

**ORDINANCE NO. 20150226-057**

**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 Replat 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 March 9, 2015.

**PASSED AND APPROVED**

February 26, 2015

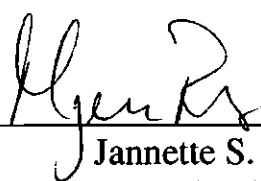

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§  
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Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

   
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;

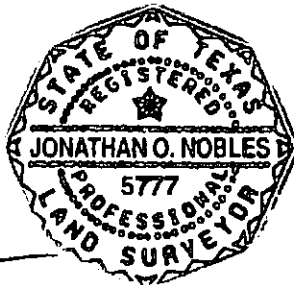
THENCE S31°24'33"W a distance of 42.50 feet to a calculated point for an outside corner of this tract;

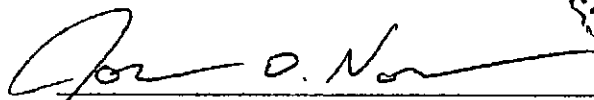
THENCE N58°35'27"W a distance of 15.10 feet to a calculated point for an inside corner of this tract;

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.



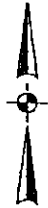
  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777

12/29/2014  
Date

Client: Live Oak Gottesman  
Date: December 29, 2014  
Job No.: 0A554-0003-00  
File: J:\Projects\A554\0003-00\Survey\Legal\A554-0003-00 Zoning FN.doc

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'



## LEGEND

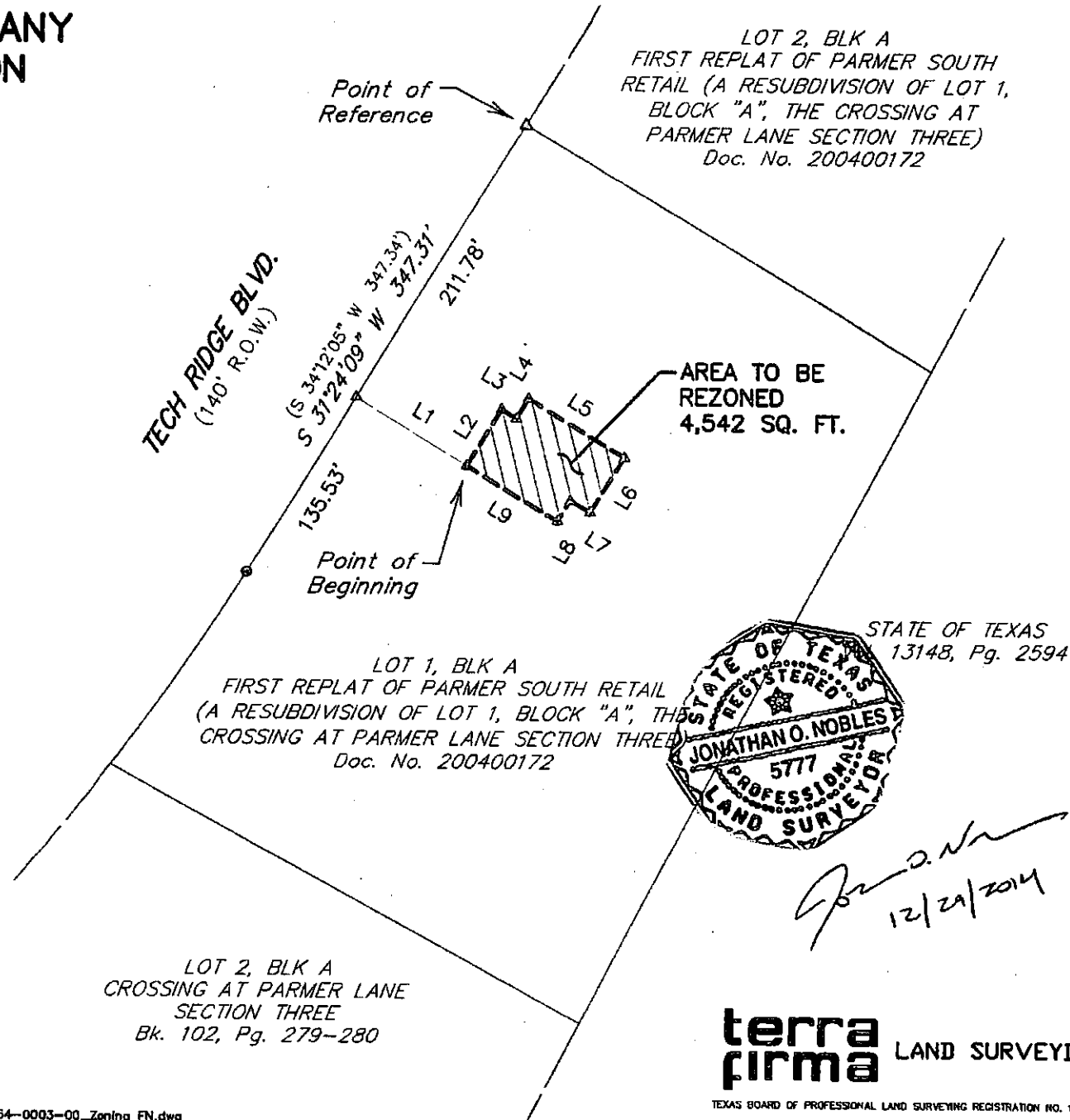
- 1/2" IRON ROD FOUND
- ▲ P-K NAIL FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION

