

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 980226-G TO REZONE AND CHANGE THE ZONING MAP FROM LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT FOR PROPERTY LOCATED AT 13000, 13100, AND 13106 1/2 HARRIS RIDGE BOULEVARD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The planned development area is comprised of property originally known as the Dell-Parmer North Development planned development area (“Dell-Parmer North Development PDA”). On February 26, 1998, the Dell-Parmer North Development PDA was approved under Ordinance No. 980226-G, as amended on April 30, 1998 by Ordinance No. 980430-P and as amended on May 18, 2017 by Ordinance No. 20170518-056. This ordinance affects a portion of the property identified in the Dell Parmer North Development PDA as described in Part 2 below and shown on the attached Exhibit “A”.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial services-planned development area (LI-PDA) combining district to limited industrial services-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2019-0166, on file at the Housing and Planning Department, as follows:

7.724 acres of land in the A. Walters Survey No. 67, Abstract No. 791, Travis County, Texas, being a portion of Lot 13, PARMER BUSINESS PARK, a subdivision according to the map or plat of record in Document No. 201600107, Official Public Records of Travis County, Texas; also being a portion of Lot 14B, PARMER BUSINESS PARK AMENDED PLAT OF LOTS 5, 6, 8A AND 14A, a subdivision according to the map or plat of record in Document No. 202000035, Official Public Records of Travis County, Texas, said 7.724 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 13000, 13100, and 13106 ½ Harris Ridge Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “B”**.

PART 3. The Property is not subject to the conditions in Part 3. Section B. of Ordinance No. 20170518-056.

PART 4. Restaurant (general) and Restaurant (limited) are permitted uses on the Property. A cocktail lounge use is a permitted use on the Property and limited to a single location at a maximum of 7,000 square feet of gross floor area.

PART 5. Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 980226-G, as amended, remain in effect.

PART 6. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

FIELD NOTES DESCRIPTION

DESCRIPTION OF 7.724 ACRES OF LAND IN THE A. WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 13, PARMER BUSINESS PARK, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 201600107, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING A PORTION OF LOT 14B, PARMER BUSINESS PARK AMENDED PLAT OF LOTS 5, 6, 8A AND 14A, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 202000035, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.724 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with a plastic cap stamped “BURY” found at a point-of-curvature in the northwest right-of-way line of Harris Ridge Boulevard, a 90-foot right-of-way, and the southeast corner of said Lot 13, Parmer Business Park, same being an interior southwest corner of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A;

THENCE N 03°50’33” E, leaving the northwest right-of-way line of said Harris Ridge Boulevard, and the southeast corner of said Lot 13, Parmer Business Park, crossing said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, a distance of 329.01 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE continuing across said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, with the south line of the tract described herein, the following two (2) courses and distances:

1. S 86°52’12” W, a distance of 61.92 feet to a calculated angle point, and
2. N 87°00’49” W, a distance of 42.13 feet to a calculated point for a point in the south line of the tract described herein, from which the said ½”-iron rod with a plastic cap stamped “BURY” found at a point-of-curvature in the northwest right-of-way line of said Harris Ridge Boulevard, at the southeast corner of said Lot 13, Parmer Business Park, same being an interior southwest corner of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, bears S 14°03’01” E, a distance of 337.17 feet;

THENCE leaving the interior west line of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, crossing said Lot 13, Parmer Business Park, with the south line of the tract described herein, the following six (6) courses and distances:

1. N 87°00’49” W, a distance of 18.28 feet to a calculated angle point,
2. N 83°38’37” W, distance of 549.13 feet to a calculated point-of-curvature,
3. with the arc of a curve to the left, having a radius of 60.00 feet, an arc distance of 75.58 feet, and a chord which bears S 60°16’16” W, a distance of 70.68 feet to a calculated point-of-tangency,
4. S 24°11’09” W, a distance of 402.08 feet to a calculated angle point,
5. S 26°54’01” E, a distance of 31.63 feet to a calculated angle point, and
6. S 63°05’59” W, a distance of 76.19 feet to a calculated point for a point in the south line of the tract described herein, from which a ½”-iron rod with a plastic cap stamped “STANTEC” found in the curving northwest right-of-way line of said Harris Ridge Boulevard, at the southwest corner of said Lot 13, Parmer Business Park, same being an interior southeast corner of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, bears S 27°24’22” E, a distance of 287.78 feet, and from said calculated point a ½”-iron rod with a plastic cap stamped “STANTEC” found at angle point in the west line of said Lot 13, Parmer Business Park, and an interior east line of Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, bears N 27°24’22” W, a distance of 44.60 feet;

