

## ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 1610 EAST PARMER LANE FROM COMMUNITY**  
3 **COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1)**  
4 **DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from community commercial (GR) district to commercial-liquor  
10 sales (CS-1) district on the property described in Zoning Case No. C14-2023-0055, on file  
11 at the Planning Department, as follows:

12  
13 7,827 square feet of land, being over and across a portion of Lot 1, Block A,  
14 Parmer at Dessau subdivision, Section 1, a subdivision in Travis County, Texas,  
15 according to the map or plat thereof recorded in Volume 98, Page 324 of the the  
16 Official Public Records of Travis County, Texas, save and except that certain  
17 1,999 square feet tract of land as conveyed by Deed recorded in Document No.  
18 2016140964 of the Official Public Records of Travis County, Texas, said lot  
19 having been conveyed by Deed recorded in Document No. 2008017114 of the  
20 Official Public Records of Travis County, Texas, the tract of land being more  
21 particularly described by metes and bounds in **Exhibit “A”** incorporated into this  
22 ordinance (the “Property”),

23  
24 locally known as 1610 East Parmer Lane in the City of Austin, Travis County, Texas, and  
25 generally identified in the map attached as **Exhibit “B”**.  
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**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, 2023      §  
   §  
   §

Kirk Watson  
Mayor

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

# EXHIBIT "A"

EXHIBIT "\_\_\_"

## HOLT CARSON, INCORPORATED

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

Texas Licensed Surveying Firm Registration No. 10050700

e-mail: [survey@hciaustin.com](mailto:survey@hciaustin.com)

July 19, 2023

**FIELD NOTE DESCRIPTION OF 7,827 SQUARE FEET OF LAND TO BE RE-ZONED, BEING OVER AND ACROSS A PORTION OF LOT 1, BLOCK A, PARMER AT DESSAU SUBDIVISION, SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 98, PAGE 324 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (1,999 SQUARE FEET) TRACT OF LAND AS CONVEYED TO THE CITY OF AUSTIN, TEXAS BY STREET DEED RECORDED IN DOCUMENT NO. 2016140964 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN CONVEYED TO 6015 HILLCROFT, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008017114 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a ½" iron rod found at the North corner of Lot 1, Block A, Parmer at Dessau Subdivision, Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 98, Page 324 of the Plat Records of Travis County, Texas, same being an angle corner of Lot 5, Parmer Place Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 2010000135 of the Official Public Records of Travis County, Texas, from which a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the Northeast right-of-way line of East Parmer Lane, at the West corner of said Lot 1, same being the South corner of said Lot 5 bears, S 23 deg. 41'10" W 199.95 ft., again from said beginning reference point a ½" iron rod found in the Northwest right-of-way line of Dessau Road at the East corner of said Lot 1, same being the most Easterly or Northeast corner of that certain (1,999 Square Feet) tract of land as conveyed to the City of Austin, Texas by Street Deed recorded in Document No. 2016140964 of the Official Public Records of Travis County, Texas bears, S 59 deg. 13'59" E 209.99 ft.:

**THENCE** entering the interior of Lot 1, Block A, Parmer at Dessau Subdivision, S 08 deg. 23'34" E 65.92 ft. to a calculated point at the most Northerly corner of a concrete and frame building and being the **PLACE OF BEGINNING** of the herein described area to be re-zoned;

**THENCE** continuing through the interior of said Lot 1, Block A, Parmer at Dessau Subdivision with the exterior face of said concrete and frame building the following thirty (30) courses:

- 1.) S 59 deg. 12'07" E 37.20 ft. to a calculated point;
- 2.) N 30 deg. 47'53" E 1.00 ft. to a calculated point;
- 3.) S 59 deg. 12'07" E 61.00 ft. to a calculated point;
- 4.) S 30 deg. 47'53" W 13.00 ft. to a calculated point;

