

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 2500 WEST PARMER LANE, UNIT NO. 05B, FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) 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 (GR) base district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2023-0113, on file at the Planning Department, as follows:

0.02844 acres of land (approximately 1239 square feet), being a portion of LOT 3, PARMER POINT SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 88, Page 185, of the Plat Records of Travis County, Texas, said 0.02844 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2500 West Parmer Lane, Unit #05B, in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

## Adult oriented uses

## Cocktail Lounge

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Kirk Watson  
Mayor

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

EXHIBIT "A"

FIELD NOTES DESCRIBING 1239 SQUARE FEET OF LAND, MORE OR LESS, KNOWN AS UNIT 05B, OUT OF A PORTION OF LOT 3 OF PARMER POINT SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 88, PAGE 185 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1239 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a ½" rebar found in the west line of Lot 3, Block C, of Tomanet Estates Sec. 1, a subdivision of record in Volume 16, Page 4, of the Plat Records of Travis County, Texas, at the northeast corner of a tract conveyed to the City of Austin in Volume 10018, Page 883, of the Real Property Records of Travis County, Texas, and a south corner of said Portion of Lot 3 for the **Place of Commencement** hereof, from which a capped ½" rebar found in the west line of Lot 7, Block C of said Tomanet Estates subdivision at the most easterly corner of said Portion of Lot 3 bears N 29° 58' 05" E (Bearing Basis), a distance of 585.27 feet:

THENCE over and across said Portion of Lot 3, N 08° 03' 04" W, a distance of 123.36 feet to the south corner of a one story brick building;

THENCE along the southeast side of said building, N 60° 02' 54" W, a distance of 239.40 feet to the west corner of said building;

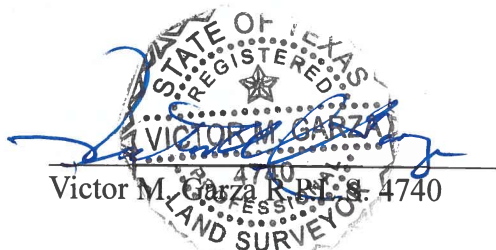
THENCE along the northwest side of said building, N 29° 58' 14" E, a distance of 65.62 feet to a point on the outside of said Unit 05B;

THENCE into said building, S 60° 01' 46" E, a distance of 1.86 feet to a point in the interior of said Unit 05B and the **Place of Beginning** hereof;

THENCE along the interior walls of said Unit 05B the following calls:

- 1) N 29° 57' 06" E, a distance of 11.90 feet to an exterior corner hereof;
- 2) S 60° 02' 54" E, a distance of 0.90 feet to an interior corner hereof;
- 3) N 29° 57' 06" E, a distance of 2.90 feet to an exterior corner hereof;
- 4) S 60° 02' 54" E, a distance of 68.60 feet to an exterior corner hereof;
- 5) S 29° 57' 06" W, a distance of 17.90 feet to an exterior corner hereof;
- 6) N 60° 02' 54" W, a distance of 68.60 feet to an exterior corner hereof;
- 7) N 29° 57' 06" E, a distance of 3.10 feet to an interior corner hereof;
- 8) N 60° 02' 54" W, a distance of 0.90 feet to the **Place of Beginning**, comprising 1239 square feet of land, more or less;

THIS DESCRIPTION TO BE USED WITH ATTACHED SURVEY ONLY.



Victor M. Garza R.P.L.S. 4740

2/1/24  
Date

B&G Surveying, LLC  
1404 W. North Loop Blvd.  
Austin, TX 78756  
512-458-6969  
[www.bandgsurvey.com](http://www.bandgsurvey.com)  
Firm Registration No. 100363-00  
B0107024

TOMANET ESTATES SEC. 1, BLOCK C, BOOK 16, PAGE 4

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

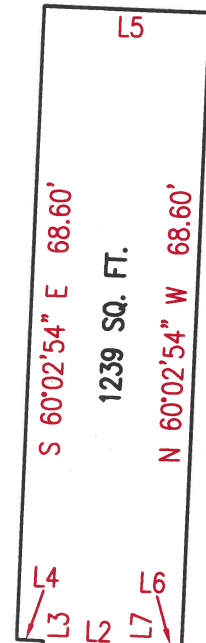
LOT 2

### LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.C. PLACE OF COMMENCEMENT
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- POWER POLE
- AC AIR CONDITIONER
- BREAK IN SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 60°01'46" E	1.86'
L2	N 29°57'06" E	11.90'
L3	S 60°02'54" E	0.90'
L4	N 29°57'06" E	2.90'
L5	S 29°57'06" W	17.90'
L6	N 29°57'06" E	3.10'
L7	N 60°02'54" W	0.90'

DETAIL NOT TO SCALE



P.O.B.

N 29°58'14" E 65.62'

WEST CORNER OF BUILDING

(BEARING BASIS)  
N 29°58'05" E 585.27' (585.00')

PORTION OF LOT 3

ONE STORY  
BRICK BUILDING

INTERIOR DIMENSIONS  
ONLY

WEST  
CORNER OF  
BUILDING

SEE DETAIL

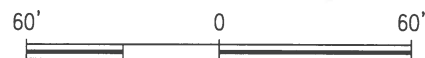
PORTION OF LOT 3

P.O.C.

