

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0055 (Parmer@Dessau Rezoning Project)

DISTRICT: 1

ADDRESS: 1610 E. Parmer Lane

ZONING FROM: GR

TO: CS-1

SITE AREA: 7,827 sq. ft.

PROPERTY OWNER: 6015 Hillcroft LP (Ryan Dennard)

AGENT: Thrower Design LLC (A. Ron Thrower)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends CS-1, Commercial-Liquor Sales District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

August 15, 2023: Approved staff's recommendation of CS-1 zoning by consent (8-0, K. Garrett, L. Stern and R. Johnson-absent); B. Greenberg-1st, A. Flores-2nd.

CITY COUNCIL ACTION:

September 14, 2023

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a vacant suite within a 0.91 acre lot that is currently developed with a commercial retail center (Parmer Ridge Plaza) located at the northwest corner of E. Parmer Lane and Dessau Road. The lots to the north and west are developed with a restaurant uses. To the east, across Dessau Road, and to the south across, Parmer Lane, there are services stations, with accompanying convenience stores. The applicant is requesting a 7,827 footprint area of CS-1 zoning to add a liquor sales use within the existing commercial center development.

The staff recommends Commercial-Liquor Sales district zoning as the property in question meets the intent of the requested district. The site is located within an existing commercial/retail center at the northwest intersection of two arterial roadways, E. Parmer Lane and Dessau Road and the proposed zoning will provide additional commercial services to the surrounding community.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Commercial-Liquor Sales district is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

2. The proposed zoning should allow for a reasonable use of the property.

The CS-1 zoning district would allow for a fair and reasonable use of the site. A 7,827 footprint of CS-1 zoning is appropriate at this location as it will be part of a larger retail development at the corner of a major intersection. It is consistent with surrounding land uses because of the commercial character of the area. The proposed rezoning will allow for additional retail uses to provide services to the multifamily residential developments to the north, east and south.

3. Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.

This property in question is located at the northwest intersection of two Level 4/major arterial roadways, East Parmer Lane and Dessau Road and is within the Dessau Lane and E. Parmer Lane Activity Corridors, as designated by the Imagine Austin Comprehensive Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Commercial Center (Parmer Ridge Plaza: Dunkin Donuts, T-Mobile, Papa Johns Pizza, Peak Dental)
<i>North</i>	GR	Restaurant (Waffle House), Retail Sales (O'Reilly Auto Parts)
<i>South</i>	GR-CO	Service Station (Exxon)/Convenience Store (7-Eleven), Retail Sales (Auto Zone Auto Parts)
<i>East</i>	I-RR	Service Station (Shell)/Convenience Store (Circle K)
<i>West</i>	GR	Restaurant (McDonald's)

NEIGHBORHOOD PLANNING AREA: N/ATIA: Not RequiredWATERSHED: Walnut CreekSCHOOLS: Pflugerville I.S.D.NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
 Friends of Austin Neighborhoods
 Harris Ridge Phase IV
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTexas
 Sierra Club, Austin Regional Group
 TechRidge Neighbors
 Yager Community

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0083 (A Star Signs & Printing: 12311 Delsau Road)	I-SF-2 to CS-CO	9/18/18: To grant CS-CO zoning, with the following additional prohibited uses: Adult Oriented Businesses, Bail Bond Services, Alternative Financial Services and Pawn Shop Services, on consent (9-0, D. Breithaupt and B. Greenberg-absent). [S. Lavani- 1st, B. Evans-2 nd .	11/01/18: To grant CS-CO zoning, with a CO to limit the site to less than 2,000 vehicular trips per day and prohibit the following uses: Equipment repair services, Equipment sales, Construction sales & services, Vehicle storage, Exterminating services, Commercial blood plasma center, Laundry services,