7,827 Square Feet

End of Page 1 of 2

7,827 Square Feet

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- 5.) S 59 deg. 12'07" E 13.10 ft. to a calculated point for the most Easterly corner of said building;
- 6.) S 25 deg. 30'47" W 34.30 ft. to a calculated point;
- 7.) S 64 deg. 29'23" E 0.60 ft. to a calculated point;
- 8.) S 25 deg. 30'47" W 4.20 ft. to a calculated point;
- 9.) N 64 deg. 29'23" W 0.70 ft. to a calculated point;
- 10.) S 25 deg. 30'47" W 16.2 ft. to a calculated point;
- 11.) S 64 deg. 29'23" E 0.60 ft. to a calculated point;
- 12.) S 25 deg. 30'47" W 4.40 ft. to a calculated point for the most Southerly corner of said building;
- 13.) N 59 deg. 25'07" W 4.40 ft. to a calculated point;
- 14.) N 30 deg. 34'53" E 0.70 ft. to a calculated point;
- 15.) N 59 deg. 25'07" W 16.20 ft. to a calculated point;
- 16.) S 30 deg. 34'53" W 0.70 ft. to a calculated point;
- 17.) N 59 deg. 25'07" W 4.30 ft. to a calculated point;
- 18.) N 30 deg. 34'53" E 0.70 ft. to a calculated point;
- 19.) N 59 deg. 25'07" W 55.20 ft. to a calculated point;
- 20.) N 30 deg. 34'53" E 6.50 ft. to a calculated point;
- 21.) N 59 deg. 25'07" W 37.10 ft. to a calculated point for the most Westerly corner of said building;
- 22.) N 23 deg. 48'57" E 3.80 ft. to a calculated point;
- 23.) S 66 deg. 11'03" E 0.60 ft. to a calculated point;
- 24.) N 23 deg. 48'57" E 19.60 ft. to a calculated point;
- 25.) N 66 deg. 11'03" W 0.60 ft. to a calculated point;
- 26.) N 23 deg. 48'56" E 15.50 ft. to a calculated point;
- 27.) S 66 deg. 11'03" E 0.60 ft. to a calculated point;
- 28.) N 23 deg. 48'57" E 17.39 ft. to a calculated point;
- 29.) S 59 deg. 12'07" E 6.23 ft. to a calculated point;
- 30.) N 30 deg. 47'53" E 8.10 ft. to the **PLACE OF BEGINNING** and containing **7,827 Square Feet** of land.

SURVEYED: July 19, 2023

Holt Carson

Registered Professional Land Surveyor No. 5166

Reference map: C1138024

TCAD Parcel: 02-5230-07-01

City of Austin Grid: M-32





NUMBERED COURSES		
L 1	S 59°12'07" E	- 37.20'
L 2	N 30°47'53" E	- 1.00'
L 3	S 59°12'07" E	- 61.00'
L 4	S 30°47'53" W	- 13.00'
L 5	S 59°12'07" E	- 13.10'
L 6	S 25°30'47" W	- 34.30'
L 7	S 64°29'23" E	- 0.60'
L 8	S 25°30'47" W	- 4.20'
L 9	N 64°29'23" W	- 0.70'
L10	S 25°30'47" W	- 16.20'
L11	S 64°29'23" E	- 0.60'
L12	S 25°30'47" W	- 4.40'
L13	N 59°25'07" W	- 4.40'
L14	N 30°34'53" E	- 0.70'
L15	N 59°25'07" W	- 16.20'
L16	S 30°34'53" W	- 0.70'
L17	N 59°25'07" W	- 4.30'
L18	N 30°34'53" E	- 0.70'
L19	N 59°25'07" W	- 55.20'
L20	N 30°34'53" E	- 6.50'
L21	N 59°25'07" W	- 37.10'
L22	N 23°48'57" E	- 3.80'
L23	S 66°11'03" E	- 0.60'
L24	N 23°48'57" E	- 19.60'
L25	N 66°11'03" W	- 0.60'
L26	N 23°48'56" E	- 15.50'
L27	S 66°11'03" E	- 0.60'
L28	N 23°48'57" E	- 17.39'
L29	S 59°12'07" E	- 6.23'
L30	N 30°47'53" E	- 8.10'

SKETCH TO ACCOMPANY DESCRIPTION OF:

7,827 SQUARE FEET OF LAND TO BE RE-ZONED, BEING OVER AND ACROSS A PORTION OF LOT 1, BLOCK A, PARMER AT DESSAU SUBDIVISION, SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 98, PAGE 324 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (1,999 SQUARE FEET) TRACT OF LAND AS CONVEYED TO THE CITY OF AUSTIN, TEXAS BY STREET DEED RECORDED IN DOCUMENT NO. 2016140964 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN CONVEYED TO 6015 HILLCROFT, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008017114 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYED: JULY 19, 2023.

