

**ORDINANCE NO. 20080214-089**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12200-12700 BLOCK OF WILSON PARKE AVENUE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED OFFICE (LO) 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 interim rural residence (I-RR) district to limited office (LO) district on the property described in Zoning Case No. C14-2007-0241, on file at the Neighborhood Planning and Zoning Department, as follows:

A 26.923 acre tract of land, more or less, out of the James T. Dunlap Survey No. 594, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

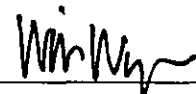
locally known as the property located at the 12200-12700 Block of Wilson Parke Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on February 25, 2008.


**PASSED AND APPROVED**

February 14, 2008

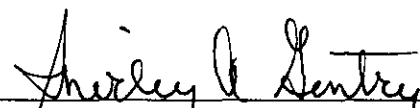
§  
§  
§

  
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Shirley A. Gentry  
City Clerk

26.923 ACRES  
GRANDVIEW HILLS  
SECTION 9

FN NO. 07-017(KWA)  
JANUARY 8, 2007  
BPI JOB NO. 1529-03.92

*EXHIBIT A*

**DESCRIPTION**

OF A 26.923 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES T. DUNLAP SURVEY NO. 594, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" GRANDVIEW HILL SECTION 9, A SUBDIVISION OF RECORD UNDER DOCUMENT NO. 200100001 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 26.923 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a concrete monument set for the northeasterly corner of Lot 1, Block "A", being the northwesterly corner of a 0.047 acre tract conveyed to Texas System of Natural Laboratories by deed of record in Volume 11238, Page 699 of the Real Property of Travis County, Texas, also being the Southerly right-of-way line of Wilson Parke Avenue (120' R.O.W.);

**THENCE**, partially along the northerly line of Lot 1, Block "A", being the southerly right-of-way line of Wilson Parke Avenue, the following two (2) courses and distances:

1. S89°30'17"W, a distance of 272.38 feet to a 1/2 inch iron rod found for a point of curvature to the right;
2. Along said curve to the right having a radius of 1400.00 feet, a central angle of 17°53'53", an arc length of 437.35 feet, a chord which bears S80°33'33"W, a distance of 435.58 feet to a concrete monument set for the **POINT OF BEGINNING** and the northeasterly corner hereof;

**THENCE**, leaving the southerly right-of-way line of Wilson Parke Avenue, over and across Lot 1, Block "A", with the easterly, southerly and westerly lines hereof, the following fifteen (15) courses and distances:

1. S18°23'09"W, a distance of 236.69 feet to an angle point;
2. Along a curve to the left, having a radius of 284.73 feet, a central angle of 65°22'22", an arc length of 324.87 feet and a chord which bears S79°50'15"W, a distance of 307.54 feet to a point of compound curvature to the left;
3. Along said compound curve to the left, having a radius of 362.28 feet, a central angle of 65°38'59", an arc length of 415.10 feet and a chord which bears S69°47'31"W, a distance of 392.76 feet to a point of compound curvature to the left;