Exhibit A

THENCE leaving the west line of said Lot 13, Parmer Business Park, crossing said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, with the south, west, north, and east lines of the tract described herein, the following nine (9) courses and distances:

1. S 63°05'59" W, a distance of 28.95 feet to a calculated point for the southwest corner of the tract described herein, from which a ½"-inch iron rod with a plastic cap stamped "STANTEC" found at the westerly southwest corner of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, at an angle point in the east line of Lot 12A, Amended Plat of Parmer Business Park, a subdivision according to the plat or map of record in Document No. 201800308, Official Public Records of Travis County, Texas, bears S 66°49'09" W, a distance of 193.64 feet,
2. N 26°54'29" W, a distance of 52.17 feet to a calculated point-of-curvature,
3. with the arc of a curve to the right, having a radius of 419.00 feet, an arc distance of 320.73 feet, and a chord which bears N 04°58'45" W, a distance of 312.96 feet to a calculated point-of-tangency,
4. N 17°36'00" E, a distance of 9.51 feet to a calculated point-of-curvature,
5. with the arc of a curve to the right, having a radius of 419.00 feet, an arc distance of 400.29 feet, and a chord which bears N 45°37'07" E, a distance of 385.24 feet to a calculated point-of-tangency,
6. N 72°59'14" E, a distance of 225.64 feet to a calculated point-of-curvature,
7. with the arc of a curve to the left, having a radius of 181.00 feet, an arc distance of 122.81 feet, and a chord which bears N 53°32'55" E, a distance of 120.47 feet to a calculated non-tangent end-of-curve,
8. N 86°42'19" E, a distance of 413.22 feet to a calculated point for the northeast corner of the tract described herein, from which a ½"-iron rod found at a point-of-tangency in the northwest right-of-way line of Harris Ridge Boulevard, same being a point-of-tangency in the south line of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, bears S 82°05'28" E, a distance of 673.36 feet, and
9. S 03°07'48" E, a distance of 381.67 feet to the **POINT OF BEGINNING** and containing 7.724 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of October 2020.

