

**ORDINANCE NO. 20080925-111**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9900 WEST PARMER LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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-conditional overlay (GR-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2008-0153, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.056 acre (2,428 sq. ft.) tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 9900 West Parmer Lane, in the City of Austin, Travis County, Texas, and 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:

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Business or trade school	Business support services
Construction sales and services	Commercial off-street parking
Communication services	Equipment sales
Exterminating services	Funeral services
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Outdoor sports and recreation
Pawnshop services	Community recreation (private)
Community recreation (public)	Hospital services (general)


Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on October 6, 2008.


**PASSED AND APPROVED**

\_\_\_\_\_, September 25, 2008

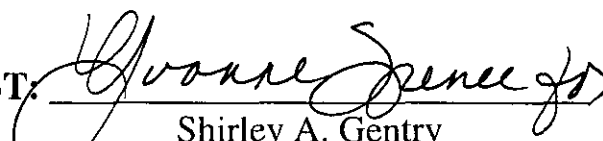
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\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Shirley A. Gentry  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

*EXHIBIT A*

Office. 512-443-1724  
Fax. 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**0.056 ACRES  
LOT 1, BLOCK A  
DAVIS SPRINGS SECTION 8-E**

A DESCRIPTION OF 0.056 ACRES (APPROX 2,428 S F ) OUT OF RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, DAVIS SPRING SECTION 8-E, A SUBDIVISION OF RECORD IN CABINET BB, SLIDE 270 (DOCUMENT NO. 2006026945) OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED DATED DECEMBER 18, 2001, OF RECORD IN DOCUMENT NO. 2001096515 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.056 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point at the northwest corner of an existing one story cinder block and stone building, from which an "X" in concrete found for an angle point in the north line of said Lot 1, also being an angle point in the south right-of-way line of Neenah Avenue (90' right-of-way width), as dedicated by plat of Davis Spring, Section 3-A, and recorded in Cabinet K, Slides 363-365, Plat Records of Williamson County, Texas, bears North 65°38'46" West, a distance of 125.75 feet;

**THENCE** crossing Lot 1 with the north and east faces of the cinder block and stone building, the following two (2) courses and distances:

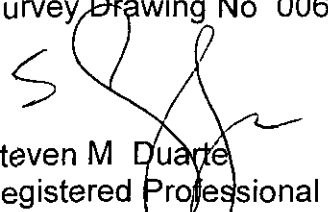
1. North 69°33'13" East, a distance of 71.41 feet to a calculated point,
2. South 20°29'22" East, a distance of 34.00 feet to a calculated point,

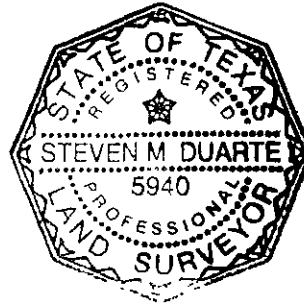
**THENCE** South 69°33'13" West, leaving the east face of the cinder block and stone building, crossing the cinder block and stone building, a distance of 71.41 feet to a calculated point in the west face of the cinder block and stone building, from which a 1/2" disturbed rebar found for an angle point in the north line of Lot

1 and the south right-of-way line of Neenah Avenue bears North  $80^{\circ}30'09''$  West, a distance of 238.82 feet,

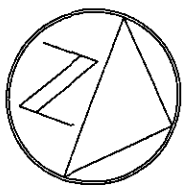
**THENCE** North  $20^{\circ}29'18''$  West, crossing Lot 1 with the west face of the cinder block and stone building, a distance of 34.00 feet to the **POINT OF BEGINNING**, containing 0.056 acres of land, more or less.

Surveyed on the ground June, 2008. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments. Survey Drawing No. 006-118-Z2

 6/20/08  
Steven M. Duarte  
Registered Professional Land Surveyor  
State of Texas No. 5940



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.056 ACRES (APPROX. 2,428 S.F.) OUT OF RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, DAVIS SPRING SECTION 8-E, A SUBDIVISION OF RECORD IN CABINET BB, SLIDE 270 (DOCUMENT NO. 2006026945) OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED DATED DECEMBER 18, 2001, OF RECORD IN DOCUMENT NO. 2001096515 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.



SCALE  
1"=50'

PARMER LANE WEST-F.M. 734  
(H/64)  
(200' RIGHT-OF-WAY)

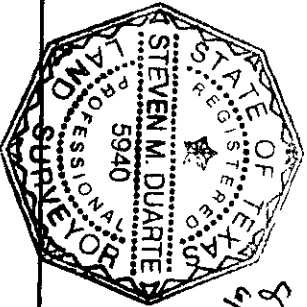
RACHEL SAUL SURVEY  
ABSTRACT NO. 551

BEARING BASIS: GRID AZIMUTH FOR  
TEXAS CENTRAL ZONE, 1983/93 HARN  
VALUES FROM LCRA CONTROL NETWORK.

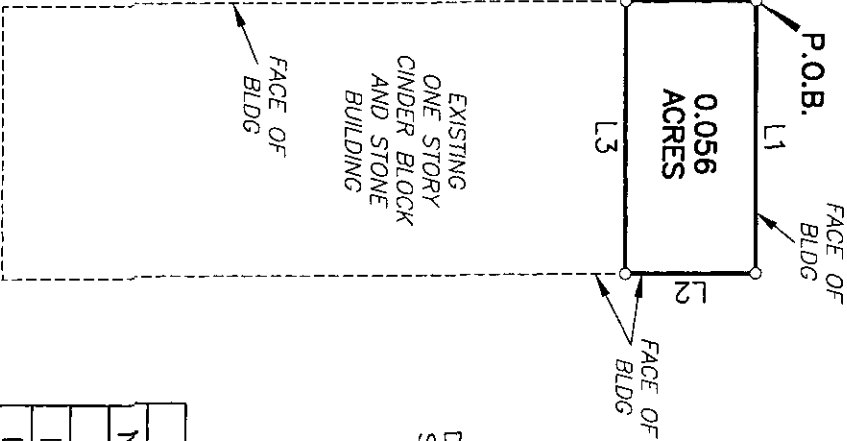
ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 006-118-Z2

- LEGEND
- 1/2" REBAR FOUND
  - ⊗ X IN CONC. FOUND
  - CALCULATED POINT

DATE OF SURVEY, 06/19/08  
PLOT DATE: 06/20/08  
DRAWING NO.: 006-118-Z2  
PROJECT NO.: 006-118



LOT 1  
BLOCK A  
DAVIS SPRING  
SECTION 8-E  
(BB/270)



EXISTING  
ONE STORY  
CINDER BLOCK  
AND STONE  
BUILDING

FACE OF  
BLDG

LOT 1  
BLOCK A  
DAVIS SPRING  
SECTION 8-E  
(BB/270)

PORTION OF  
515.915 AC.  
DAVIS SPRING  
PROPERTIES, LTD.  
(2199/202)

LINE TABLE

No.	BEARING	LENGTH
L1	N69°33'13"E	71.41'
L2	S20°29'22"E	34.00'
L3	S69°33'13"W	71.41'
L4	N20°29'18"W	34.00'
L5	N65°38'46"W	125.75'

Chaparral

