

**ORDINANCE NO. 20080605-063**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1600-1622 EAST PARMER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT FOR TRACT ONE AND COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT TWO.**

**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 districts on the property described in Zoning Case No. C14-2007-0225, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district and single family residence standard lot (SF-2) district to multifamily residence low density (MF-2) district.

A 19.869 acre tract of land, more or less, out of the Menucan Hunt Survey No. 88, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From development reserve (DR) district and single family residence standard lot (SF-2) district to community commercial (GR) district.

A 19.857 acre tract of land, more or less, out of the Menucan Hunt Survey No. 88, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,


locally known as 1600-1622 East Parmer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** This ordinance takes effect on June 16, 2008.

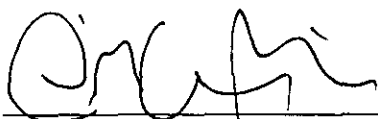
**PASSED AND APPROVED**

June 5, 2008

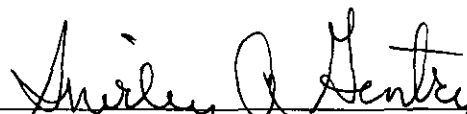
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§  
§

  
Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

*EXHIBIT A*

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

Tract 1

**19.869 ACRES  
MENUCAN HUNT SURVEY NO. 88  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 19.869 ACRES (APPROX. 857,636 SQ. FT.) OF LAND IN THE MENUCAN HUNT SURVEY NO. 88, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF 38.546 ACRE TRACT CONVEYED TO DESSAU 38 PARTNERS, LTD. IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN DATED JULY 23, 2007 AND RECORDED IN DOCUMENT NO. 2007135295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 19.869 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the east right-of-way line of Parmer Lane (200' right-of-way width), being a west corner of the said 38.546 acre tract, being also the southeast corner of a 1.823 acre tract of land described in Volume 12304, Page 3040 of the Real Property Records of Travis County, Texas;

**THENCE** North 27°59'07" East, with west line of the 38.546 acre tract, also being the east line of the said 1.823 acre tract, a distance of 400.37 feet to a 1/2" rebar found for the northeast corner of the 1.823 acre tract, being the northwest corner of the 38.546 acre tract and also being in the south line of a 66.45 acre tract described in Volume 1613, Page 459 of the Deed Records of Travis County, Texas;

**THENCE** South 62°03'31" East, with the north line of the 38.546 acre tract, being the south line of the said 66.45 acre tract, a distance of 1231.02 feet to a calculated point, from which an "X" in concrete found for the northeast corner of the 38.546 acre tract, being in the west right-of-way line of Dessau Road (120' right-of-way width) described in Volume 10798, Page 570 of the Real Property Records of Travis County, Texas bears, South 62°03'31" East, a distance of 523.00 feet;

**THENCE** leaving said common line and crossing said 38.546 acre tract, the following five (5) courses:

1. South 24°41'35" West, a distance of 564.77 feet to a calculated point;
2. North 65°15'44" West, a distance of 317.96 feet to a calculated point;
3. South 49°36'07" West, a distance of 202.30 feet to a calculated point;
4. North 40°10'28" West, a distance of 126.45 feet to a calculated point;

5. South  $50^{\circ}22'41''$  West, a distance of 235.63 feet to a calculated point on the southwest line of the 38.546 acre tract, also being in the east right-of-way line of Parmer Lane;

**THENCE** with the east right-of-way line of Parmer Lane, also being the southwest line of the 38.546 acre tract the following two (2) courses:

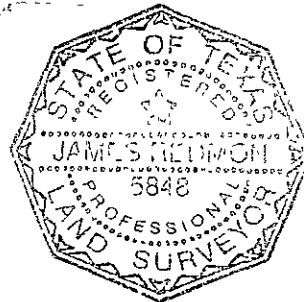
1. Along a curve to the right, an arc distance of 708.78 feet, a delta angle of  $22^{\circ}26'14''$ , having a radius of 1809.96 feet and a chord which bears North  $24^{\circ}59'37''$  West, a distance of 704.26 feet to a TxDOT Type II Monument found;
2. North  $13^{\circ}30'17''$  West, a distance of 154.03 feet to the **POINT OF BEGINNING**, containing 19.869 acres of land, more or less.

