

ORDINANCE NO. 20230413-067

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9414 PARKFIELD DRIVE, IN THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) 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 community commercial-neighborhood plan (GR-NP) combining district to commercial liquor sales-neighborhood plan (CS-1-NP) combining district on the property described in Zoning Case No. C14-2022-0154, on file at the Planning Department, as follows:

Being 19,999 square feet out of Lot 5, Block D, QUAIL CREEK, PHASE 2, SECTION 5, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 58, Page 4 of the Plat Records of Travis County, Texas, and as identified in Document No. 2005029260, Official Public Records, Travis County, Texas, said 19,999 square feet being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 9414 Parkfield Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

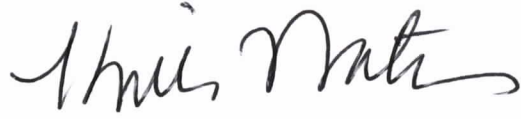
PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 010524-094 that established zoning for the North Austin Civic Association Neighborhood Plan.

PART 3. This ordinance takes effect on April 24, 2023.

PASSED AND APPROVED

____ April 13 _____, 2023

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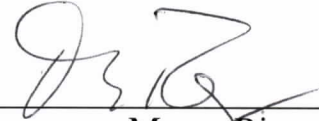
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"

BEING 19,999 SQUARE FEET, MORE OR LESS, OUT OF LOT 5, BLOCK D, QUAIL CREEK, PHASE 2, SECTION 5, A SUBDIVISION RECORDED IN BOOK 58, PAGE 4 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO PARKFIELD PLAZA PARTNERS, LLC, IN DOCUMENT NO. 2005029260, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an ½" rebar found in the north right of way line of Rundberg Lane at the southern corner of Lot 13, Block D, of Quail Creek, Phase 2, Section 5, a subdivision of record in Volume 52, Page 15, Plat Records, Travis County, Texas, and the western corner of said Lot 5;

THENCE over and across said Lot 5, N 43° 55' 18" E, a distance of 201.90 feet to the western corner of a one-story masonry building;

THENCE along the southwest and southeast sides of said masonry building, S 59° 39' 03" E, a distance of 171.72 feet, and N 30° 12' 38" E, a distance of 83.69 feet to a point in the southeast side of said masonry building;

THENCE into a portion of said masonry building to the southern corner of the area to be re-zoned, N 67° 46' 07" W, a distance of 1.62 feet to the PLACE OF BEGINNING hereof;

THENCE around the inside walls of said portion of said masonry building the following courses:

- 1) N 59° 46' 03" W, a distance of 169.44 feet to the western corner hereof;
- 2) N 30° 11' 36" E, a distance of 117.97 feet to the northern corner hereof;
- 3) S 59° 48' 55" E, a distance of 169.41 feet to the eastern corner hereof;
- 4) S 30° 10' 37" W, a distance of 118.11 feet to the PLACE OF BEGINNING hereof and containing 19,999 square feet, more or less.

THIS DESCRIPTION TO BE USED WITH ATTACHED SKETCH ONLY.



Michael Lancaster R.P.L.S. 5529

7/8/22

Date

B&G Surveying, LLC
1404 W. North Loop Blvd.
Austin, TX 78756
512-458-6969

www.bandgsurvey.com

Firm Registration No. 100363-00

B0612822

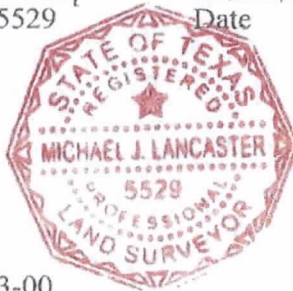


EXHIBIT "A"

SHEET 2 OF 2

SKETCH TO ACCOMPANY FIELD NOTES FOR AREA TO BE RE-ZONED

JOB #: B0612822_TA

DATE: 07/08/22

SCALE: 1" = 80'

RUTLAND DRIVE

(60.00' R.O.W.)

4225 SQ FT PER 12141/1541

LOT 5 BLOCK D QUAIL CREEK, PH. 2, SEC. 5 BK. 58, PG. 4

PARKFIELD DRIVE

(70' R.O.W.)



LEGEND

- 1/2" REBAR FOUND
- () PER PLAT 58/4
- R.O.W. RIGHT OF WAY
- BREAK IN SCALE
- [] CALCULATED FROM RECORD DATA
- EXTERIOR WALL OF BUILDING
- INTERIOR WALL OF BUILDING

L1 N 67°46'07" W 1.62'

PARKFIELD PLAZA
PARTNERS, LLC
DOC. 2005029260

NOTE:
THIS SKETCH DOES NOT REPRESENT
A BOUNDARY SURVEY OF LOT 5.