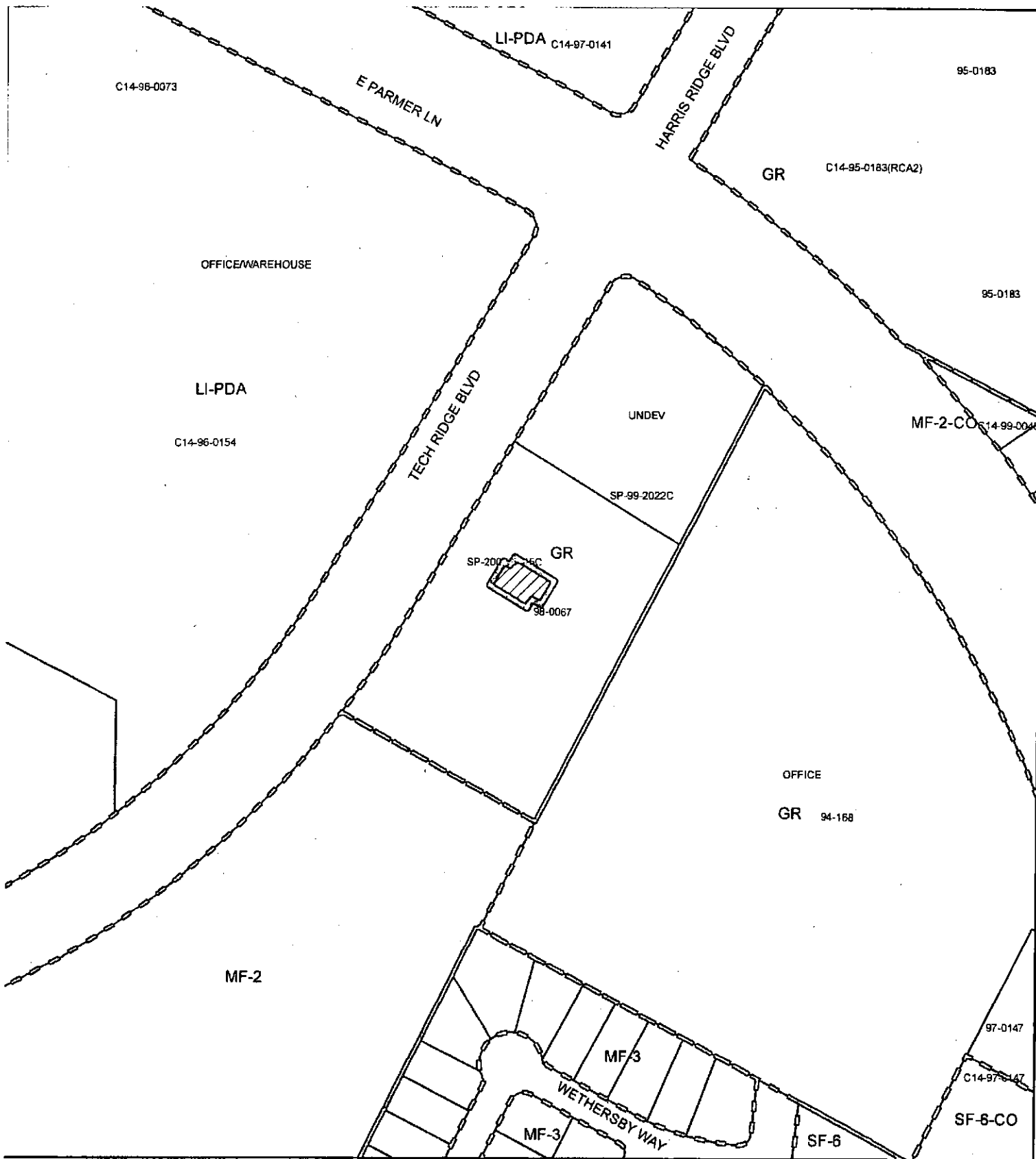
## BEARING BASIS NOTE:




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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°35'51" E	84.71'
L2	N 31°24'33" E	43.55'
L3	S 58°35'27" E	11.29'
L4	N 31°24'33" E	15.13'
L5	S 58°35'27" E	73.19'
L6	S 31°24'33" W	42.50'
L7	N 58°35'27" W	15.10'
L8	S 31°24'33" W	16.18'
L9	N 58°35'27" W	69.38'

Client : Live Oak Gossesman  
Date : December 24, 2014  
Office : J. Nobles, M. Carney  
Crew : R. Meyer, R. Winona, H. Fernandez  
F.B. : 699/16  
Job No : 0A554-0003-00\500  
File : J:\Projects\A554\003\Survey\Drawing Files\500\A554-0003-00\_Zoning FN.dwg  
J:\Projects\A554\003\Survey\Point Files\A554-0003-00.crd





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2014-0185



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 geog by the City of Austin regarding specific accuracy or completeness.

Exhibit B

1" = 200'