			Drop-off recycling collection facility, Transportation terminal, Kennels, Limited warehousing and distribution, Adult Oriented Businesses, Bail Bond Services, Alternative Financial Services and Pawn Shop Services. (9-1, G. Casar- Nay, L. Pool – off dais); 1st reading only. 11/29/18: Ordinance No. 20181129-050 for CS-CO zoning was approved on Council Member Pool’s motion, Council Member Houston’s second on a 8-1 vote. Council Member Flannigan voted nay. Council Member Alter was off the dais. Council Member Troxclair was absent.
C14-2018-0057 (Techridge: 1915 E. Parmer Ln, 1819 E. Parmer Ln, 12201 Dessau Rd, 12211 Dessau Rd, and 12209 Dessau Rd.)	I-GR to GR- MU	09/04/18: Approved staff rec. of GR-MU by consent (8-0, S. Lavani, A. Tatkow and J. Kiolbassa-absent); B. Greenberg-1 st , J. Duncan-2 nd .	10/04/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20181004-050 for GR-MU zoning was approved on Council Member Pool’s motion, Council Member Renteria’s second on a 10-0 vote. Council Member Troxclair was absent.
C14-2016-0092 (Tech Ridge Residences: 12200 Jourdan Crossing Boulevard)	DR to MF-3	11/15/16: Approved staff’s rec. of MF-3 zoning by consent (9-0, D. Breithaupt and G. Rojas-absent); S. Harris-1 st , S. Lavani-2 nd .	12/08/16: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20161208-037 for MF-3 district zoning was approved on Council Member Troxclair’s motion, Council Member Zimmerman’s second on a 10-0 vote. Mayor Pro Tem Tovo was absent.
C14-2015-0143 (Rezoning of Lots 1, 2, and 7 of Parmer Place: 12320 and 12400 Dessau Road and 1600 East Parmer Lane)	GR to MF-3-CO	12/01/15: Approved staff’s recommendation of MF-3-CO zoning, with a CO to limit development on the property to MF-2 density limitations (up to 23 units per acre), on consent (10-0); B. Evans, S. Harris-2 nd .	12/10/15: Approved MF-3-CO zoning on consent on 1st reading (10-0, S. Adler-absent); D. Zimmerman-1st, D. Garza-2nd. 2/11/16: Approved MF-3-CO zoning on consent on 2nd/3rd readings (11-0); O. Houston-1st, P. Renteria-2nd.

C14-2014-0102 (Storage Center- Parmer Lane: 1714 & 1724 East Parmer Lane)	I-RR to CS	7/15/14: Approved staff's recommendation of CS-CO zoning, with a CO to limit the development intensity for the entire site to less than 2,000 vehicle trips per day and prohibit the following uses: Equipment Repair Services, Equipment Sales, Construction Sales and Services, Vehicle Storage, Exterminating Services, Commercial Blood Plasma Center, Drop-Off Recycling Collection Facility, Laundry Services, Limited Warehousing and Distribution, Kennels and Transportation Terminal on consent (5-0, C. Banks & S. Compton-absent); P. Seeger-1 st , R. McDaniel-2 nd .	8/07/14: Approved CS-CO zoning by consent on all 3 readings (7-0); B. Spelman-1 st , M. Martinez-2 nd
C14-2013-0134 (Dessau Road Commercial Center: 12401 Dessau Road)	I-RR to GR-MU	5/20/14: Approved staff's recommendation of GR-MU zoning, with conditions, on consent (6-0, R. McDaniel-absent); P. Seeger-1 st , S. Compton-2 nd .	6/12/14: Approved GR-MU zoning, with TIA conditions, on consent on all 3 readings (7-0); B. Spelman-1 st , L. Leffingwell-2 nd .
C14-2007-0225 (Parmer Place, 1600-1622 East Parmer Lane)	DR, SF-2-CO to MF-2, GR	4/01/08: Approved staff's recommendation of MF-2 & GR district zoning with public RC for TIA conditions by consent (6-0, T. Rabago, J. Martinez-absent); K. Jackson-1 st , J. Shieh-2 nd .	5/08/08 : Approved MF-2 zoning for Tract1 and GR zoning for Tract 2, with conditions (read into the record that the traffic impact analysis recommendation by staff for the signalization improvements at Dessau Lane should not be 100%, but only 68.8 %), (Vote: 7-0); 1 st reading 6/05/08: Approved MF-2 zoning for Tract1 and GR zoning for Tract 2 by consent (6-0, J. Kim-off the dais); 2 nd /3 rd readings
C14-05-0124	I-RR to GR	1/09/07: Approved GR-CO zoning, with following conditions: 1) a 4,137 vehicle trip per day limit and 2) the developer will pay for limited purpose median openings which will be limited to south bound on Dessau Road (6-0, B. Baker, J. Martinez, S. Hale-absent); J. Pinnelli-1 st , C. Hammond-2 nd .	11/08/07: Approved GR-CO zoning on 1 st reading by consent, with direction to review TIA as it is submitted now with the median break suggestion that Public Works has reviewed (7-0); B. Dunkerley-1 st , S. Cole-2 nd .
C14-05-0065.SH	I-RR to MF-2	7/05/05: Approved staff's recommendation for MF-2-CO district zoning with the conditional overlay limiting the site to 2,000	8/18/05: Approved ZAP recommendation of MF-2-CO (7-0); 1 st reading

