ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 7415 SOUTHWEST PARKWAY IN THE OAK HILL
COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY
COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO
COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (GR-MU-
NP) COMBINING DISTRICT ON TRACT 1 AND FROM COMMERCIAL-
LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-
CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED
USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-CO-NP)
COMBINING DISTRICT ON TRACT 2.

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-neighborhood plan (GR-NP)
combining district to community commercial-mixed use-neighborhood plan (GR-MU-NP)
combining district on Tract 1 and from commercial liquor sales-conditional overlay-
neighborhood plan (CS-1-CO-NP) combining district to commercial liquor sales-mixed
use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district on
Tract 2 on the property described in Zoning Case No. C14-2019-0003, on file at the
Planning and Zoning Department, as follows:

Tract 1:
Lot 3, Block P, Lantana Phase 1, Section 2, a subdivision in Travis County, Texas,
according to the map or plat thereof recorded in Document No. 200000150, of the
Plat Records of Travis County, Texas, SAVE AND EXCEPT

Tract 2:
0.279 of an acre (12,138 square feet) of land situated in the John D. McAllister
Survey No. 71, Abstract No. 561, in Travis County, Texas, said 0.279 acres of land
being more particularly described by metes and bounds in Exhibit “A”
incorporated into this ordinance (cumulatively referred to as the “Property”),
locally known as 7415 Southwest Parkway in the City of Austin, Travis County, Texas,
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. Development of the Property on Tract 2 may not exceed a floor to area ratio (F.A.R.) of 1 to 1.

B. The following uses are not permitted uses of the Property on Tract 2:

- Agricultural sales and services
- Custom manufacturing
- Exterminating services
- Veterinary services
- Commercial blood plasma center
- Electronic prototype assembly
- Plant nursery

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, commercial-liquor sales (CS-1) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20081211-097 that established zoning for the West Oak Hill Neighborhood Plan.
PART 5. This ordinance takes effect on ______________, 2020.

PASSED AND APPROVED

_________________________, 2020

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Steve Adler
Mayor

APPROVED: ____________________________ ATTEST: ____________________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk
FIELD NOTES

A DESCRIPTION OF 0.279 OF AN ACRE (12,138 SQUARE FEET) OF LAND SITUATED IN THE JOHN D. McALLISTER SURVEY NO. 71, ABSTRACT NO. 561, IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 3, BLOCK P, LANTANA PHASE 1, SECTION 2, A SUBDIVISION WHOSE PLAT IS RECORDED IN DOCUMENT NO. 200000150 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO OUT OF RETAIL UNIT A-2, DECLARATION OF CONDOMINIUM REGIME FOR LANTANA PLACE, AS RECORDED IN DOCUMENT NO. 2017067525 OF THE SAID OFFICIAL PUBLIC RECORDS, SAID 0.279 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at an 80d nail found for a point of tangency on the south right-of-way (R.O.W.) line of Southwest Parkway, R.O.W. varies, same being on the north line of said Lot 3, Block P and the north line of said Retail Unit A-2, from which, a 60d nail found, for a point of curvature on the said south R.O.W. line of Southwest Parkway at the intersection with the west R.O.W. line of William Cannon Drive West, R.O.W. varies, same being the most northerly northeast corner of said Lot 3, Block P and the most northerly northeast corner of said Retail Unit A-2, bears, S43°01'36"E, 353.00 feet;

THENCE, departing the said south R.O.W. line of Southwest Parkway, same being the said north line of Lot 3, Block P and the said north line of Retail Unit A-2, crossing a portion of said Lot 3, Block P and said Retail Unit A-2, N78°53'20"W, 283.54 feet to a calculated point, for the POINT OF BEGINNING of the herein described 0.088 acre tract;

THENCE, crossing a portion of said Lot 3, Block P and said Retail Unit A-2 the following fifty-four (54) courses:

