

ORDINANCE NO. 20120126-066

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 903 AND 905 SOUTH LAMAR BOULEVARD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-6-CO) 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 community commercial-conditional overlay (GR-CO) combining district and family residence (SF-3) district to multifamily residence highest density-conditional overlay (MF-6-CO) combining district on the property described in Zoning Case No. C14-2011-0154, on file at the Planning and Development Review Department, as follows:

A 0.814 acre tract of land, more or less, out of the Issac Decker League Abstract No. 8, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 903 and 905 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and 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. The maximum height of a building or structure may not exceed a height of 60 feet from ground level.
- B. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

0.814 ACRE
ASHTON LAMAR
THE HANOVER COMPANY

FN. NO. 11-375(KWA)
NOVEMBER 01, 2011
BPI JOB NO. R010798110003

DESCRIPTION

OF A 0.814 ACRE OF LAND OUT OF THE ISSAC DECKER LEAGUE ABSTRACT NO. 8, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 0.497 ACRE TRACT OF LAND CONVEYED TO FINE ART SERVICES, INC. BY DEED OF RECORD IN VOLUME 12887, PAGE 1519 OF THE REAL PROPERTY RECORDS AND ALL OF THAT CERTAIN 0.5031 ACRE TRACT OF LAND CONVEYED TO SOLA MANAGEMENT LLC BY DEED OF RECORD IN DOCUMENT NO. 2011029453 OF THE OFFICIAL PUBLIC RECORDS, BOTH OF TRAVIS COUNTY, TEXAS; SAID 0.814 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 5/8 inch iron rod found in the northerly line of said 0.497 acre tract of land, being the southwesterly corner of that certain 0.435 acre tract of land conveyed to Robert S. Ellis, Jr. by Deed of Record in Document No. 2003066311 of said Official Public Records;

THENCE, S59°43'06"E, along the northerly line of said 0.497 acre tract of land, being the southerly line of said 0.435 acre tract of land, a distance of 80.18 feet to the northwesterly corner hereof;

THENCE, S59°43'06"E, continuing along the northerly line of said 0.497 acre tract of land, being a portion of the southerly line of said 0.435 acre tract of land, for the northerly line hereof, a distance of 231.28 feet to an iron pipe found in the westerly right-of-way line of the International and Great Northern Railroad (100' R.O.W.), being the southeasterly corner of said 0.435 acre tract of land, being the northeasterly corner of said 0.497 acre tract of land, for the northeasterly hereof;

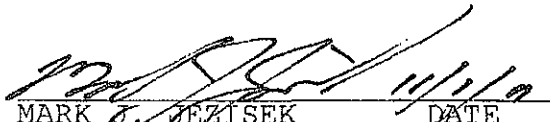
THENCE, S25°40'49"W, leaving the southerly line of said 0.435 acre tract of land, along the westerly right-of-way line of said Railroad, being the easterly line of said 0.497 acre tract of land and said 0.5031 acre tract of land, for the easterly line hereof, at 58.67 feet passing a 1/2 inch iron rod found at the southeasterly corner of said 0.497 acre tract of land, being the northeasterly corner of said 0.5031 acre tract of land, continuing in all a total distance of 118.26 feet to the northeasterly corner of that certain 1.73 acre tract of land conveyed to 919 S. Lamar by Deed of Record in Document No. 2007129270 of said Official Public Record, being the southeasterly corner of said 0.5031 acre tract of land, for the southeasterly corner hereof;

THENCE, N59°18'13"W, leaving the westerly right-of-way line of said railroad, along the northerly line of said 1.73 acre tract of land, being the southerly line of said 0.5031 acre tract of land, for the southerly line hereof, a distance of 380.16 feet to a point in the curving easterly right-of-way line of South Lamar Boulevard (R.O.W. varies), being the southwesterly corner of said 0.5031 acre tract and the northeasterly corner of said 1.73 acre tract of land, for the southwesterly corner hereof;

THENCE, along the curving easterly right-of-way line of South Lamar Boulevard (R.O.W. varies), being the westerly of said 0.5031 acre tract, for the westerly line hereof, along a curve to the right, having a radius of 1393.47 feet, a central angle of 02°20'29", an arc length of 56.94 feet, and a chord of which bears N32°21'58"E, a distance of 56.94 feet to the **POINT OF BEGINNING**, and containing 0.814 acre (35,439 sq. ft.) of land, more or less, within these metes and bounds.

