

ORDINANCE NO. 20230323-077

AN ORDINANCE AMENDING ORDINANCE NO. 980226-G, REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 710 PERFORMANCE DRIVE AND 13000 AND 13106 1/2 HARRIS RIDGE BOULEVARD FROM LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO CHANGE A CONDITION OF ZONING.

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, as amended on May 18, 2017 by Ordinance 20170518-056, and as amended on March 24, 2022 by Ordinance 20220324-076. This ordinance affects a portion of the property identified in the Dell-Parmer North Development PDA as described in Part 2 of this ordinance 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. C14-2022-0167, on file at the Housing and Planning Department, as follows:

Being 5.122 acres of land in the A. Walter Survey No. 67, Abstract No. 791, Travis County, Texas, being a portion of LOT 14B, of the PARMER BUSINESS PARK AMENDED PLAT OF LOTS 5, 6, 8A, AND 14A, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 202000035, of the Official Public Records of Travis County, Texas, and being a portion of LOT 13, PARMER BUSINESS PARK, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 201600107 of the Official Public Records of Travis County, Texas, said 5.122 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 710 Performance Drive and 13000 And 13106 1/2 Harris Ridge Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 3. Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

PART 4. Exhibit “K”: Site Development Standards in Ordinance No. 980226-G and Exhibit “I”: Site Development Standards in Ordinance No. 980430-P are revised as provided in this Part 4:

The following use is an additional permitted use on the Property:

Outdoor Entertainment

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 April 3, 2023.

PASSED AND APPROVED

_____, March 23, 2023 §
§
§ Kirk Watson
Kirk Watson
Mayor

APPROVED: Anne L. Morgan **ATTEST:** Stephanie Hall for
Anne L. Morgan by SJ Myrna Rios
City Attorney City Clerk

EXHIBIT A

Travis County, Texas
A. Walters Survey No. 67, Abstract No. 791

5.122 Acres
Page 1 of 4

FIELD NOTES DESCRIPTION

DESCRIPTION OF 5.122 ACRES OF LAND IN THE A. WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS; 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; ALSO 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; SAID 5.122 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, 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 "STANTEC" found in the west right-of-way line of Harris Ridge Boulevard, a 90-foot right-of-way, as shown in Harris Ridge Phase I, Section I, a subdivision according to the plat or map of record in Book 86, Pages 7C, and 7D, Plat Records of Travis County, Texas, at the southeast corner of Lot 6A, said Parmer Business Park Amended Plat of Lots 5, 6, 8A and 14A, and at the northeast corner of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A and 14A, from which a ½-inch iron rod found at a point-of-curvature in the west right-of-way line of said Harris Ridge Boulevard and the east line of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A and 14A, bears S 27°40'56" W, a distance of 298.33 feet;

THENCE S 73°45'02" W, leaving the west right-of-way line of said Harris Ridge Boulevard and crossing said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A and 14A, a distance of 573.35 feet to a calculated point for the northeast 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 east and south lines of the tract described herein, the following five (5) courses and distances:

1. S 03°07'48" E, a distance of 379.76 feet to a calculated point for the southeast corner of the tract described herein, from which the said ½-inch iron rod found at a point-of-curvature in the west right-of-way line of said Harris Ridge Boulevard and the east line of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A and 14A, bears N 54°50'42" E, a distance of 478.38 feet,
2. S 86°52'12" W, a distance of 262.07 feet to a calculated angle point,
3. N 84°09'42" W, a distance of 52.48 feet to a calculated angle point,
4. N 04°24'54" W, a distance of 31.98 feet to a calculated angle point, and
5. N 83°25'46" W, a distance of 53.72 feet to a calculated point for a point in an interior west line of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A and 14A, same being the east line of said Lot 13, Parmer Business Park, and also the south line of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "BURY" found at a point-of-curvature in the north 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 381.76 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 and west lines of the tract described herein, the following two (2) courses and distances:

1. N 83°25'46" W, a distance of 290.47 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 an angle point in the west line of said Lot 13, Parmer Business Park, and an interior east line of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, bears S 52°06'21" W, a distance of 715.83 feet, and
2. N 00°25'12" W, a distance of 38.65 feet to a calculated point for a point in an interior south line of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A and 14A, same being the northeast line of said Lot 13, Parmer Business Park, for a point in the west line of the tract described herein;

THENCE leaving the northeast line of said Lot 13, Parmer Business Park, and crossing said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A and 14A, with the west and north line of the tract described herein, the following two (2) courses and distances:

1. N 00°25'12" W, a distance of 244.44 feet to a calculated point for the northwest corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "STANTEC" found at the northwest corner of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A and 14A, same being the northeast corner 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, and also being in the south line of Lot 8B, said Parmer Business Park Amended Plat of Lots 5, 6, 8A and 14A, bears N 85°04'56" W, a distance of 798.88 feet, and
2. N 86°58'27" E, a distance of 640.52 feet to the **POINT OF BEGINNING**, and containing 5.122 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 7th day of March 2023 A.D.

HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735



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




(S 86°54'04" W 799.98')
S 86°54'37" W 799.98'

(S 86°54'13" W 1,189.84')
S 86°54'01" W 1,189.94'

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

LOT 13
11.140 ACRES
PARMER BUSINESS PARK
DOC. NO. 201600107
O.P.R.T.C.TX.

0' 200' 400'



GRAPHIC SCALE: 1" = 200'

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

HARRIS RIDGE
PHASE I,
SECTION I
BOOK 86,
PAGES 7C,
AND 7D
P.R.T.C.TX.

L1 \triangle S 86° 52' 12" W \triangle 262.07' \triangle C1
 HARRIS RIDGE BOULEVARD
 (90) OFF-WAY
 A. WALTERS SURVEY NO. 67,
 ABSTRACT 791
 FILE No. 185-7

FILE No. 1430
PAGE 3 OF 4



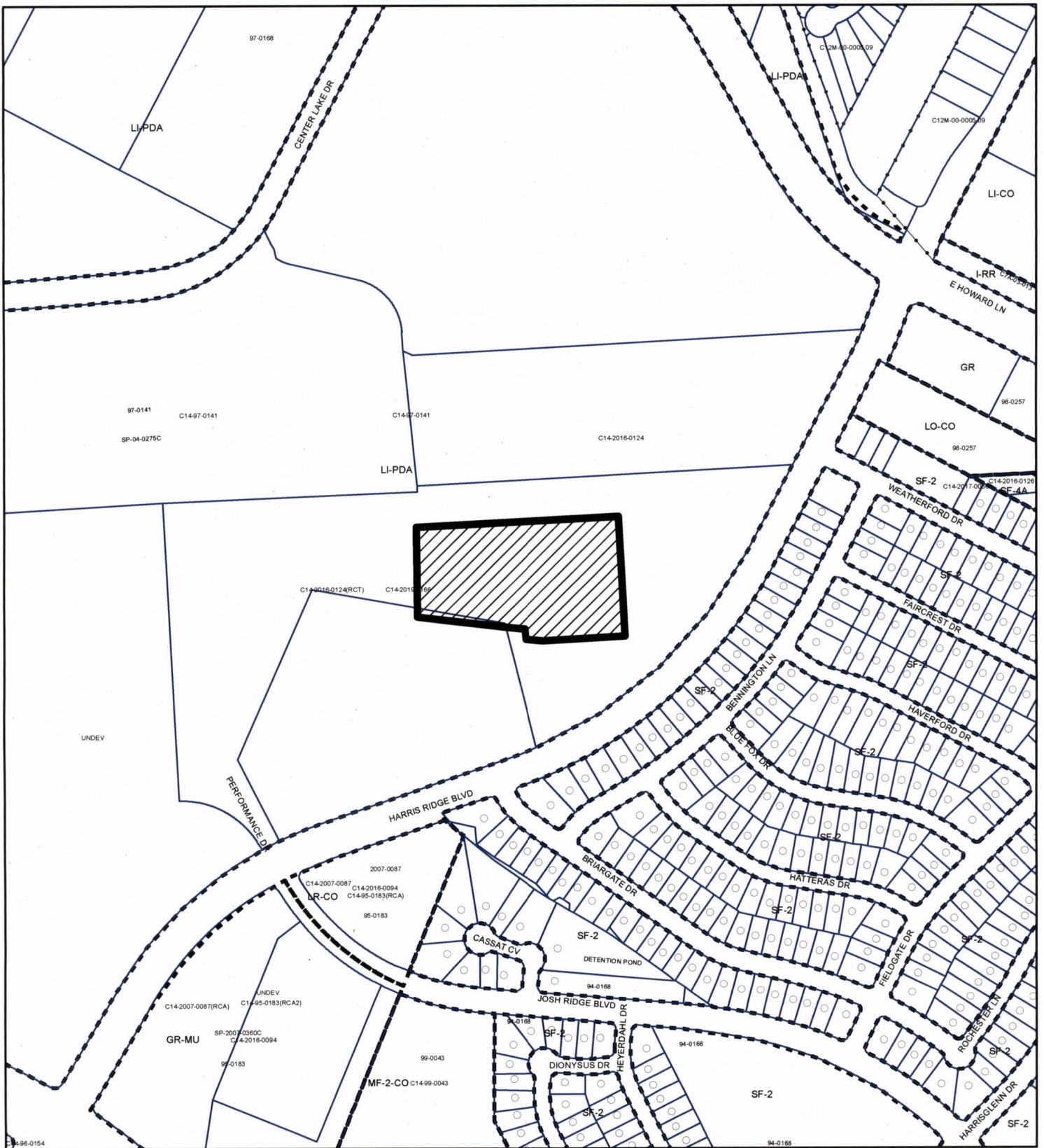
DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512. 872. 6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

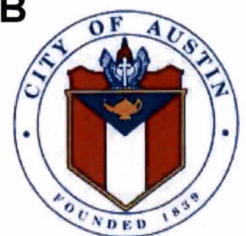
5.122 ACRES
A. WALTERS SURVEY NO. 67,
ABSTRACT NO. 791,
TRAVIS COUNTY, TEXAS






ZONING

EXHIBIT B

ZONING CASE#: C14-2022-0167



-  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: 3/15/2023