P.O.C.

(N 72°41' W 37.37")
C.M.

(CB=N 66°16' W 87.59')

(N 59°51' W 356.42')

C.M.

RUNDBERG LANE

(90' R.O.W.)



B & G SURVEYING, LLC

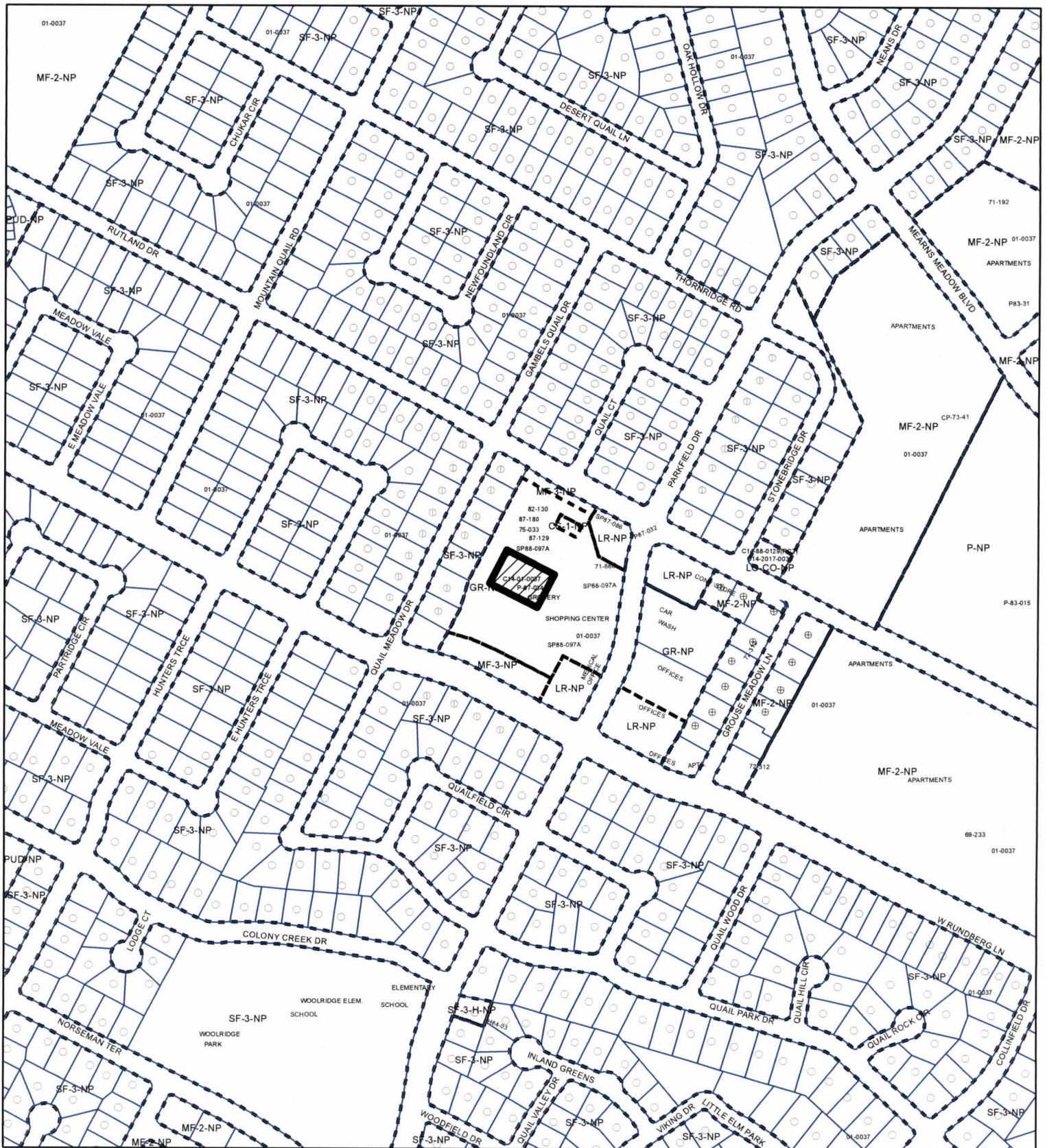
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512-458-6969



MICHAEL LANCASTER, R.P.L.S. 5529

DATE

I, Michael Lancaster, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey.



ZONING

EXHIBIT B

ZONING CASE#: C14-2022-0154



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: 10/28/2022