

ORDINANCE NO. 20131212-112

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9513 ½ EAST PARMER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO COMMERCIAL HIGHWAY SERVICES-CONDITIONAL OVERLAY (CH-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 development reserve (DR) district to commercial highway services-conditional overlay (CH-CO) combining district on the property described in Zoning Case No. C14-2013-0112, on file at the Planning and Development Review Department, as follows:

0.44 acre tract of land, more or less, out of the James Manor Survey, Number 40, Abstract Number 546 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 9513 ½ East 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:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height, as defined by City Code, of a building or structure on the property may not exceed 90 feet.
- C. The following uses are prohibited uses of the Property:

Adult oriented business

Commercial blood plasma center

Pawn shop services

Guidance services

Transitional housing

Campground

Drop-off recycling collection facility

Vehicle storage

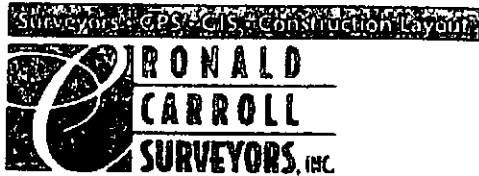
Residential treatment

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

PART 3. This ordinance takes effect on December 23, 2013.

PASSED AND APPROVED

December 12, 2013 §
§
Lee Leffingwell
Mayor
APPROVED: Karen M. Kennard
City Attorney
ATTEST: Jannette S. Goodall
City Clerk



December 10, 2012

page 1 of 2

Field notes for a **0.44 of an Acre** for Atmos Energy for:

Part of the JAMES MANOR SURVEY Number 40, Abstract Number 546, and embracing a portion of the tract described in the deed to The Butler Family Partnership, Ltd., TRACT 3, recorded in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas, and also embracing a portion of the tract described in the deed to Roy A. Butler, FIFTH TRACT, recorded in Volume 4282, Page 1082 of the Deed Records of Travis County, Texas.

BEGINNING at a TxDOT monument with an aluminum cap found in the north right-of-way line of U.S. Highway Number 290 (R.O.W. varies), for the Northwest corner of a tract described in the deed to the State of Texas Parcel 1215, described in the Judgment to the State of Texas recorded in Document Number 2007015033 of the Official Public Records of Travis County, Texas, being the Northeast corner of a tract described in the deed to the State of Texas, Parcel 1216, recorded in Document Number 2005201054 of said Official Public Records, and being the southerly Southeast corner of a tract described in the deed to E/290 Parmer, LTD. recorded in Document Number 2008195889 of said Official Public Records, and being in the west line of said Butler FIFTH TRACT,

THENCE north 27 degrees-56 minutes-05 seconds east along said west line of the Butler FIFTH TRACT, and the southeast line of said E/290 Parmer tract, **257-07/100 feet** to a TxDOT monument with an aluminum cap found in the west right-of-way line of Farm to Market Road Number 734 (Parmer Lane), a dedicated public roadway (R.O.W. varies), being the northwest corner of a tract described in the deed to the State of Texas, Parcel 10 Part 3, recorded in Volume 13218, Page 2072 of said Real Property Records, being the southwest corner of a tract described in the deed to the State of Texas, Parcel 11, recorded in Volume 13105, Page 799 of said Real Property Records, and being the northerly Southeast corner of said E/290 Parmer tract;

THENCE south 38 degrees-42 minutes-55 seconds east, along said west right-of-way line of Farm to Market Road Number 734 (Parmer Lane), and State of Texas Parcel 10 Part 3, a distance of **123-35/100 feet** to a TxDOT Type II concrete monument found for the northerly corner of a tract described in the deed to the State of Texas, Parcel 113, recorded in Document Number 2011073577 of said Official Public Records, said Parcel 113 being at the intersection of said west right-of-way line of F. M. No. 734 with said north line of U. S. Highway Number 290.

THENCE south 15 degrees- 12 minutes- 45 seconds west along a cutback line of said U. S. Highway Number 290, and said State of Texas Parcel 113 tract,, **59-04/100 feet** to a TxDOT Type II concrete monument found for the southwest corner said State of Texas, Parcel 113, and being in said north line of State of Texas Parcel 1215 and U. S. Highway Number 290 right-of-way, also being at the beginning of a curve to the left with a radius of 6,153-61/100 feet.

