ORDINANCE NO. __________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12704 AND 12706 HARRIS BRANCH PARKWAY FROM DEVELOPMENT RESERVE (DR) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE (CS-MU) 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 development reserve (DR) district to general commercial services-mixed use (CS-MU) combining district on the property described in Zoning Case No. C14-2021-0171, on file at the Housing and Planning Department, as follows:

1.5773 acres (68,705 square feet) out of the remainder of Lot B, M AND J ADDITION SECTION 3, a subdivision in Travis County, Texas, recorded in Volume 85, Pages 1D-2A of the Plat Records of Travis County, Texas, said 1.5773 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 12704 and 12706 Harris Branch Parkway in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on ________________, 2022.

PASSED AND APPROVED

___________________________, 2022

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___________________________

Steve Adler
Mayor

APPROVED: ________________________ ATTEST: ________________________

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

Draft 2/3/2022

Page 1 of 1

COA Law Department
**Legal Description**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.5773 ACRES (68,705 SQUARE FEET) OUT OF THE REMAINDER OF LOT B, M & J ADDITION SECTION 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 85, PAGES 1D-2A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID REMAINDER OF LOT B CONVEYED TO HOMER H. RICH AND SUE RICH REVOCABLE LIVING TRUST IN DOCUMENT NO. 2020061997 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.5773 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 2-inch iron pipe found in the northwest right-of-way line of Harris Branch Parkway (Right-of-way varies, previously platted as Cameron Road), being the east corner of Lot C of said M & J Addition Section 3, and being the south corner of said remainder of Lot B, for the south corner and POINT OF BEGINNING hereof, from which a 1/2-inch iron rod found in the northwest right-of-way line of said Harris Branch Parkway, being the east corner of Lot 5, Harris Parmer Crossing, a subdivision in Travis County, Texas, recorded in Document No. 200300111 (O.P.R.T.C.T.), and being the south corner of Lot D of said M&J Addition Section 3 bears, S27°22'20"W, a distance of 693.05 feet;

THENCE, leaving the northwest right-of-way line of said Harris Branch Parkway, with the northeast line of said Lot C and the southwest line of said remainder of Lot B, N61°44'23"W, a distance of 224.02 feet to a calculated point for the west corner hereof, from which a calculated point in the southeast line of a called 54.391 acre tract conveyed to Jennifer Jo Bird in Document No. 2002068364 (O.P.R.T.C.T.), being the north corner of said Lot C, and being the west corner of said remainder of Lot B bears, N61°44'23"W, a distance of 1,614.17 feet (from which a 1/2-inch iron rod found bears, S31°22'00"W, a distance of 1.74 feet);

THENCE, leaving the northeast line of said Lot C and the southwest line of said remainder of Lot B, over and across said remainder of Lot B, N27°31'29"E, a distance of 307.86 feet to a calculated point for the north corner hereof, said point being in the southwest right-of-way line of Howard Lane (114° Right-of-way), and being in the northeast line of said remainder of Lot B, from which a 1-inch iron rod found in the southeast line of said Jennifer Bird tract, being the west corner of the remainder of Lot A of said M & J Addition Section 3, and being the north corner of said remainder of Lot B bears, N61°44’23”W, a distance of 1,560.45 feet;

THENCE, with the southwest right-of-way line of said Howard Lane and the northeast line of said remainder of Lot B, S61°44’23”E, a distance of 199.26 feet to a 1/2-inch iron rod with “4Ward Boundary” cap set for a point of curvature hereof, said point being the beginning of a right-of-way transition between the southwest right-of-way line of said Howard Lane and the northwest right-of-way line of said Harris Branch Parkway, and being a point of curvature in the northeast line of said remainder of Lot B;

THENCE, continuing with the northeast line of said remainder of Lot B, and with said right-of-way transition between said Howard Lane and said Harris Branch Parkway, along the arc of a curve to the right, whose radius is 25.00 feet, whose arc length is 38.18 feet and whose chord bears S16°26’30”E, a distance of 34.58 feet to a 1/2-inch iron rod with “4Ward Boundary” cap set for a point of tangency hereof, said point being the end of said right-of-way transition between said Howard Lane and said Harris Branch Parkway;

Exhibit A
**THENCE**, with the northwest right-of-way line of said Harris Branch Parkway and the southeast line of said remainder of Lot B, **S27°22'20"W**, a distance of **283.29** feet to the **POINT OF BEGINNING** and containing **1.5773** Acres (**68,705 Square Feet**) of land, more or less.

**NOTE:**
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000089449777. See attached sketch (reference drawing: 01221_Zoning Exhibit.dwg)

Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC  

TCAD Parcel # 247934  
COA Grid # Q-31
REMAINDER OF LOT "B"
HOMER H. RICH AND SUE RICH REVOCABLE LIVING TRUST
DOC. NO. 2020061997
O.P.R.T.C.T.

M & J ADDITION
SECTION 3
VOL. 85, PG. 1D-2A
P.R.T.C.T.

ZONING EXHIBIT
1.5773 ACRE(S)
68,705 SQUARE FEET

HOWARD LANE
(114' R.O.W.)

REMAINDER OF LOT "A"
FROM WHICH A 1/2" IRON ROD FOUND BEARS S31°22'00"W, 1.74'
[1.614.17']

N61°44'23"W
(1.838.19'
1.838.95")

HARRIS BRANCH PARKWAY
(PLATTED AS CAMERON ROAD)
(R.O.W. VARIES)

ZONING EXHIBIT
1.5773 ACRE(S)
68,705 SQUARE FEET

HOWARD LANE
(114' R.O.W.)

REMAINDER OF LOT "C"

P.O.B.
GRID N: 10,111,466.47
GRID E: 3,155,516.48

REMAINDER OF LOT "D"

1.5773 ACRE
ZONING EXHIBIT
City of Austin, Travis County, Texas
[A]
CALLED 54.391 ACRES
JENNIFER JO BIRD
DOC. NO. 2002068364
O.P.R.T.C.T.

[B]
MARQUITA CASTRO
SURVEY NO. 50
ABSTRACT NO. 160

[C]
LOT 5
HARRIS PARMER CROSSING
DOC. NO. 200300111
O.P.R.T.C.T.

NOTES:
1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000089449777.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

1.5773 ACRE
ZONING EXHIBIT
City of Austin, Travis County, Texas