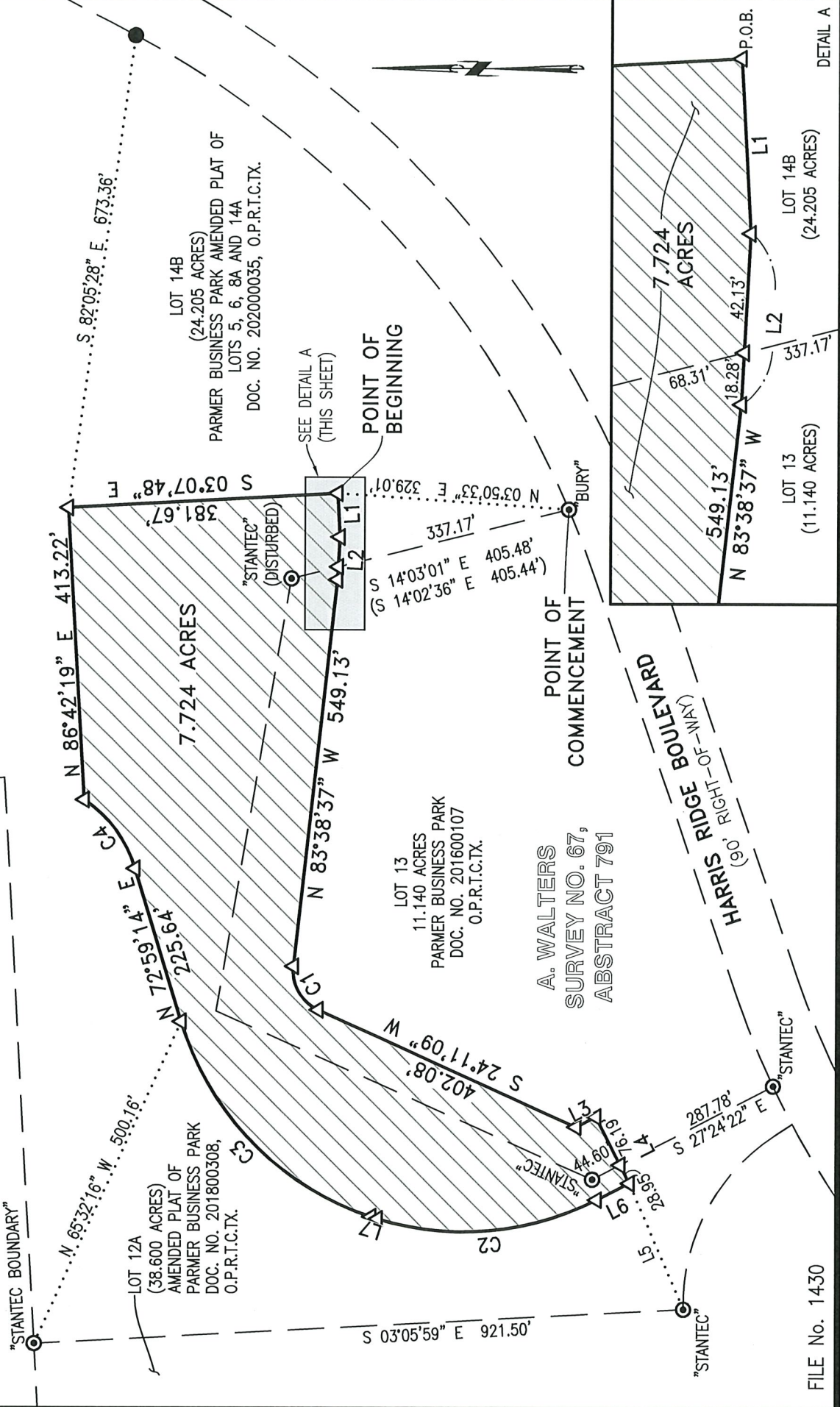
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 20th day of April 2021 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



LOT 8B
(21.642 ACRES)
PARMER BUSINESS PARK AMENDED PLAT OF LOTS 5, 6, 8A AND 14A
DOC. NO. 202000035, O.P.R.T.C.TX.



LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

FILE No. 1430

SURVEY SKETCH to Accompany Description:
7.724 ACRES
A. WALTERS SURVEY No. 67, ABSTRACT No. 791
TRAVIS COUNTY, TEXAS

0' 200' 400'

GRAPHIC SCALE: 1" = 200'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 86°52'12" W	61.92'
L2	S 87°00'49" E	60.41'
L3	S 26°54'01" E	31.63'
L4	S 63°05'59" W	105.14'
L5	S 66°49'09" W	193.64'
L6	N 26°54'29" W	52.17'
L7	N 17°36'00" E	9.51'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	60.00'	75.58'	S 60°16'16" W	70.68'
C2	419.00'	320.73'	N 04°58'45" W	312.96'
C3	419.00'	400.29'	N 45°37'07" E	385.24'
C4	181.00'	122.81'	N 53°32'55" E	120.47'

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD W/PLASTIC CAP STAMPED FOUND (AS NOTED)
- △ CALCULATED POINT

POINT OF BEGINNING P.O.B.