December 10, 2012

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Field notes for a **0.44 of one Acre** for Atmos for:(continued)

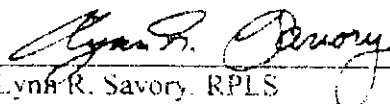
THENCE southwesterly along said north right-of-way line of U.S. Highway Number 290 and State of Texas Parcel 1215, and said curve to the left. **196-52/100** feet to the **PLACE OF BEGINNING**, and containing **0.44 of an Acre**, as surveyed, the long chord of said 196.52 feet arc is **south 67 degrees-54 minutes-35 seconds west**, a distance of **196-51/100** feet.

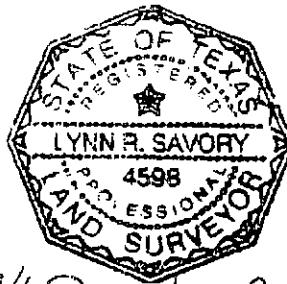
The bearings described herein are related to 'Geodetic' or 'True' North based on GPS observations, processed to the Texas Coordinate System, using the Central Zone, NAD 83 datum, in Survey feet, as referenced to the N.G.S. C.O.R.S. Reference Base Station "LCEL" in Elgin, Texas whose published coordinate is N=10,099,055.105 E=3,229,218.176.

See attached 18"x 24" sketch that accompanies these field notes.

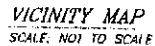
Surveyed April 18, 2012.

RONALD CARROLL SURVEYORS, INC.


Lynn R. Savory, RPLS
State of Texas No. 4598



14 December, 2012



POB = Point of Beginning
POC = Point of Commencement

- A Calculated Point.
- △ Toilet Type II or Stone Monument Found
- Toilet Monument with an Aluminum Cap Found
on Asphalt Surface

See Attached Field Notes

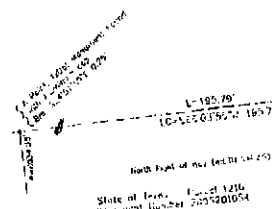
Notes: a) Figures in the headings, where known, are related to the 1975 base levels, based on GPR observations, prominent in the Texas Coastal Plain using the NAD 83 datum. Texas Central Zone as referenced to the 1985 GPR base station "TCL" is 141m, Texas where published coordinate value is 17 10,039,000,105
b) 3,332,218,170

TO ANYONE USING THIS FINANCIAL CONTROLLING SYSTEM 2.5 STARTS

The survey work for this project is on grid coordinates (NAD83), to which the 2011-2012 Control Point, obtained from GPS observations. The datum is the same as the survey observed. The Combined Correction Factor (CCF) for this project is 0.999971643.

The records for the land boundary property line of this tract has been provided by this surveyor or his associates. All other records be documents such as, but not limited to, encumbrances, deed restrictions, restrictive covenants, leases etc. are the responsibility of the client with knowledge of other third parties other than the Surveyor or Company.

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This survey was provided solely for the use of AIAA's Privacy.



POB.

Judgment Document Number: 200701503

U. S. HIGHWAY
Avenue
R. H. W. A. R. T. Y.

Sketch showing part of the
JAMES MANOR SURVEY NUMBER 40, Abstract Number 546,
situated in Manor, Travis County, Texas.
Surveyed April 18, 2012.
RONALD CARROLL SURVEYORS, INC.



