ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4001 WEST PARMER LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL OFFICE (GO) 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-conditional overlay (GR-CO) combining district to general office (GO) district on the property described in Zoning Case No. C14-2019-0169, on file at the Housing and Planning Department, as follows:

A 3.97 acre tract of land out of Lot 1, Block T, the Resubdivision of Lot 37, Block T, Milwood Section Six, a subdivision in Travis County Texas, said 3.97 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 4001 West 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 ________________, 2022.

PASSED AND APPROVED

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_____________________________, 2022

Steve Adler
Mayor

APPROVED: ______________________ ATTEST: __________________

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk
LEGAL DESCRIPTION

BEING A 3.970 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK T, THE RESUBDIVISION OF LOT 37, BLOCK T, MILWOOD SECTION SIX, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS DOCUMENT NO. 199900219, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.970 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch rebar with “Chaparral” cap found at the northerly common corner of said Lot 1 and of Lot 5 of said Block T, said point being on the southerly right-of-way line of Parmar Lane (F.M. 734) (right-of-way width varies), for the most northerly corner and the POINT OF BEGINNING hereof;

THENCE, along the common line of said Lot 1 and of the southerly right-of-way line of Parmar Lane, S63°34’08”E, a distance of 48.00 feet to a calculated point, being the northerly common corner of said Lot 1 and of Lot 4 of said Block T;

THENCE, along common lines of said Lot 1 and of said Lot 4, the following two (2) courses and distances:

1. S26°25’11”W, a distance of 235.76 feet to a found ½-inch iron rebar with “Chaparral” cap;

2. S63°33’43”E, a distance of 128.79 feet to a calculated point;

THENCE, over and across said Lot 1 the following five (5) courses and distances:

1. S26°26’25”W, a distance of 57.28 feet to a calculated point;

2. N63°28’11”W, a distance of 25.18 feet to a calculated point;

3. S26°38’48”W, a distance of 250.02 feet to a calculated point;

4. S62°47’14”E, a distance of 30.00 feet to a calculated point;

5. S26°38’48”W, a distance of 171.36 feet to a calculated point on a common line of said Lot 1 and of Lot 7 of said Block T;

THENCE, along common lines of said Lot 1 and of said Lot 7, the following three (3) courses and distances:

1. N69°36’17”W, a distance of 170.78 feet to a calculated point;

EXHIBIT “A”
2. N46°45'09"W, a distance of 233.32 feet to a found ½-inch iron rebar with “Chaparral” cap;

3. N32°40'11"E, a distance of 364.86 to a ½-inch iron rebar with “Chaparral” cap found on a southerly line of said Lot 5;

THENCE, along common lines of said Lot 1 and of said Lot 5, the following four (4) courses and distances:

1. S57°18’01”E, a distance of 58.99 feet to a found ½-inch iron rebar with “Chaparral” cap;

2. N53°32'50"E, a distance of 54.93 feet to a found ½-inch iron rebar with “Chaparral” cap;

3. S63°33'09"E, a distance of 89.85 feet to a found ½-inch iron rebar with “Chaparral” cap

4. N26°25'05"E, a distance of 260.14 feet to the POINT OF BEGINNING, and containing 3.970 acres of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 11th day of November, 2019.

[Signature]
Sydney S. Xinos, R.P.L.S. 5361
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TBPLS Firm No. 10194419