4. Along said compound curve to the left, having a radius of 433.48 feet, a central angle of  $78^{\circ}29'13''$ , an arc length of 593.81 feet and a chord which bears  $S56^{\circ}08'00''W$ , a distance of 548.45 feet to the end of said curve;
5. Along said compound curve to the left, having a radius of 316.57 feet, a central angle of  $68^{\circ}08'07''$ , an arc length of 376.46 feet and a chord which bears  $S42^{\circ}29'56''W$ , a distance of 354.67 feet to the end of said curve;
6.  $S78^{\circ}47'06''W$ , a distance of 105.79 feet to an angle point;
7.  $N41^{\circ}56'55''W$ , a distance of 115.62 feet to an angle point;
8. Along a curve to the left, having a radius of 584.90 feet, a central angle of  $81^{\circ}58'24''$ , an arc length of 836.82 feet and a chord which bears  $N13^{\circ}02'40''E$ , a distance of 767.25 feet to the end of said curve;
9.  $N27^{\circ}56'10''W$ , a distance of 156.08 feet to an angle point;
10.  $N52^{\circ}59'30''E$ , a distance of 303.23 feet to a point of curvature to the left;
11. Along said curve to the left, having a radius of 353.22 feet, a central angle of  $96^{\circ}17'52''$ , an arc length of 593.67 feet and a chord which bears  $N29^{\circ}35'50''E$ , a distance of 526.22 feet to the end of said curve;
12.  $N18^{\circ}32'44.99''W$ , a distance of 116.61 feet to an angle point;
13.  $N32^{\circ}24'02.40''W$ , a distance of 300.89 feet to a point of curvature to the left;
14. Along said curve to the left, having a radius of 375.70 feet, a central angle of  $42^{\circ}13'17''$ , an arc length of 276.85 feet and a chord which bears  $N37^{\circ}54'07''W$ , a distance of 270.63 feet to the end of said curve;
15.  $N32^{\circ}59'22''E$ , a distance of 142.30 feet to a 1/2 inch iron rod with cap set for the northwesterly corner hereof, being the southwesterly corner of Wilson Parke Avenue;

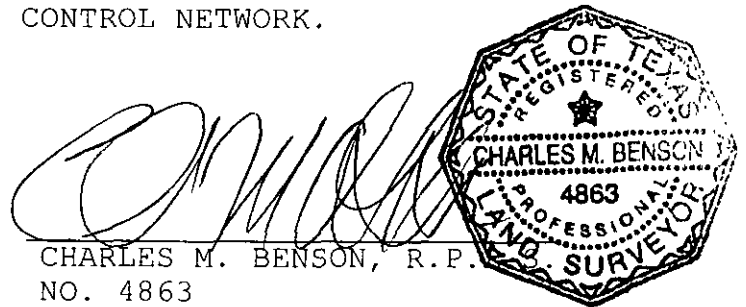
FN 07-017(KWA)  
JANUARY 8, 2007  
PAGE 3 OF 3

**THENCE**, partially along the northerly line of Lot 1, Block "A", being the southerly right-of-way line of Wilson Parke Avenue, with the northerly line hereof, the following three (3) courses and distances:

1. Along said curve to the right, having a radius of 1228.40 feet, a central angle of  $29^{\circ}10'10''$ , an arc length of 625.38 feet and a chord which bears  $S42^{\circ}28'25''E$ , a distance of 618.65 feet to a 1/2 inch iron rod found for the end of said curve;
2.  $S27^{\circ}53'41''E$ , a distance of 200.02 feet to a 1/2 inch iron rod found for a point of curvature to the left;
3. Along said curve to the left, having a radius of 1400.00 feet, a central angle of  $43^{\circ}43'06''$ , an arc length of 1068.24 feet and a chord which bears  $S49^{\circ}45'02''E$ , a distance of 1042.51 feet to the **POINT OF BEGINNING**, containing an area of 26.923 acres (1,172,779 sq. ft.) of land, more or less, within these metes and bounds.

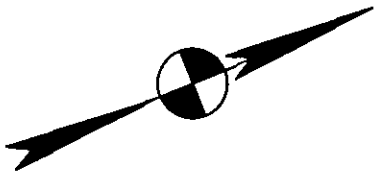
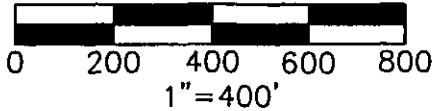
**BEARING BASIS:** REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE BASED ON PUBLISHED NAD 83/93 HARN VALUES FOR THE CITY OF AUSTIN HORIZONTAL CONTROL NETWORK.

BURY+PARTNERS, INC.  
ENGINEERING SOLUTIONS  
3345 BEE CAVE ROAD  
SUITE 200  
AUSTIN, TEXAS 78746



CHARLES M. BENSON, R.P.  
NO. 4863  
STATE OF TEXAS

January 12, 2007



JAMES T. DUNLAP  
SURVEY NO. 594

2.014 ACRES HEREBY  
DEDICATED FOR R.O.W.

MUR PARKE  
PASS

WILSON PARKE AVENUE  
(120' R.O.W.)