		vehicle trips per day, requiring the dedication of 70 feet of right-of-way from the existing/future centerline of Dessau Road in accordance with the Transportation Plan, and limiting development on the site to a maximum of 248 residential units (7-1, B. Baker-Nay, M. Whaley-Absent)	8/25/05: Approved MF-2-CO with conditions by consent (7-0); 2 nd /3 rd readings
C14-04-0056	I-RR to SF-2, SF-6, MF-3, CS	11/02/04: Approved staff's recommendation of SF-2-CO, SF-6, MF-3, LR, LR-MU, GR, GR-MU zoning by consent (9-0)	12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU (7-0); all 3 readings
C14-04-0127	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0). The CO prohibits Adult Oriented Business uses. In addition the public RC encompasses the TIA recommendations.	11/18/04: Granted GR-CO (7-0); all 3 readings
C14-03-0001	DR to LO	1/28/03: Approved staff's recommendation of LO-CO zoning, w/2,000 trip limit (8-0, J. Donisi-absent)	2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)

RELATED CASES:

C14-96-0115 - Previous Rezoning Case
C8-95-0217.0A – Subdivision Case
SP-2015-0350C – Site Plan Case

EXISTING STREET CHARACTERISTICS:

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
DESSAU RD	Corridor Mobility - Level 4	154 feet	125 feet	90 feet	Existing 5 feet sidewalks	On-street	No
E PARMER LN (TxDOT roadway)	Regional Mobility - Level 4	154 feet	186 feet	135 feet	Existing 5 feet sidewalks	On-Street	No

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 1610 E PARMER LANE. C14-2023-0055, 0.91 acre tract from GR to CS-1. 7,500 sq. ft shopping center to retail and liquor store

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers: Located along the Dessau Lane and E. Parmer Lane Activity Corridors
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
5	Total Number of "Yes's"

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2023, new commercial uses are subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for DESSAU RD. It is recommended that 77 feet of right-of-way from the existing centerline should be dedicated for DESSAU RD according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