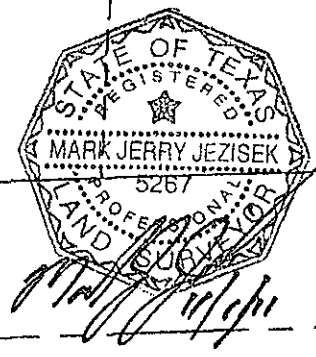
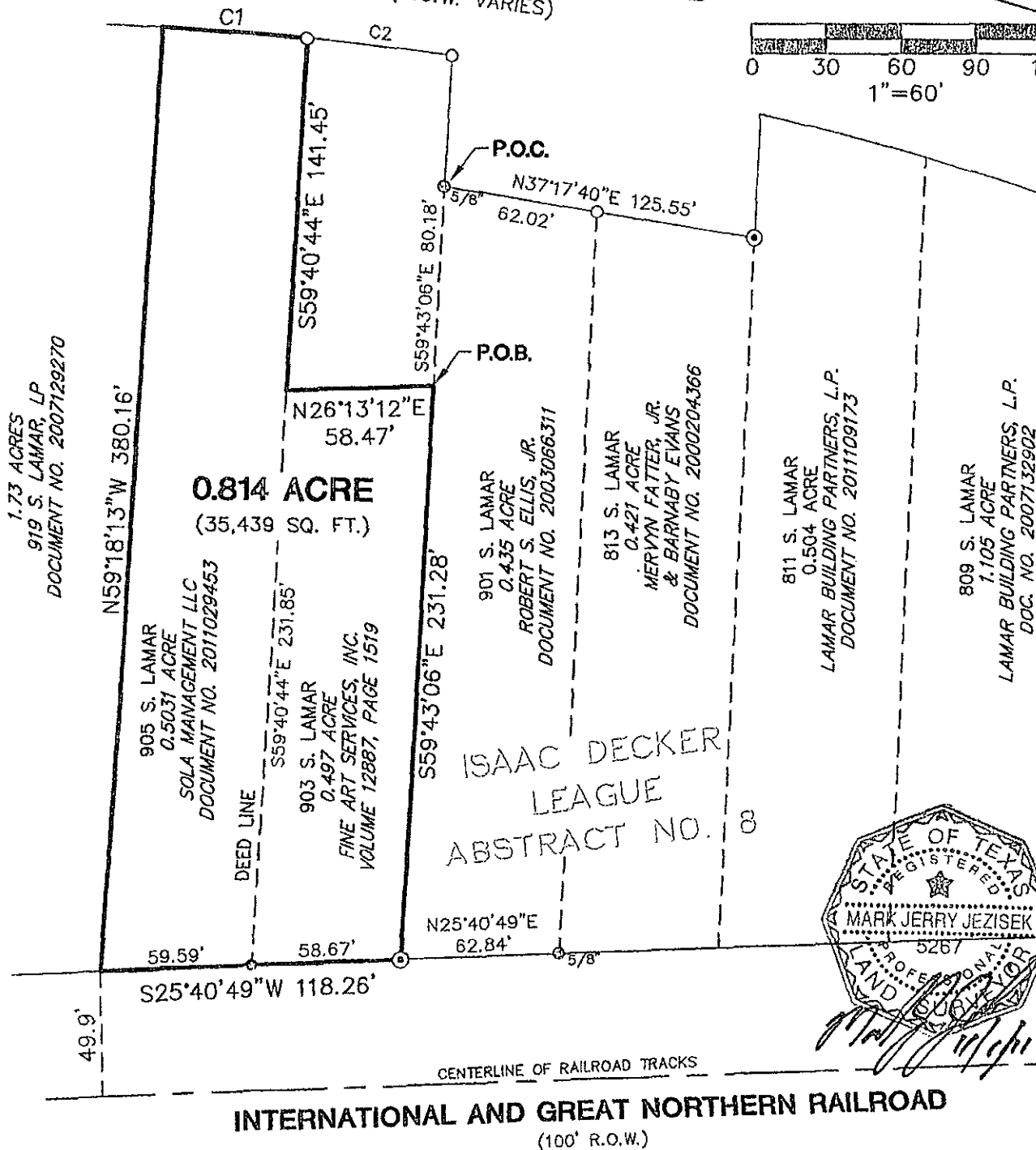
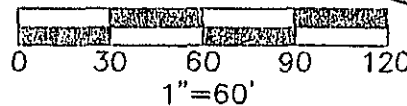
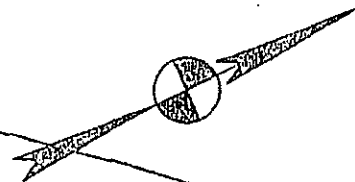
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