THE PARKE SECTION TWO  
BK. 87, PG. 184B-184C

**TRACT I**  
**14.293 ACRES**  
(622,622 SQ. FT.)

DENALI  
PARKWAY

LOT 1, BLOCK "A"  
GRANDVIEW HILLS  
SECTION 9  
DOC. NO. 200100001

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

0.047 ACRES  
TEXAS SYSTEM OF  
NATURAL LABORATORIES  
VOL. 11238, PG. 699

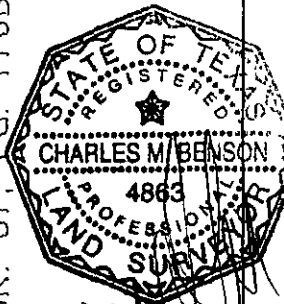
36.69 ACRES  
PURCELL INVESTMENTS L.P. ET AL  
VOL. 12465, PG. 249

TEXAS SYSTEM OF  
NATURAL LABORATORIES  
VOL. 11238, PG. 699

P.O.C.

10.54 ACRES (TRACT I)  
SAS INSTITUTES, INC.  
VOL. 11522, PG. 789

THE PARKE  
SECTION ONE  
BK. 87, PG. 176B-176C



**SHEET 1 OF 2**

**Bury+Partners**  
ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2007

**SKETCH TO ACCOMPANY DESCRIPTION**

OF 26.923 ACRE OUT OF THE JAMES T. DUNLAP SURVEY NO. 594 SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" GRANDVIEW HILLS SECTION 9, A SUBDIVISION OF RECORD UNDER DOCUMENT NO. 200100001 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**RVI PLANNING**

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S89°30'17"E	272.38
L2	S18°23'09"W	236.69
L3	S78°47'06"W	105.79
L4	N41°56'55"W	115.62
L5	N27°56'10"W	156.08
L6	N52°59'30"E	303.23
L7	N18°32'45"W	116.61
L8	N32°24'02"W	300.89
L9	N32°59'22"E	142.30
L10	S27°53'41"E	200.02

**CURVE TABLE**

No.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	17°53'56"	1400.00	437.35	435.58	S80°33'33"E
C2	65°22'22"	284.73	324.87	307.54	S79°50'15"W
C3	65°38'58"	362.28	415.10	392.76	S69°47'31"W
C4	78°29'13"	433.48	593.81	548.45	S56°08'00"W
C5	68°08'07"	316.57	376.46	354.67	S42°29'56"W
C6	81°58'24"	584.90	836.82	767.25	N13°02'40"E
C7	96°17'52"	353.22	593.67	526.22	N29°35'50"E
C8	42°13'17"	375.70	276.85	270.63	N37°54'07"W
C9	29°10'10"	1228.40	625.38	618.65	S42°28'25"E
C10	43°43'06"	1400.00	1068.24	1042.51	S49°45'02"E