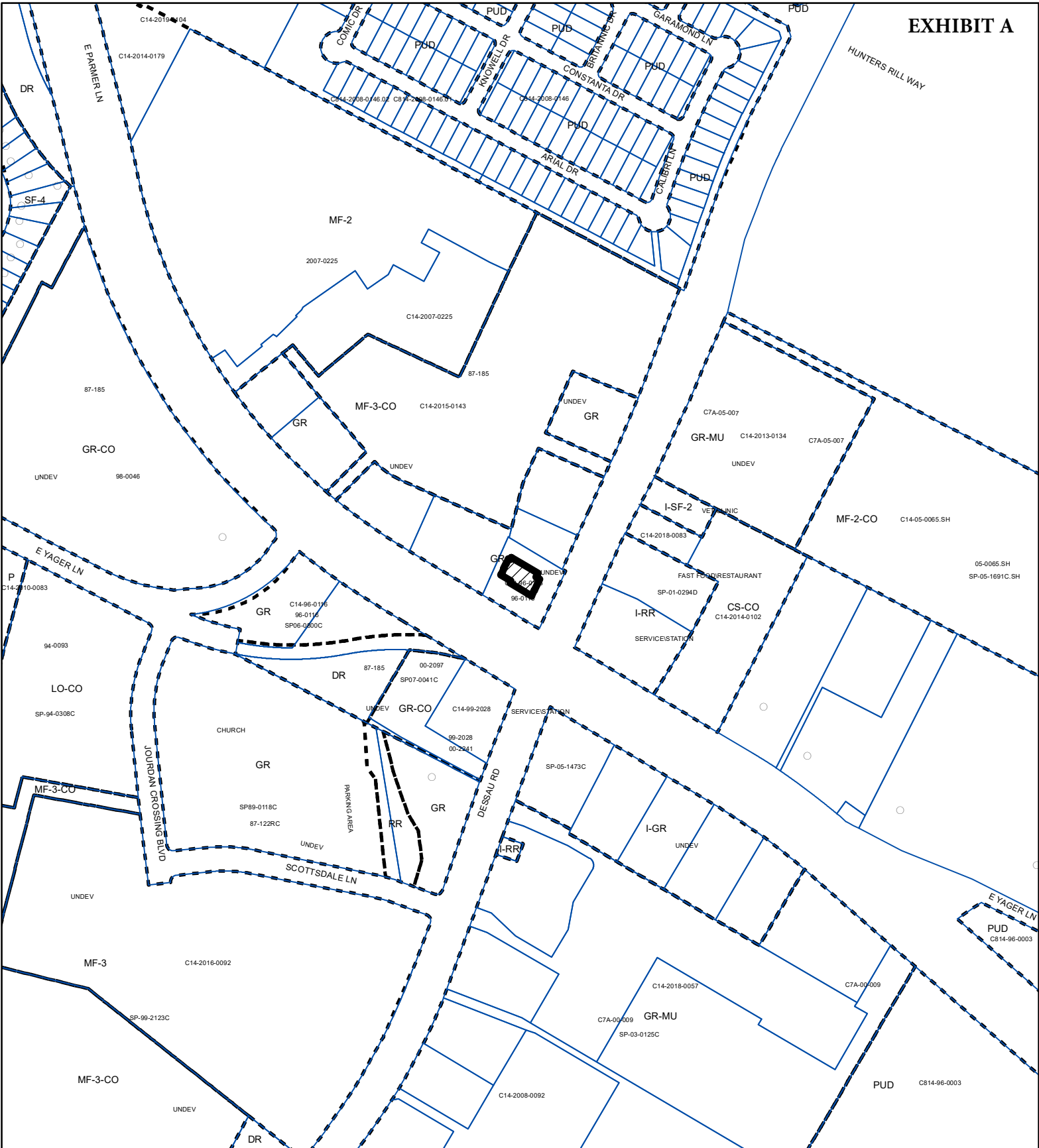
E PARMER LN has sufficient right of way to comply with the Austin Strategic Mobility Plan (ASMP). [LDC 25-6-51 and 25-6-55].

Water Utility

No comments.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0055

1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 7/26/2023



Parmer@Dessau Rezoning Project



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2023-0055
 LOCATION: 1610 East Parmer Ln
 SUBJECT AREA: 0.91 Acres
 GRID: N32
 MANAGER: Sherri Sirwaitis



This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 5/31/2023

Thrower Design LLC
LAND PLANNERS

April 4, 2023

Mr. David Gray, Interim Director
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning of 1610 E Parmer Lane, Parmer @ Dessau Rezoning Project

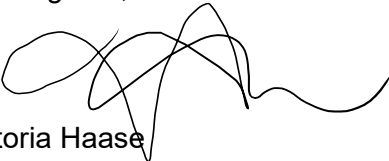
Dear Mr. Gray:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed rezoning application package. The property is 0.91 acres located at the corner of Dessau and Parmer Lane West and is within Council District 1, represented by Natasha Harper-Madison. There property is not in an adopted neighborhood planning area, and therefore does not have a Future Land Use Map.