() RECORD INFORMATION
O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99990235
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

FILE No. 1430

LAND DEV

C O N S U L T I N G , L L C
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

SURVEY SKETCH to Accompany Description:

7.724 ACRES
A. WALTERS SURVEY No. 67, ABSTRACT No. 791
TRAVIS COUNTY, TEXAS

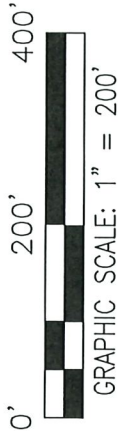
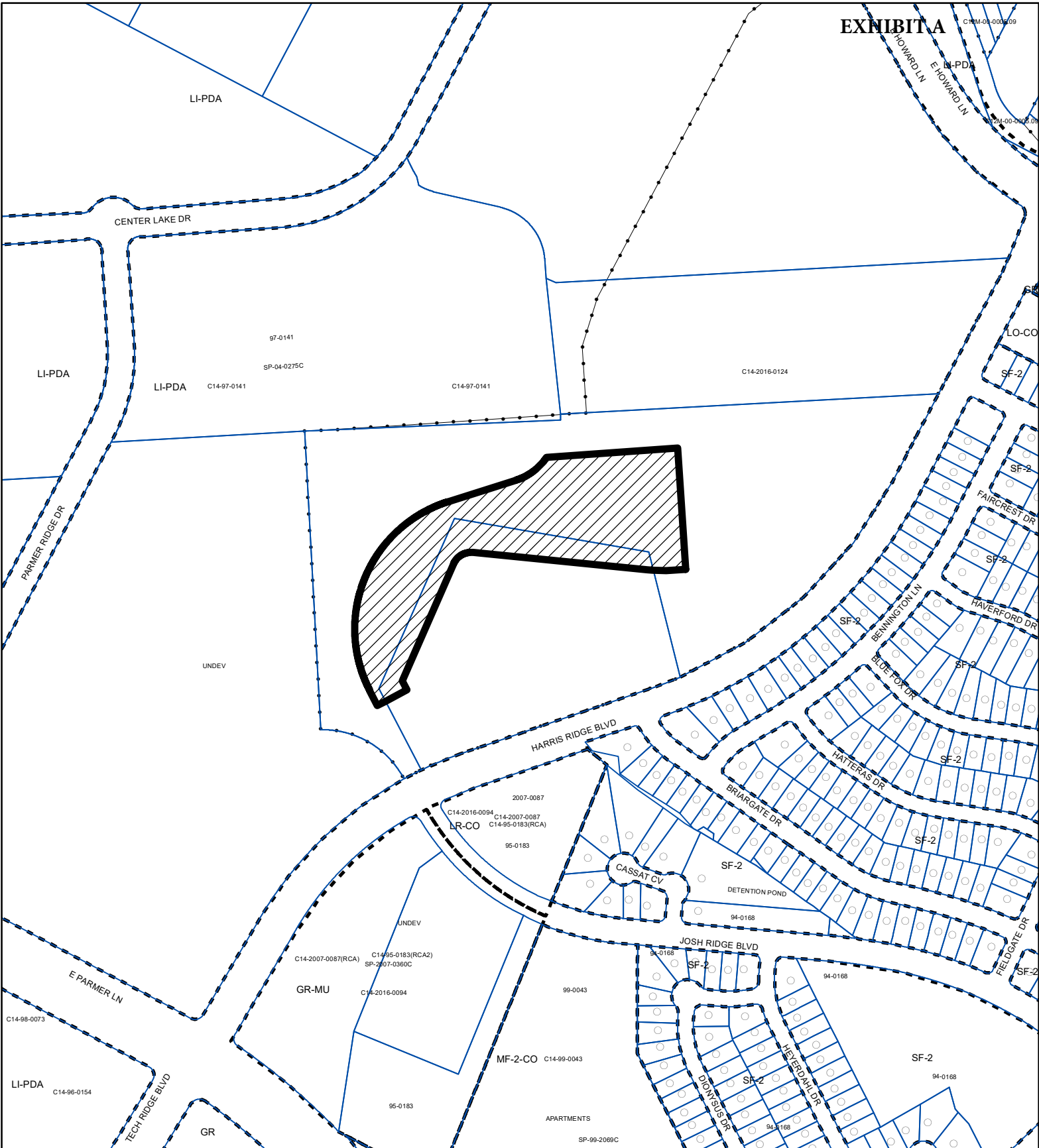





EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0166

Exhibit B

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: 4/23/2021