(CITY OF AUSTIN,  
V.10016, P.883)

(N 67°17'19" W 223.15')  
N 67°14'04" W 223.32'

TO W. PARMER LANE



STREET ADDRESS: 2500 W. PARMER LANE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
LOT: 1239 SQUARE FEET OF A PORTION OF LOT 3 SUBDIVISION: PARMER POINT SUBDIVISION VOL/CAB 88 PG/SLD 185 PLAT RECORDS  
REFERENCE NAME: BREANNA JOHNSON



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756 - Office 512\*458-6969

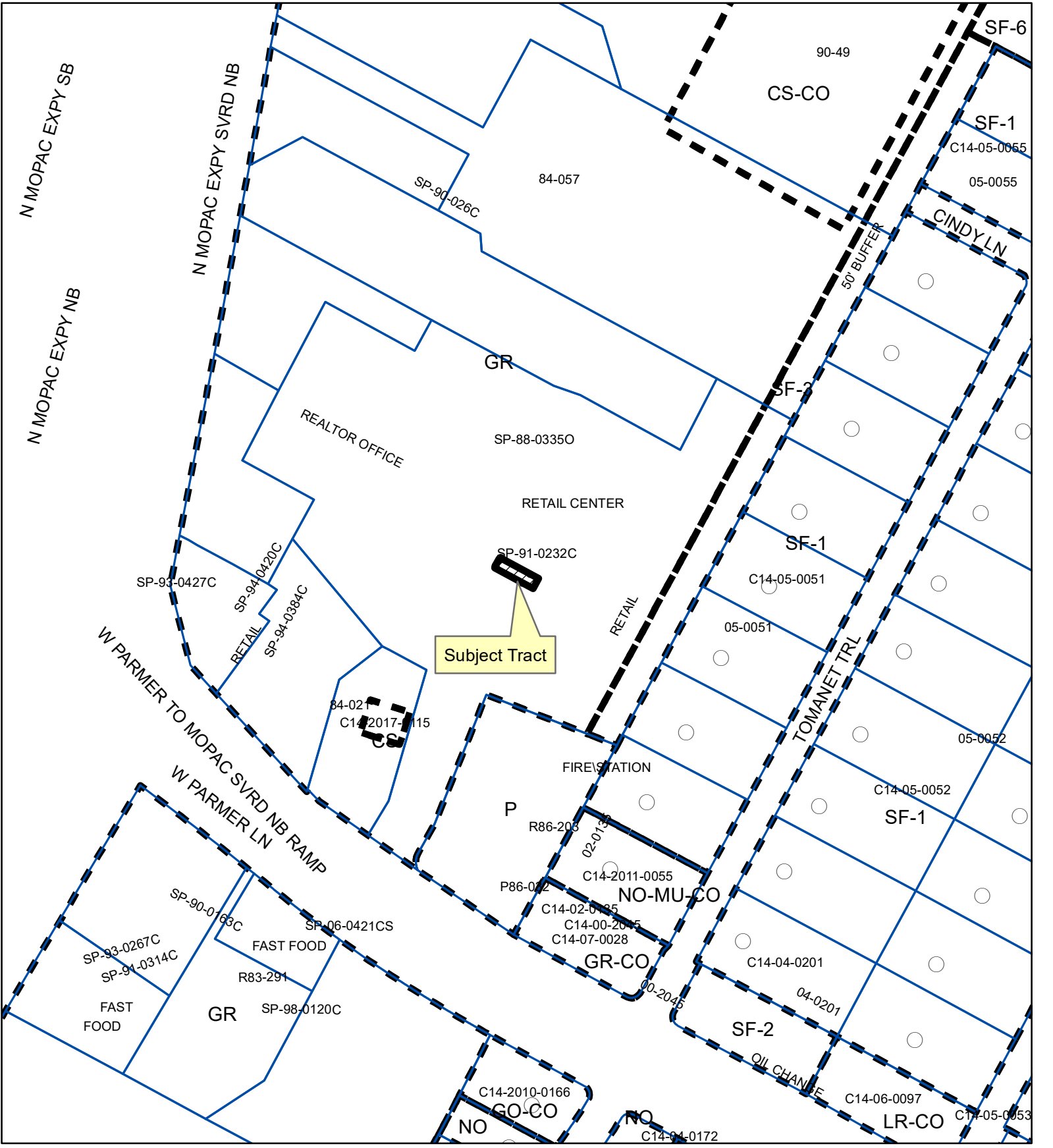
JOB #: B0107024\_TA  
DATE: 01/30/24  
SCALE: 1" = 60'




FIELD WORK BY	WILLIAM	01/29/24
CALC'D BY	JOSE	01/29/24
DRAFTED BY	AW3	01/30/24
CHECKED BY	ML	01/30/24



TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

IMPORTANT NOTICE  
This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC.  
Building dimensions are approximate.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

**ZONING**  
**ZONING CASE#: C14-2023-0113**  
**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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**Created: 2/21/2024**