The property is zoned GR (Community Commercial) and is developed with a 7500 sqft shopping center. The request is to rezone the property to CS-1 (Commercial Liquor Sales) in order to expand the permitted uses to include liquor sales for a liquor sales storefront within the shopping center.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,



Victoria Haase

EXHIBIT " _ "

HOLT CARSON, INCORPORATED

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

Texas Licensed Surveying Firm Registration No. 10050700

e-mail: survey@hciaustin.com

July 19, 2023

FIELD NOTE DESCRIPTION OF 7,827 SQUARE FEET OF LAND TO BE RE-ZONED, BEING OVER AND ACROSS A PORTION OF LOT 1, BLOCK A, PARMER AT DESSAU SUBDIVISION, SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 98, PAGE 324 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (1,999 SQUARE FEET) TRACT OF LAND AS CONVEYED TO THE CITY OF AUSTIN, TEXAS BY STREET DEED RECORDED IN DOCUMENT NO. 2016140964 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN CONVEYED TO 6015 HILLCROFT, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008017114 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found at the North corner of Lot 1, Block A, Parmer at Dessau Subdivision, Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 98, Page 324 of the Plat Records of Travis County, Texas, same being an angle corner of Lot 5, Parmer Place Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 2010000135 of the Official Public Records of Travis County, Texas, from which a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the Northeast right-of-way line of East Parmer Lane, at the West corner of said Lot 1, same being the South corner of said Lot 5 bears, S 23 deg. 41'10" W 199.95 ft., again from said beginning reference point a ½" iron rod found in the Northwest right-of-way line of Dessau Road at the East corner of said Lot 1, same being the most Easterly or Northeast corner of that certain (1,999 Square Feet) tract of land as conveyed to the City of Austin, Texas by Street Deed recorded in Document No. 2016140964 of the Official Public Records of Travis County, Texas bears, S 59 deg. 13'59" E 209.99 ft.:

THENCE entering the interior of Lot 1, Block A, Parmer at Dessau Subdivision, S 08 deg. 23'34" E 65.92 ft. to a calculated point at the most Northerly corner of a concrete and frame building and being the **PLACE OF BEGINNING** of the herein described area to be re-zoned;

THENCE continuing through the interior of said Lot 1, Block A, Parmer at Dessau Subdivision with the exterior face of said concrete and frame building the following thirty (30) courses:

- 1.) S 59 deg. 12'07" E 37.20 ft. to a calculated point;
- 2.) N 30 deg. 47'53" E 1.00 ft. to a calculated point;
- 3.) S 59 deg. 12'07" E 61.00 ft. to a calculated point;
- 4.) S 30 deg. 47'53" W 13.00 ft. to a calculated point;

7,827 Square Feet

End of Page 1 of 2

7,827 Square Feet

Page 2 of 2

- 5.) S 59 deg. 12'07" E 13.10 ft. to a calculated point for the most Easterly corner of said building;
- 6.) S 25 deg. 30'47" W 34.30 ft. to a calculated point;
- 7.) S 64 deg. 29'23" E 0.60 ft. to a calculated point;
- 8.) S 25 deg. 30'47" W 4.20 ft. to a calculated point;
- 9.) N 64 deg. 29'23" W 0.70 ft. to a calculated point;
- 10.) S 25 deg. 30'47" W 16.2 ft. to a calculated point;
- 11.) S 64 deg. 29'23" E 0.60 ft. to a calculated point;
- 12.) S 25 deg. 30'47" W 4.40 ft. to a calculated point for the most Southerly corner of said building;
- 13.) N 59 deg. 25'07" W 4.40 ft. to a calculated point;
- 14.) N 30 deg. 34'53" E 0.70 ft. to a calculated point;
- 15.) N 59 deg. 25'07" W 16.20 ft. to a calculated point;
- 16.) S 30 deg. 34'53" W 0.70 ft. to a calculated point;
- 17.) N 59 deg. 25'07" W 4.30 ft. to a calculated point;
- 18.) N 30 deg. 34'53" E 0.70 ft. to a calculated point;
- 19.) N 59 deg. 25'07" W 55.20 ft. to a calculated point;
- 20.) N 30 deg. 34'53" E 6.50 ft. to a calculated point;
- 21.) N 59 deg. 25'07" W 37.10 ft. to a calculated point for the most Westerly corner of said building;
- 22.) N 23 deg. 48'57" E 3.80 ft. to a calculated point;
- 23.) S 66 deg. 11'03" E 0.60 ft. to a calculated point;
- 24.) N 23 deg. 48'57" E 19.60 ft. to a calculated point;
- 25.) N 66 deg. 11'03" W 0.60 ft. to a calculated point;
- 26.) N 23 deg. 48'56" E 15.50 ft. to a calculated point;
- 27.) S 66 deg. 11'03" E 0.60 ft. to a calculated point;
- 28.) N 23 deg. 48'57" E 17.39 ft. to a calculated point;
- 29.) S 59 deg. 12'07" E 6.23 ft. to a calculated point;
- 30.) N 30 deg. 47'53" E 8.10 ft. to the **PLACE OF BEGINNING** and containing **7,827 Square Feet** of land.

