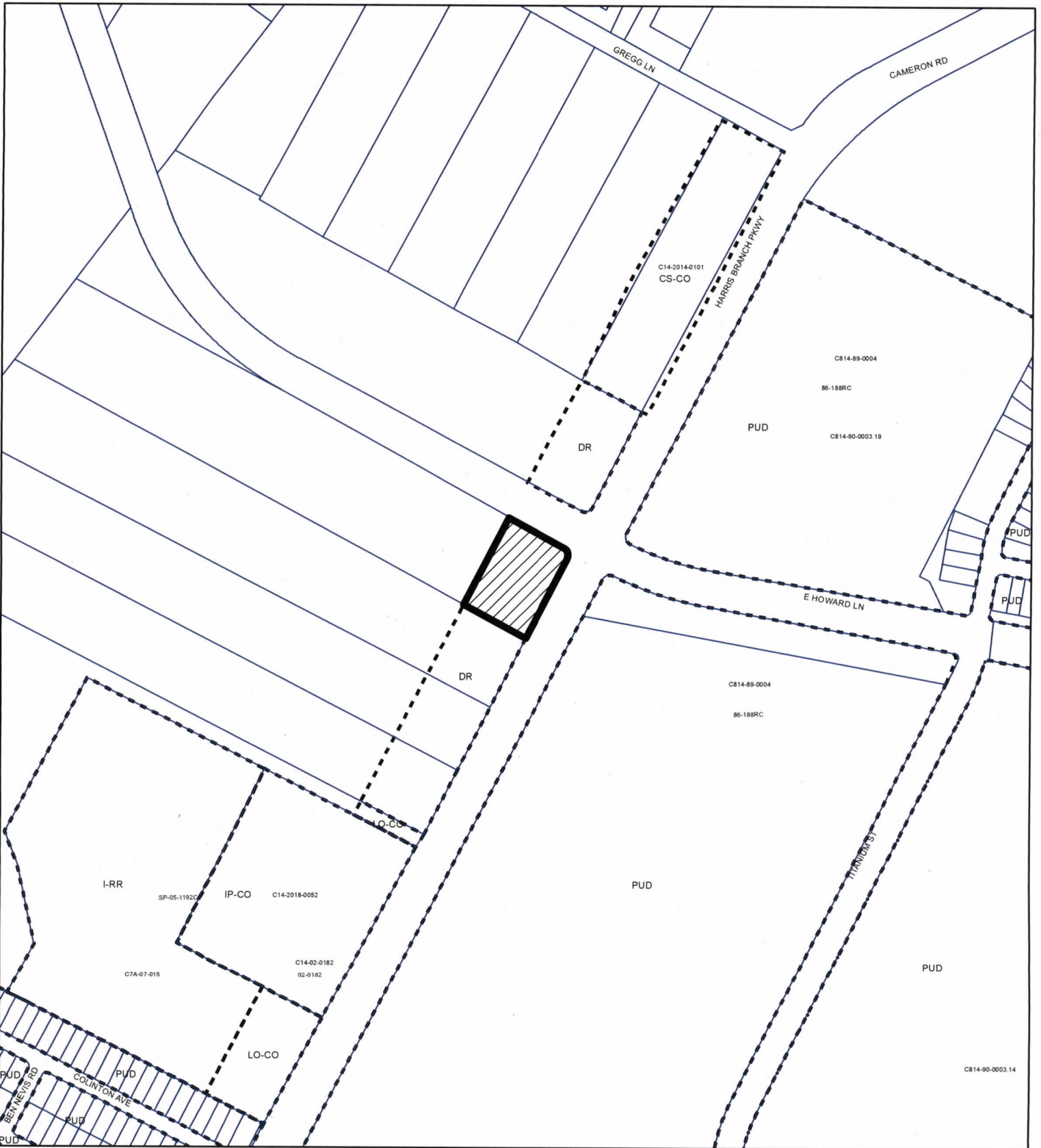
TCAD PARCEL #247934
 COA GRID #Q31



Jason Ward
 10/6/2021

4WARD
 Land Surveying
 A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	10/6/2021
Project:	01221
Scale:	N/A
Reviewer:	FM
Tech:	FM/EBD
Field Crew:	WC/MM
Survey Date:	MAY 2021
Sheet:	2 OF 2



ZONING

ZONING CASE#: C14-2021-0171

Exhibit B



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



Created: 10/12/2021