ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 12601 TECH RIDGE BOULEVARD 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) district to commercial liquor
sales-conditional overlay (CS-1-CO) combining district on the property described in
Zoning Case No. C14-2014-0185, on file at the Planning and Development Review
Department, as follows:

0.1043 acre tract of land, more or less, being a portion of Lot 1, Block A, First Re-
plat of Parmer South Retail subdivision the tract of land being more particularly
described by metes and bounds in Exhibit “A” incorporated into this ordinance (the
“Property”),

locally known as 12601 Tech Ridge Boulevard 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 condition:

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.

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 3. This ordinance takes effect on ____________________________, 2015.

PASSED AND APPROVED

§
§
§

__________________________, 2015

Steve Adler
Mayor

APPROVED: ___________________________ ATTEST: ___________________________

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk
LEGAL DESCRIPTION
PROPOSED ZONING BOUNDARY

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, BLOCK A, FIRST REPLAT OF PARMER SOUTH RETAIL (A RESUBDIVISION OF LOT 1, BLOCK "A", THE CROSSING AT PARMER LANE SECTION THREE), AS RECORDED IN DOCUMENT NO. 200400172 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO PARMER SOUTH 97, LTD BY DEED RECORDED IN VOLUME 13025, PAGE 807 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at PK Nail found on the east right-of-way line of Tech Ridge Boulevard, at the northwest corner of the above described Lot 1; Thence, with the east right-of-way line of said Tech Ridge Boulevard and the west line of said Lot 1, S31°24'09"W a distance of 211.78 feet to a calculated point, from which a ½" iron rod found bears S31°24'09"W a distance of 135.53 feet; Thence, S58°35'51"E a distance of 84.71 feet to a calculated point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE N31°24'33"E a distance of 43.55 feet to a calculated point for an outside corner of this tract;

THENCE S58°35'27"E a distance of 11.29 feet to a calculated point for an inside corner of this tract;

THENCE N31°24'33"E a distance of 15.13 feet to a calculated point for an outside corner of this tract;

THENCE S58°35'27"E a distance of 73.19 feet to a calculated point for the northeast corner of this tract;
THENCE S31°24'33"W a distance of 42.50 feet to a calculated point for an outside corner of this tract;

THENCE N58°35'27"W a distance of 15.10 feet to a calculated point for an inside corner of this tract;

THENCE S31°24'33"W a distance of 16.18 feet to a calculated point for an outside corner of this tract;

THENCE N58°35'27"W a distance of 69.38 feet to the POINT OF BEGINNING, and containing 4,542 square feet (0.104 acre) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying under my supervision from a survey made on the ground on December 23, 2014 and are true and correct to the best of my knowledge. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. A sketch accompanies this description.

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777

Client: Live Oak Gottesman
Date: December 29, 2014
Job No.: QA554-0003-00
File: J:\Projects\A554\0003-00\Survey\Legal\A554-0003-00 Zoning FN.doc
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'

LEGEND

● 1/2" IRON ROD FOUND
▲ P-K NAIL FOUND
△ CALCULATED POINT
( ) RECORD INFORMATION

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

LINE TABLE

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<th>LINE</th>
<th>BEARING</th>
<th>DISTANCE</th>
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<tr>
<td>L2</td>
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<td>L3</td>
<td>S 58°35'27&quot; E</td>
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<td>L9</td>
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LOT 2, BLK A
FIRST REPLAT OF PARMER SOUTH
RETAIL (A RESUBDIVISION OF LOT 1,
BLOCK "A", THE CROSSING AT
PARMER LANE SECTION THREE)
Doc. No. 200400172

AREA TO BE REZONED
4,542 SQ. FT.

LOT 1, BLK A
FIRST REPLAT OF PARMER SOUTH
RETAIL (A RESUBDIVISION OF LOT 1,
BLOCK "A", THE CROSSING AT
PARMER LANE SECTION THREE)
Doc. No. 200400172

STATE OF TEXAS
13148, Pg. 2594

CROSSING AT PARMER LANE
SECTION THREE
Bk. 102, Pg. 279–280

Client: Live Oak Estates
Date: December 24, 2014
Office: J. Nobles, M. Carney
Crew: R. Hoyer, R. Winona, H. Fernandez
F.B: 669/16
Job No: 0554-0003-00V,500
Files: J:\Projects\0554-0003\Survey\Plot Files\0554-0003-00\Survey Plot Files\0554-0003-00.cfdw
J:\Projects\0554-0003\Survey\Plot Files\0554-0003-00.crdg

TERAFIRMALAND SURVEYING
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 1004441
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