SCALE: 1 inch = 20 Feet

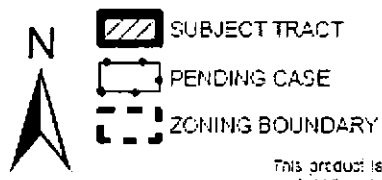
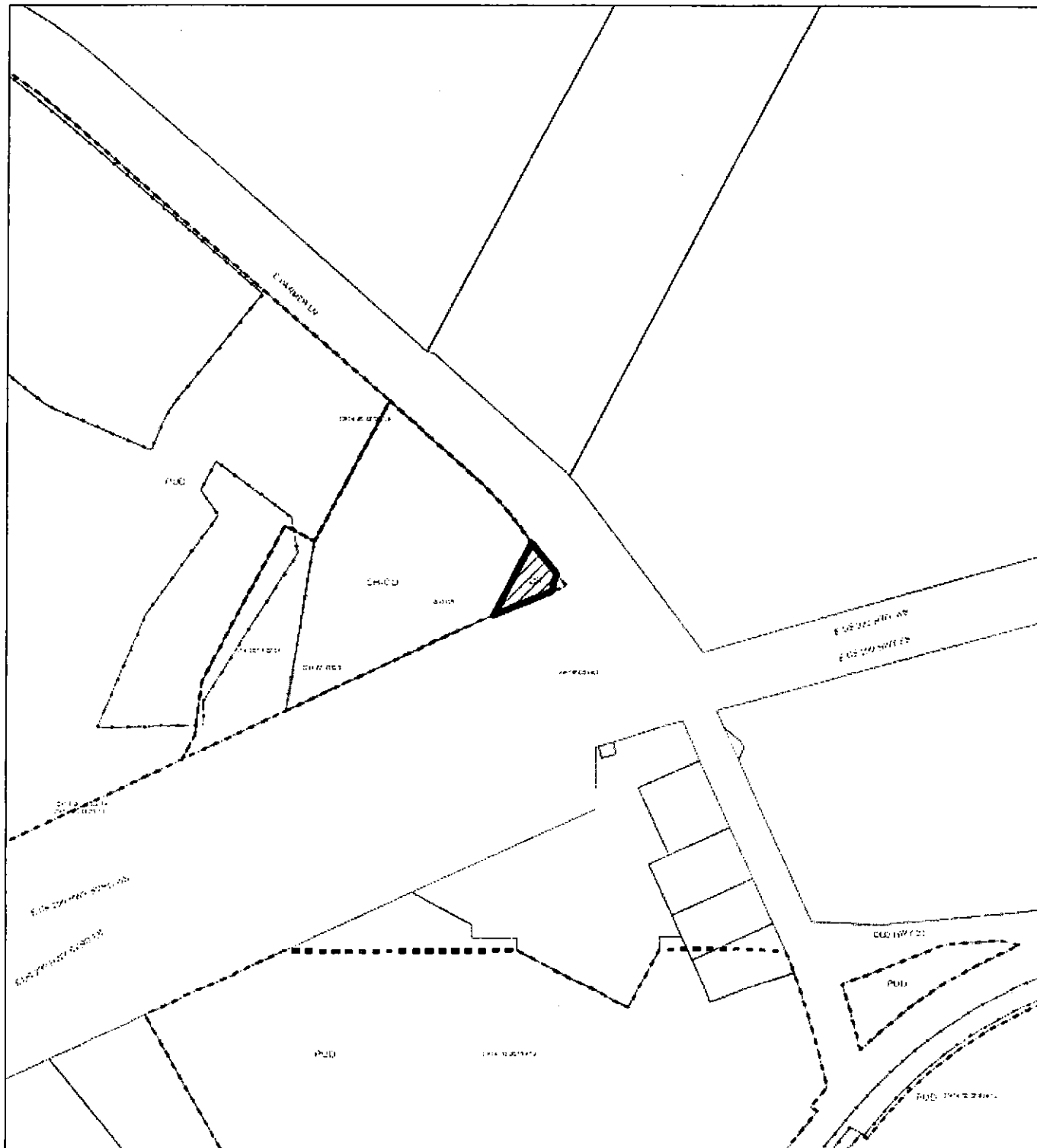
ATMOS ENERGY
U.S. HIGHWAY 290 & PARMER LANE

Sketch showing part of the
JAMES MANOR SURVEY NUMBER 40,
Abstract Number 546,
situated in Manor, Travis County, Texas.

RONALD CARROLL SURVEYORS, INC.

5302 South 31st Street - Temple, Texas 76788
Phone: (254) 773-1447 Fax: (254) 773-1326

12	Atmos. Energy	125 10 6-10	125 10 6-10	125 10 6-10
13	Atmos. Energy	125 10 6-10	125 10 6-10	125 10 6-10



ZONING

ZONING CASE#: C14-2013-0112



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.