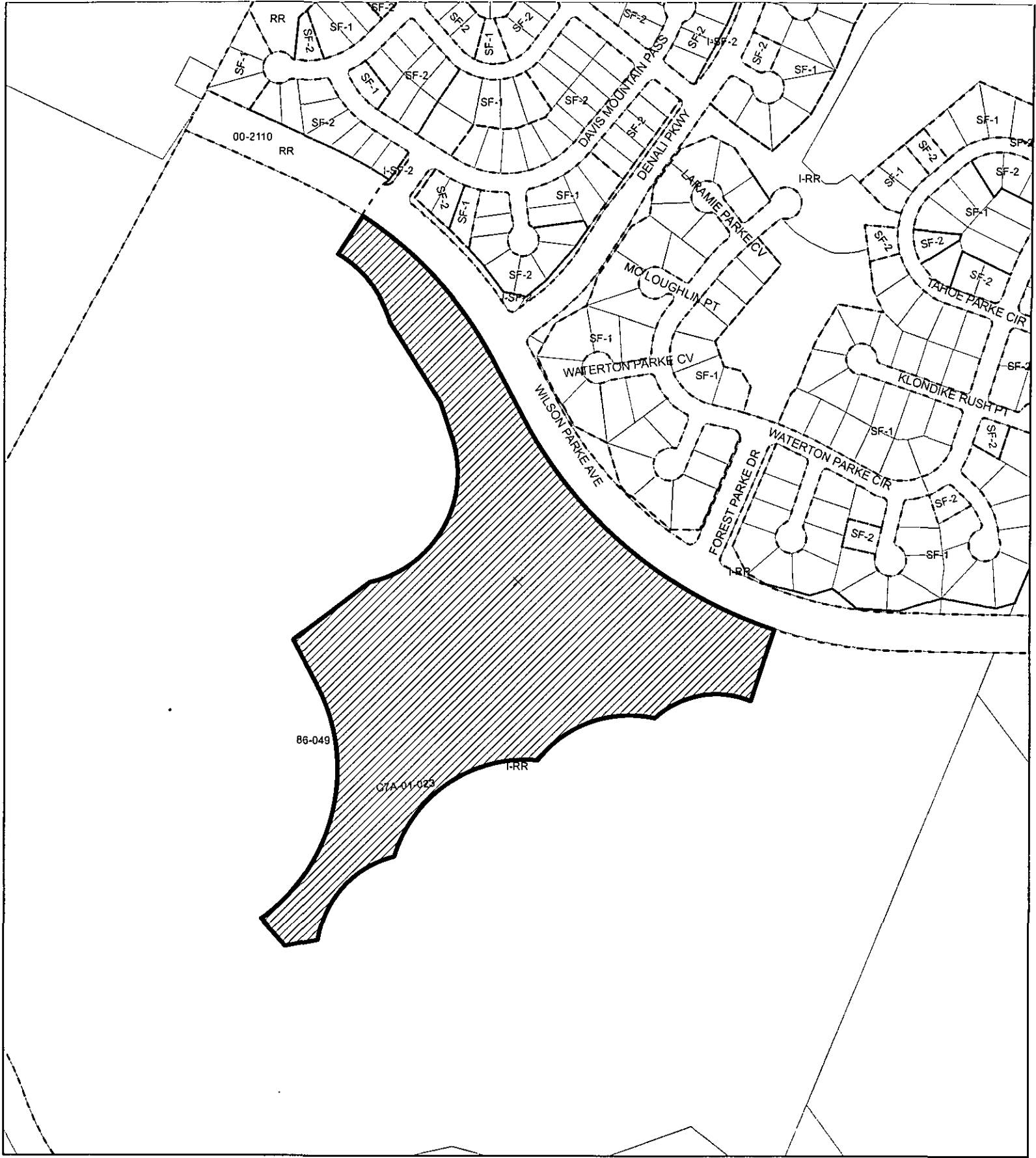
**SHEET 2 OF 2**


**p Bury+Partners**  
ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2007

**SKETCH TO ACCOMPANY DESCRIPTION**


OF 26.923 ACRE OUT OF THE JAMES T. DUNLAP SURVEY NO.  
594 SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION  
OF LOT 1, BLOCK "A" GRANDVIEW HILLS SECTION 9, A  
SUBDIVISION OF RECORD UNDER DOCUMENT NO. 200100001 OF  
THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**RVI PLANNING**







N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

**ZONING EXHIBIT B**

ZONING CASE#: C14-2007-0241  
ADDRESS: 12208-12524 WILSON PARKE AVE  
SUBJECT AREA: 26.923 ACRES  
GRID: C35  
MANAGER: J. ROUSSELIN

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference  
No warranty is made by the City of Austin regarding specific accuracy or completeness