

**ORDINANCE NO. 20190411-036**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1100 EAST PARMER LANE FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING 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 commercial-conditional overlay (LR-CO) combining district to neighborhood commercial (LR) district on the property described in Zoning Case No. C14-2018-0152, on file at the Planning and Zoning Department, as follows:

A 0.840-acre tract of land out of the Memucan Hunt Survey, No. 88, Travis County, Texas, said 0.840 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

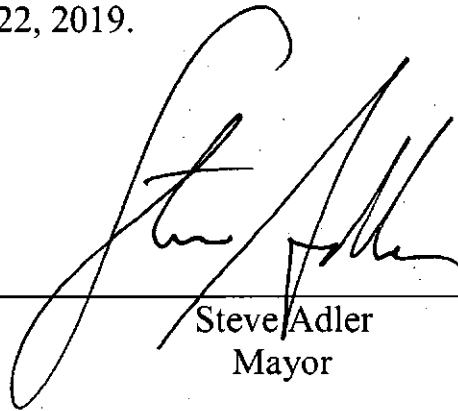
locally known as 1100 East Parmer Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on April 22, 2019.

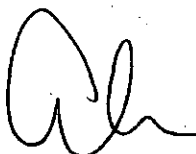
**PASSED AND APPROVED**

\_\_\_\_\_, April 11, 2019

§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

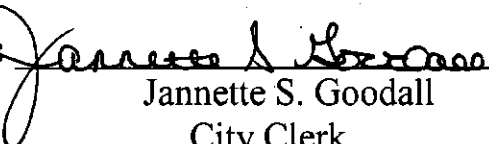
  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

Exhibit A

FIELD NOTES  
0.840-ACRE TRACT

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE MEMUCAN HUNT SURVEY, NO. 88, TRAVIS COUNTY, TEXAS; BEING A REMAINDER PORTION OF A 188.389-ACRE TRACT (TRACT NO. FOUR) AS CONVEYED TO COPPERFIELD IV VENTURE BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12004, PAGE 3040 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the east right-of-way line of East Farmer Lane at the southwest corner of Lot 1, Block D, Harris Ridge Phase 3 Section 3, a subdivision as recorded in Plat Book 102, Page 184 of the Plat Records of Travis County, Texas for the most southerly corner and POINT OF BEGINNING of the herein described tract;

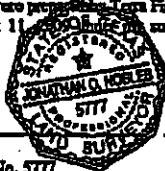
THENCE, with the south line of said Lot 1, Block D, Harris Ridge Phase 3 Section 3, S61°53'33"E a distance of 254.91 feet to a 1/2" iron rod found at the northwest corner of the remainder of a 46.263-acre tract as conveyed to the Oertli Family Partnership, LP by special warranty deed as recorded in Document No. 2007217718 of the Official Public Records of Travis County, Texas, for the most easterly corner of this tract, from which a 1/2" iron rod found at the southeast corner of said Lot 1, Block D, Harris Ridge Phase 3 Section 3 bears S62°19'51"E a distance of 75.30 feet;

THENCE, with the west line of said Oertli Family remainder tract, S17°39'44"W a distance of 287.14 feet to a 1/2" iron rod found on the east right-of-way line of said East Farmer Lane for the most southerly corner of this tract;

THENCE, with the east right-of-way line of said East Farmer Lane, N13°46'34"W a distance of 385.67 feet to the POINT OF BEGINNING, and containing 0.840 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Travis County Land Surveying from a survey made on the ground on August 11, 2014, under my supervision and are true and correct to the best of my knowledge.

