

ORDINANCE NO. 041021-Z-15

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2303 WEST PARMER LANE FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR) 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 neighborhood office (NO) district to neighborhood commercial (LR) district on the property described in Zoning Case No.C14-04-0119, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.304 acre tract of land, more or less, out of Lot 5-B in Parmer Heights Section One Subdivision, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 2303 West Parmer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on November 1, 2004.

PASSED AND APPROVED

October 21, 2004

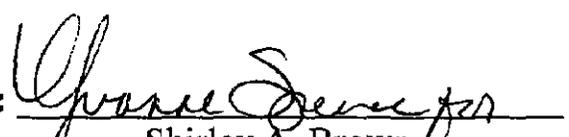
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Will Wynn
Mayor

APPROVED: 

David Allan Smith
City Attorney

ATTEST: 

Shirley A. Brown
City Clerk

FIELD NOTES OF A SURVEY AS PERFORMED BY B & G SURVEYING, INC., OF LOT 5-B, BLOCK B, RESUBDIVISION OF LOT 1, BLOCK A AND LOT 1, BLOCK B, PARMER HEIGHTS SECTION ONE, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 58, PAGE 78, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, **SAVE AND EXCEPT** THEREFROM THAT PORTION OF LOT 5-B WHICH IS NOW STREET RIGHT OF WAY, AS DESCRIBED IN VOLUME 10829, PAGE 552, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE REMAINDER OF LOT 5-B AND IS OWNED BY THOMAS AND VIRGINIA IVARRA, WHOSE DEED IS RECORDED IN VOLUME 1257, PAGE 1174, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the common rear corner of Lots 5-B and Lot 6-B, Block B, of the aforementioned subdivision, said pipe is on the north line of Lot 6-A, Block B, Parmer Lane Heights, Section One, Resubdivision #1, a subdivision of record in Book 45, Page 1 of the Plat Records of Travis County, Texas, said pipe is the southeast corner of the herein described tract and the PLACE OF BEGINNING hereof;

THENCE, along the south line of the aforementioned Lot 5-B, same being the north line of Lot 5-A and Lot 6-A, Block B, of the aforementioned Parmer Lane Heights, Section One, Resubdivision #1, N 60°06'29" W, for a distance of 74.99 feet to a 60 D nail found at the common rear corner of Lots 4-B and Lot 5-B, Block B, of the aforementioned Resubdivision of Lot 1, Block A and Lot 1 Block B, Parmer Heights Section One, for the southwest corner hereof;

THENCE, along the dividing line of said Lots 4-B and 5-B, N 29°59'12" E, for a distance of 176.86 feet, to a ½" iron rod found at the southwest corner of that portion of Lot 5-B as mentioned above set out as street right of way, for the northwest corner hereof, same being a point on the current south right of way line of West Parmer Lane;

THENCE, over and across the aforementioned Lot 5-B, same being the south line of said portion of Lot 5-B, set out as street right of way, same being the current south right of way line of West Parmer Lane, S 60°08'18" E, for a distance of 75.04 feet to a 60 D nail found at the southeast corner of the above said street right of way tract, being a point on the dividing line of the aforementioned Lots 5-B and 6-B, for the northeast corner hereof;

THENCE, along the dividing line of the aforementioned Lots 5-B and 6-B, S 30°00'00" W (Bearing Basis), for a distance of 176.90 to the PLACE OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANING SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



7-29-04

DAVID L. BELL R.P.L.S. NO. 3994

DATE

B & G SURVEYING, INC.
1404 W. NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
(512) 458 - 6969