BY



Holt Carson  
Registered Professional Land Surveyor No. 5166

PAGE 1 of 2

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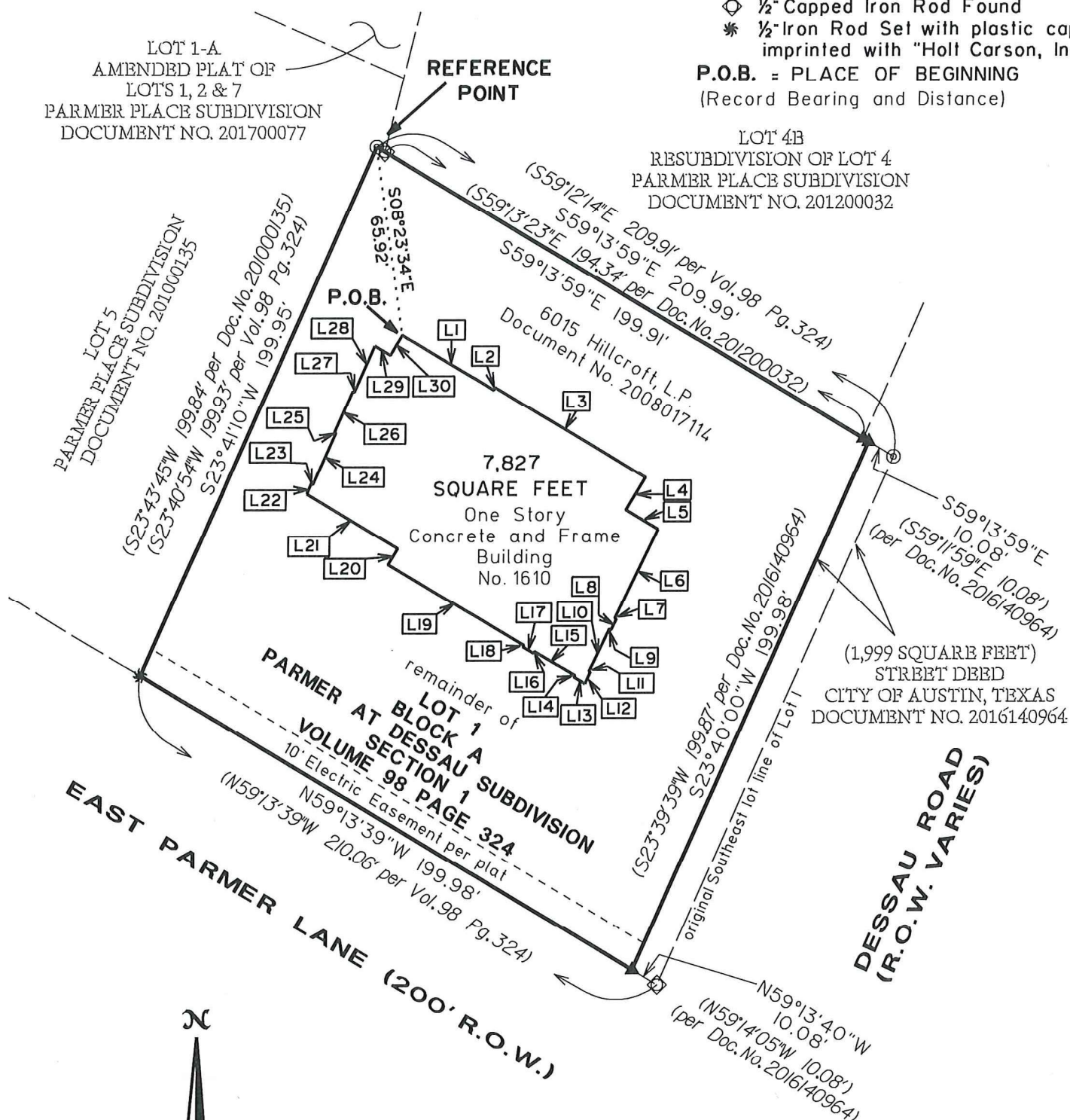
C 1138024

Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) All distances shown hereon are surface values.