SURVEYED: July 19, 2023

Holt Carson

Registered Professional Land Surveyor No. 5166

Reference map: C1138024

TCAD Parcel: 02-5230-07-01

City of Austin Grid: M-32



NUMBERED COURSES		
L 1	S 59°12'07" E	- 37.20'
L 2	N 30°47'53" E	- 1.00'
L 3	S 59°12'07" E	- 61.00'
L 4	S 30°47'53" W	- 13.00'
L 5	S 59°12'07" E	- 13.10'
L 6	S 25°30'47" W	- 34.30'
L 7	S 64°29'23" E	- 0.60'
L 8	S 25°30'47" W	- 4.20'
L 9	N 64°29'23" W	- 0.70'
L10	S 25°30'47" W	- 16.20'
L11	S 64°29'23" E	- 0.60'
L12	S 25°30'47" W	- 4.40'
L13	N 59°25'07" W	- 4.40'
L14	N 30°34'53" E	- 0.70'
L15	N 59°25'07" W	- 16.20'
L16	S 30°34'53" W	- 0.70'
L17	N 59°25'07" W	- 4.30'
L18	N 30°34'53" E	- 0.70'
L19	N 59°25'07" W	- 55.20'
L20	N 30°34'53" E	- 6.50'
L21	N 59°25'07" W	- 37.10'
L22	N 23°48'57" E	- 3.80'
L23	S 66°11'03" E	- 0.60'
L24	N 23°48'57" E	- 19.60'
L25	N 66°11'03" W	- 0.60'
L26	N 23°48'56" E	- 15.50'
L27	S 66°11'03" E	- 0.60'
L28	N 23°48'57" E	- 17.39'
L29	S 59°12'07" E	- 6.23'
L30	N 30°47'53" E	- 8.10'

SKETCH TO ACCOMPANY DESCRIPTION OF:

7,827 SQUARE FEET OF LAND TO BE RE-ZONED, BEING OVER AND ACROSS A PORTION OF LOT 1, BLOCK A, PARMER AT DESSAU SUBDIVISION, SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 98, PAGE 324 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (1,999 SQUARE FEET) TRACT OF LAND AS CONVEYED TO THE CITY OF AUSTIN, TEXAS BY STREET DEED RECORDED IN DOCUMENT NO. 2016140964 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN CONVEYED TO 6015 HILLCROFT, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008017114 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYED: JULY 19, 2023.

BY



Holt Carson
Registered Professional Land Surveyor No. 5166

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

email: survey@hciaustin.com web: www.hciaustin.com
Texas Licensed Surveying Firm Registration No. 10050700