JO.NO.B0618504

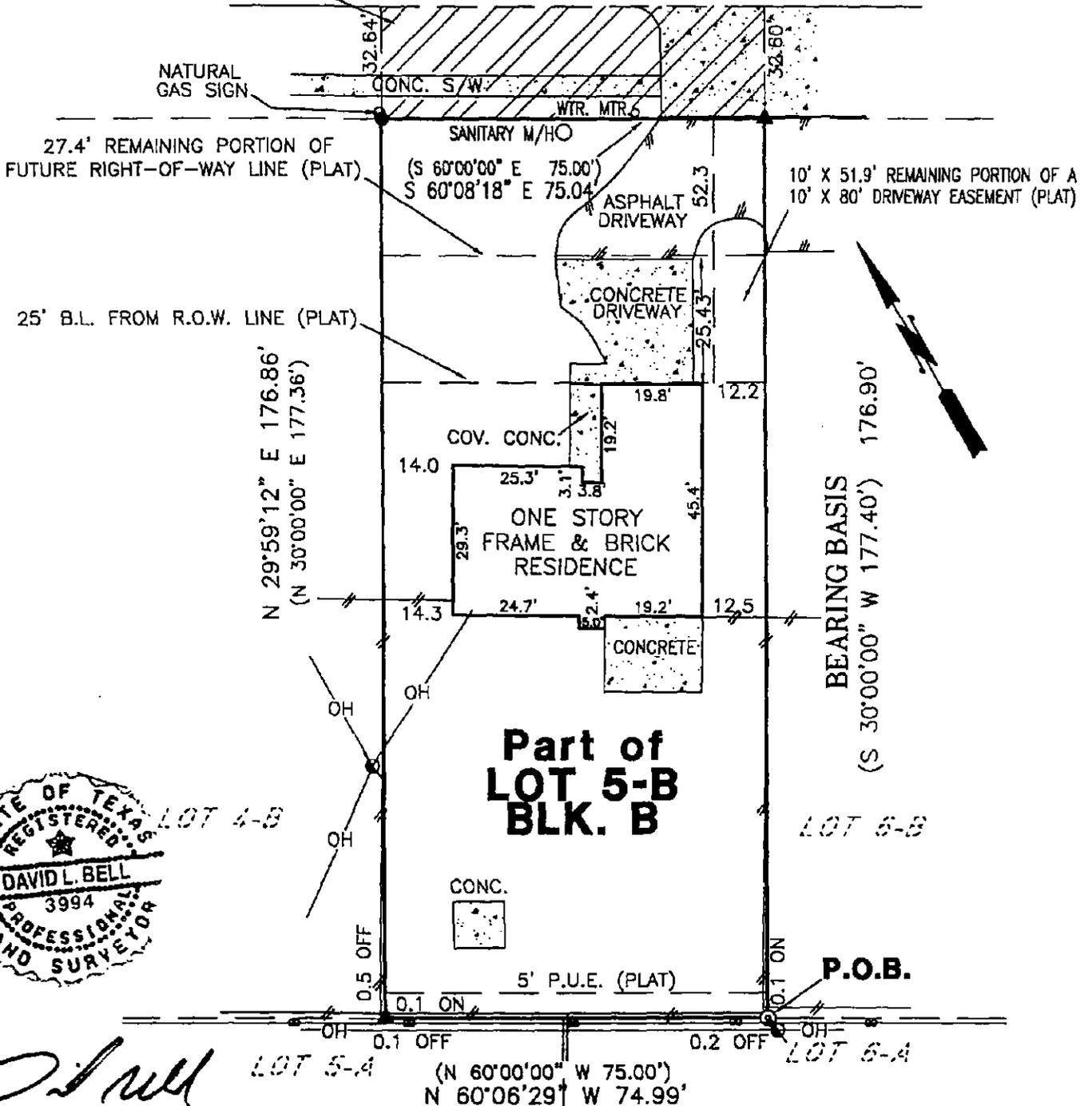


13268 SQ FT. (0.3046) FOR REZONING PURPOSES SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PART OF LOT 5-B SET OUT
FOR STREET R.O.W. IN (V.1089, P.552)