BURY & PARTNERS, INC.
221 WEST SIXTH ST., STE. 600
AUSTIN, TEXAS 78701


MARK J. JEZISEK DATE
NO. 5267
STATE OF TEXAS



SOUTH LAMAR BOULEVARD
(R.O.W. VARIES)



INTERNATIONAL AND GREAT NORTHERN RAILROAD
(100' R.O.W.)

Bury+Partners

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 0.814 ACRE OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND OF RECORD IN DOC. NO. 2011029453 OF THE OFFICIAL PUBLIC RECORDS AND A PORTION OF THAT CERTAIN TRACT OF LAND OF RECORD IN VOL. 12887, PG. 1519 OF THE REAL PROPERTY RECORDS, BOTH OF TRAVIS COUNTY, TEXAS.

THE HANOVER COMPANY

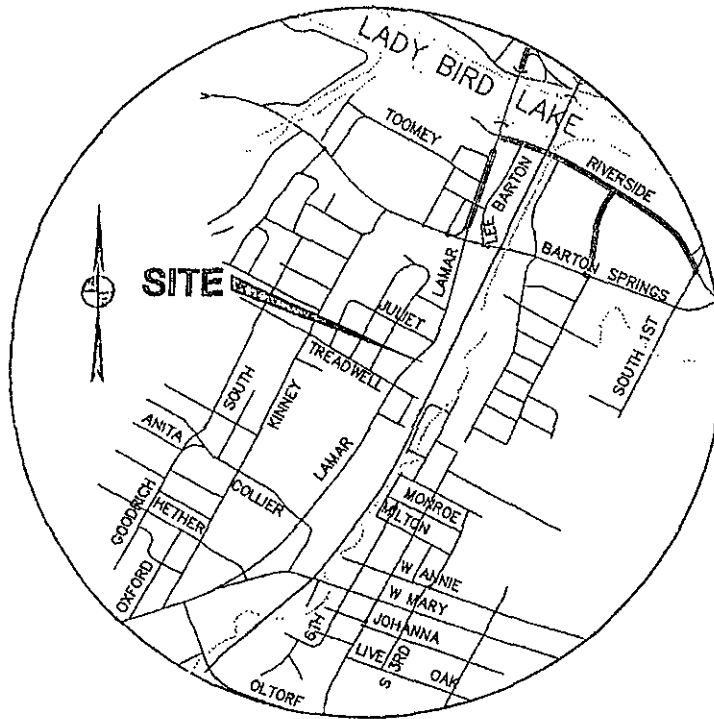
DATE: 11/01/11

FILE: H:\107981\003\107981003EX3.DWG

FN No.: 11-375(KWA)

DRAWN BY: KWA

PROJ. No: R0107981-10003



VICINITY MAP
N.T.S.

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	2°20'29"	1393.47	56.94	56.94	N32°21'58"E
C2	2°24'05"	1393.47	58.40	58.40	N34°44'15"E

LEGEND

- ⊙ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET w/YELLOW CAP STAMPED "BURY & PARTNERS"
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ▲ NAIL FOUND AS NOTED
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING



Bury+Partners




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**THE HANOVER
COMPANY**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2011-0154



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.