  
Jonathan O. Nobler  
Registered Professional Land Surveyor No. 5777



8/11/14  
Date

EXHIBIT "A"

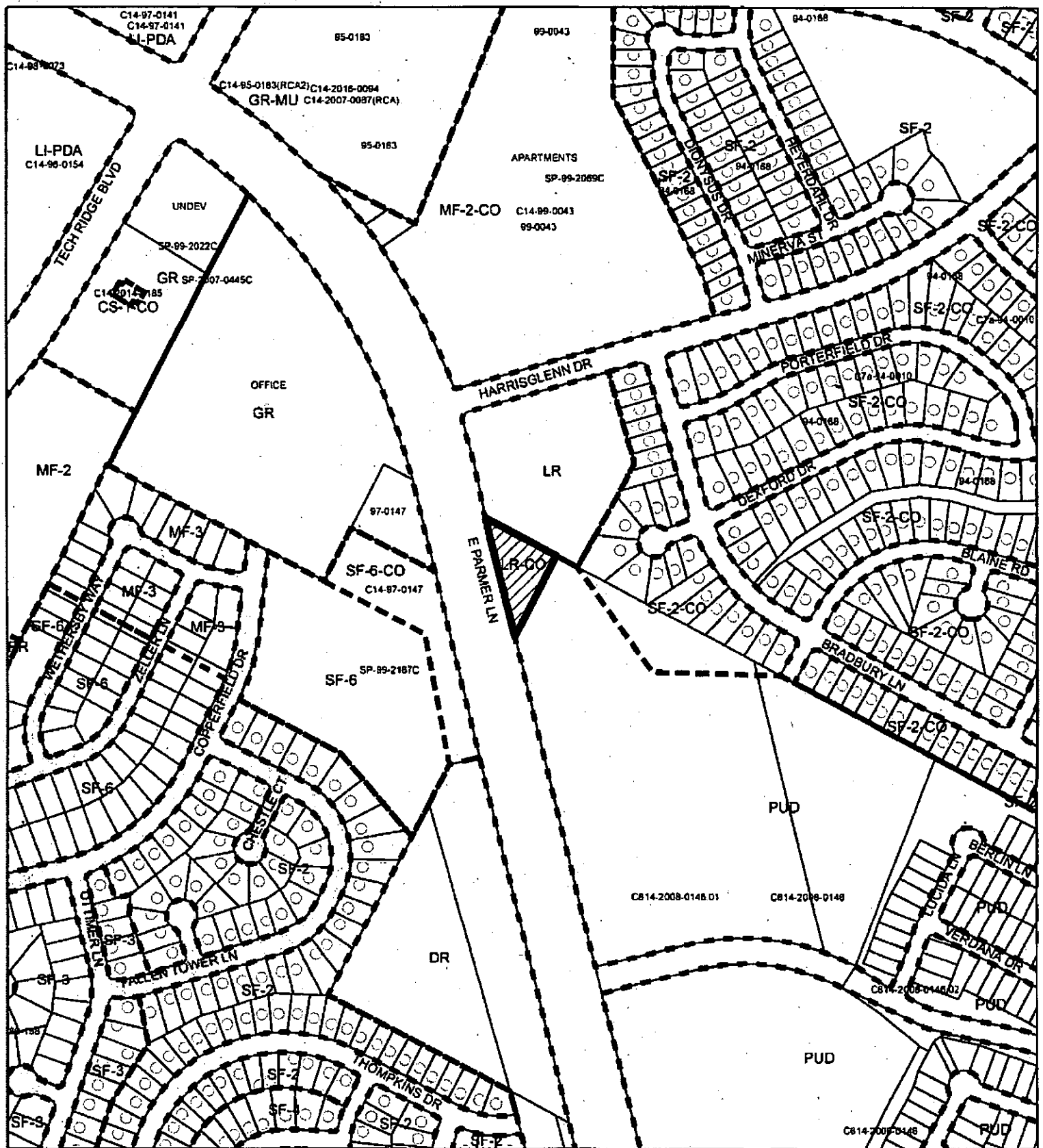





FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

January 02 2015 08:25 AM

FEE: \$ 34.00 2015000006



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

ZONING CASE#: C14-2018-0152

## EXHIBIT "B"

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.



Created: 12/19/2018