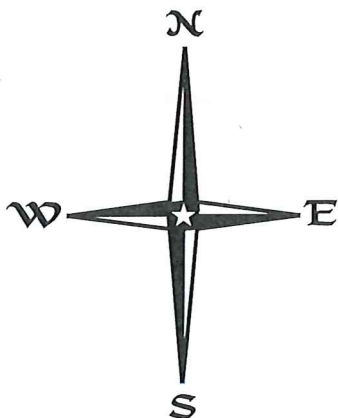
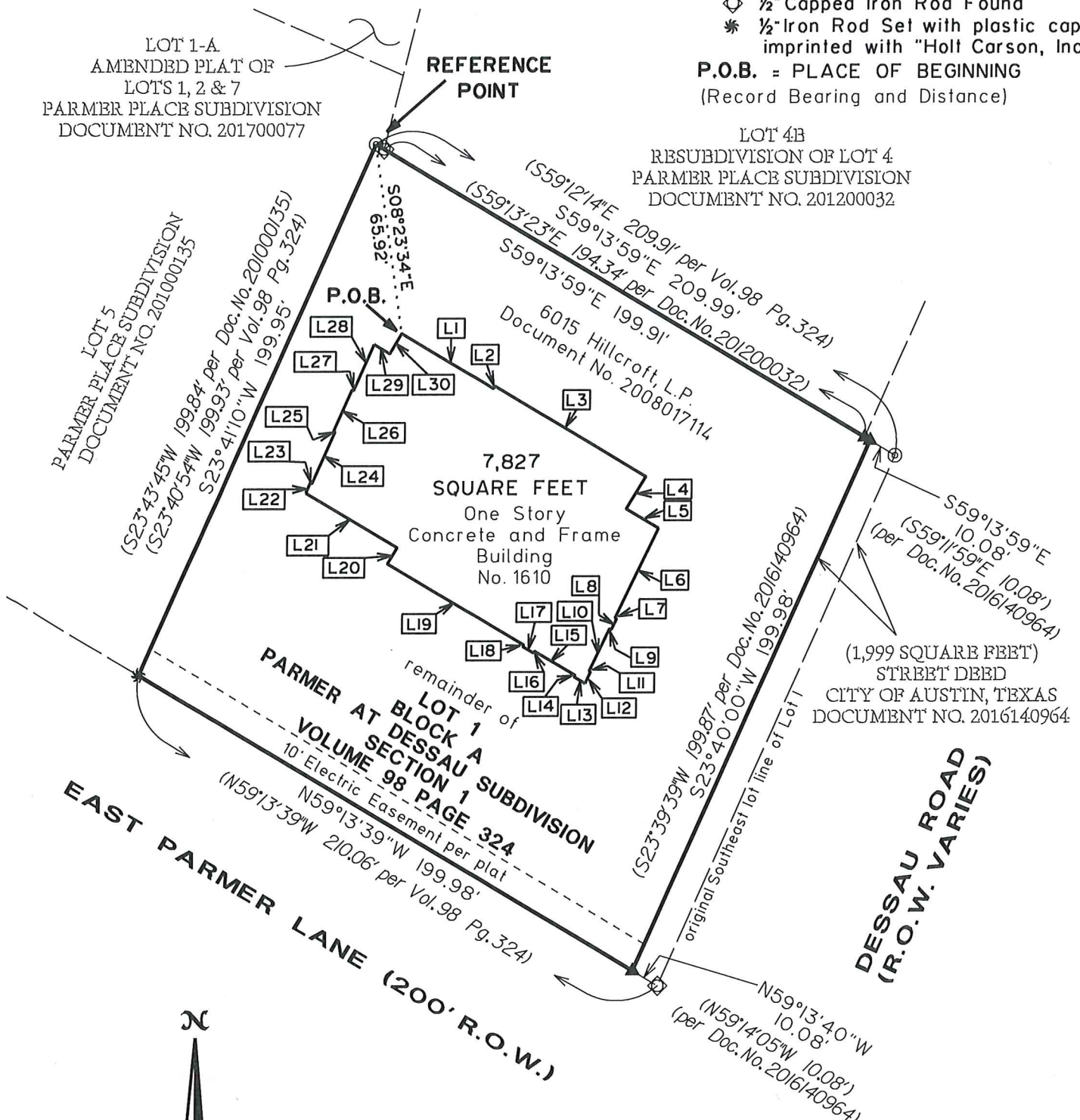
SCALE: 1"= 50'

Orientation for this survey is based upon the State Plane Coordinate System
(4203 - Texas Central Zone) All distances shown hereon are surface values.

Legend

- ▲ Calculated Point
- ⊙ ½" Iron Rod Found
- ⬢ ½" Capped Iron Rod Found
- * ½" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."

P.O.B. = PLACE OF BEGINNING
(Record Bearing and Distance)



HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

email: survey@hciaustin.com web: www.hciaustin.com
Texas Licensed Surveying Firm Registration No. 10050700