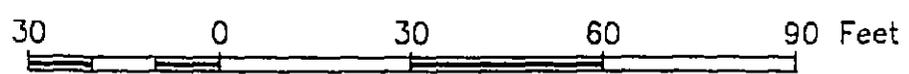
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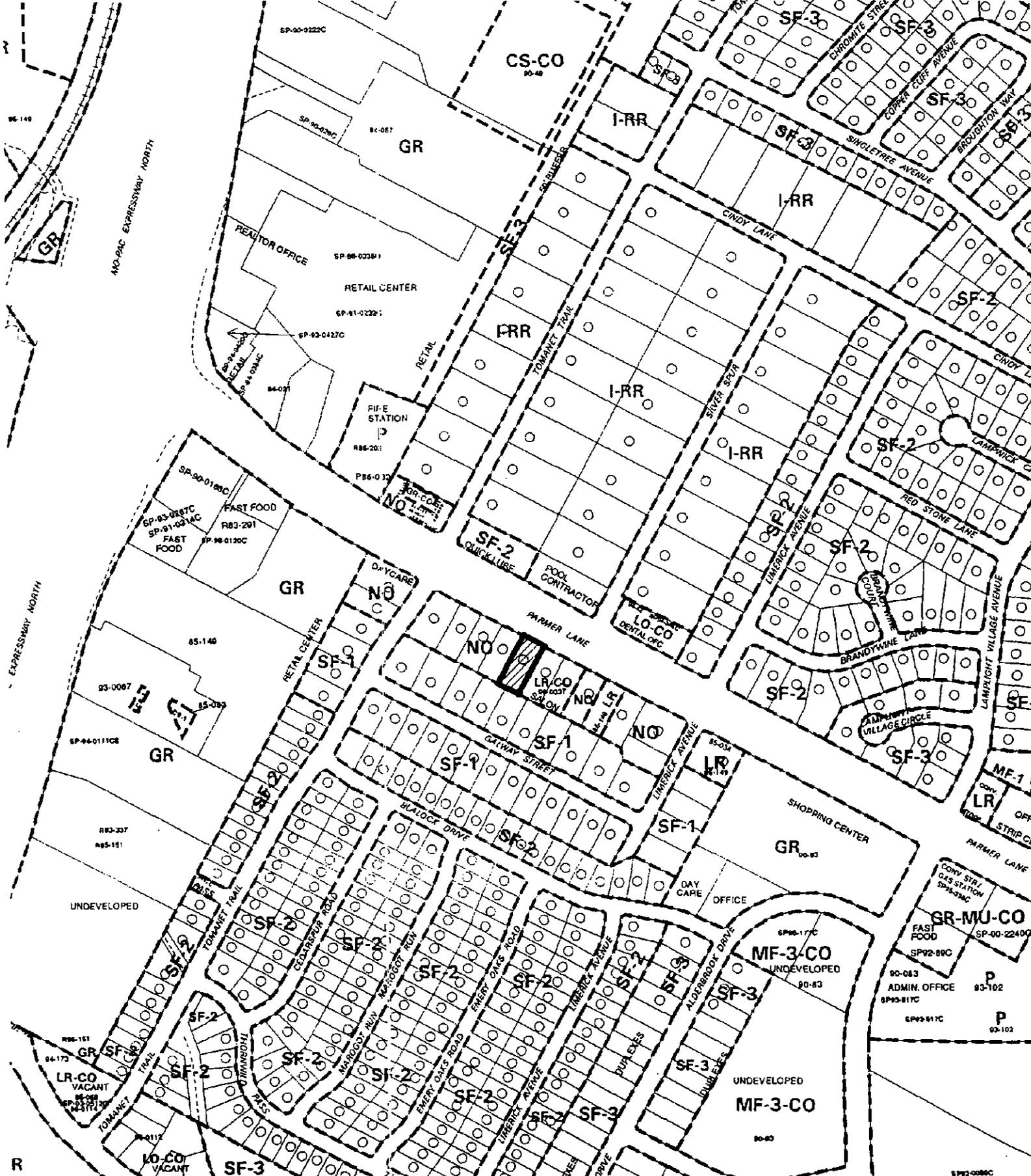
WEST PARMER LANE



D. Bell
7-29-04

PARMER LANE HEIGHTS SECTION 1
(BOOK 45 PAGE 1) & (PER PLAT)





SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G. RHOADES

ZONING EXHIBIT B
 CASE #: C14-04-0119
 ADDRESS: 2303 W PARMER LANE
 SUBJECT AREA (acres): 0.280

CITY GRID REFERENCE NUMBER
 L35

DATE: 04-08

INTLS: SM

1" = 400'

96-140

DUPLICATE