1. S27°53'22"W, 12.17 feet to a calculated point,
2. S62°06'38"E, 11.94 feet to a calculated point,
3. S27°53'22"W, 49.84 feet to a calculated point,
4. N62°06'38"W, 51.26 feet to a calculated point,
5. N27°53'22"E, 9.28 feet to a calculated point,
6. N62°06'38"W, 14.72 feet to a calculated point,
7. S27°53'22"W, 2.65 feet to a calculated point,
8. N62°06'38"W, 7.77 feet to a calculated point,
9. S27°53'22"W, 6.68 feet to a calculated point,
10. N62°06'38"W, 94.75 feet to a calculated point,
11. S27°53'22"W, 1.51 feet to a calculated point,
12. N62°06'38"W, 12.87 feet to a calculated point,
13. N27°53'22"E, 1.74 feet to a calculated point,
14. N62°06'38"W, 11.54 feet to a calculated point,
15. S27°53'22"W, 1.74 feet to a calculated point,
16. N62°06'38"W, 15.80 feet to a calculated point,
17. N27°53'22"E, 50.15 feet to a calculated point,
18. S62°06'38"E, 11.38 feet to a calculated point,
19. N27°53'22"E, 3.86 feet to a calculated point,
20. S62°06'38"E, 4.42 feet to a calculated point,
21. S27°53'22"W, 1.73 feet to a calculated point,
22. S62°06'38"E, 11.54 feet to a calculated point,
23. N27°53'22"E, 1.73 feet to a calculated point,
24. S62°06'38"E, 2.04 feet to a calculated point,

25. N27°53'22"E, 9.47 feet to a calculated point, from which, the most northerly northeast corner of a General Common Element (GCE), as shown on the said Declaration of Condominium Regime for Lantana Place, on the said south R.O.W. line of Southwest Parkway, same being the north line of said Lot 3, Block P, and also being the most northerly northwest corner of said Retail Unit A-2, bears N12°41'21"E, 182.12 feet,
26. S62°06'38"E, 4.42 feet to a calculated point,
27. S27°53'22"W, 0.96 feet to a calculated point,
28. S62°06'38"E, 4.97 feet to a calculated point,
29. S27°53'22"W, 0.23 feet to a calculated point,
30. S62°06'38"E, 49.68 feet to a calculated point,
31. N27°53'22"E, 0.23 feet to a calculated point,
32. S62°06'38"E, 7.08 feet to a calculated point,
33. S27°53'22"W, 0.23 feet to a calculated point,
34. S62°06'38"E, 17.71 feet to a calculated point,
35. N27°53'22"E, 0.23 feet to a calculated point,
36. S62°06'38"E, 7.08 feet to a calculated point,
37. S27°53'22"W, 0.23 feet to a calculated point,
38. S62°06'38"E, 17.71 feet to a calculated point,
39. N27°53'22"E, 0.23 feet to a calculated point,
40. S62°06'38"E, 6.27 feet to a calculated point,
41. N27°53'22"E, 1.06 feet to a calculated point,
42. S62°06'38"E, 4.34 feet to a calculated point,
43. S27°53'22"W, 1.29 feet to a calculated point,
44. S62°06'38"E, 5.37 feet to a calculated point,
45. N27°53'22"E, 1.29 feet to a calculated point,
46. S62°06'38"E, 4.34 feet to a calculated point,
47. S27°53'22"W, 1.29 feet to a calculated point,
48. S62°06'38"E, 5.37 feet to a calculated point,
49. N27°53'22"E, 1.29 feet to a calculated point,
50. S62°06'38"E, 8.00 feet to a calculated point,
51. S27°53'22"W, 1.29 feet to a calculated point,
52. S62°06'38"E, 17.72 feet to a calculated point,
53. N27°53'22"E, 1.29 feet to a calculated point, and
54. S62°06'38"E, 7.33 feet to the POINT OF BEGINNING and containing 0.279 of an acre (12,138 square feet) of land more or less.

Bearing Basis: Lot 3, Block P, Lantana Phase 1, Section 2, recorded in Document No. 200000150, Official Public Records Travis County, Texas

REFERENCE

TCAD Property ID: 494805
City of Austin GRID: C21

I hereby certify that the metes and bounds description and sketch were based on an on the ground survey prepared by Ramsey Land Surveying during April 2017.

Clifton Seward RPLS No.4337
Ramsey Land Surveying
TBPLS Firm License No.10033200
P.O. Box 92768
Austin, Texas 78709-2768
512.301.9398

Page 4 of 4
DRAWING PATH: 1816-BUILDING 4.45S

RAMSEY LAND SURVEYING
TBPLS FIRM LICENSE NO. 100333200
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-3398
cseaward@rfsurveying.com

SKETCH TO ACCOMPANY FIELD NOTE NO. 1816-02
LOT 3, BLOCK P
LANTANA PHASE 1, SECTION 2
DOCUMENT NO. 200000150
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
JOB NO. 1816
PAGE 2 OF 2

BUILDING 4
0.279 ACRE
(12,138 SQ. FT.)

POINT OF BEGINNING

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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.

ZONING CASE#: C14-2019-0003

Exhibit B

Created: 1/9/2019