- ▲ Calculated Point
- ⊙ ½"-Iron Rod Found
- ◊ ½"-Capped Iron Rod Found
- ✱ ½"-Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."

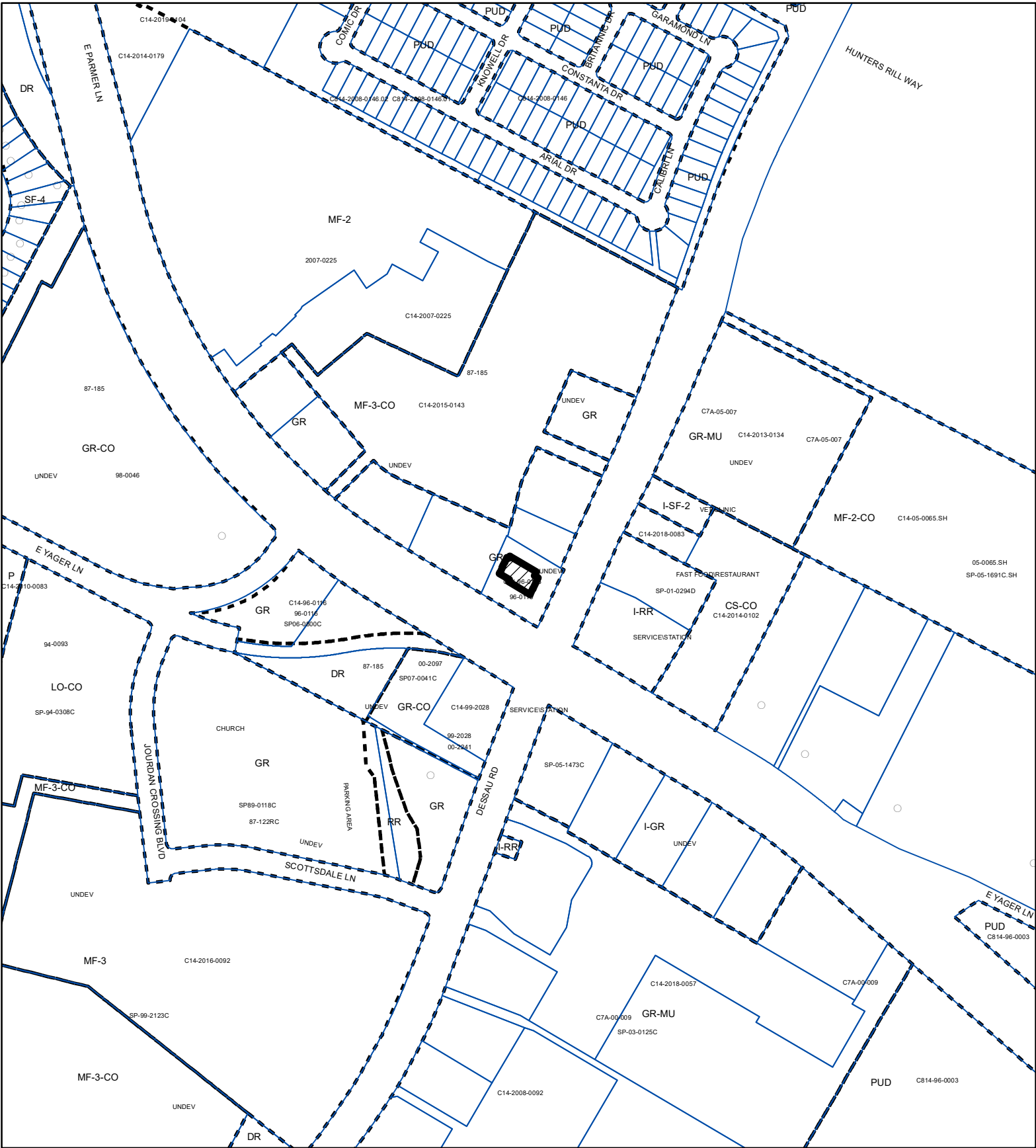
**P.O.B. = PLACE OF BEGINNING**  
(Record Bearing and Distance)




LOT 4B  
RESUBDIVISION OF LOT 4  
PARMER PLACE SUBDIVISION  
DOCUMENT NO. 201200032



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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2023-0055

## EXHIBIT "B"

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: 7/26/2023