Surveyed on the ground August 2, 2007. Bearing Basis: Grid Azimuth for Texas central zone state plane coordinates based on GPS observations. Attachments: Drawing 236-019-BD1.



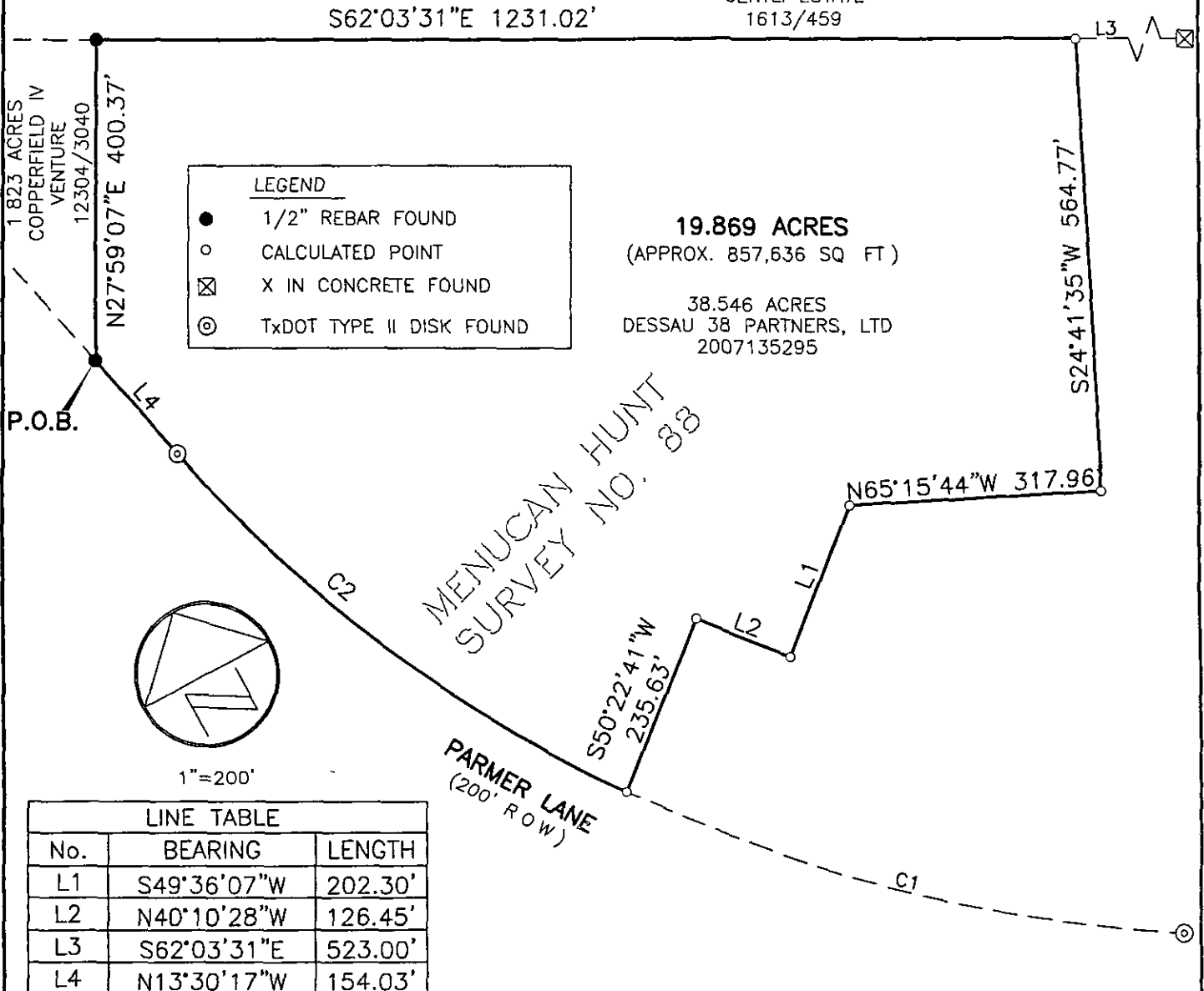
8-3-07

James Redmon  
Registered Professional Land Surveyor  
State of Texas No 5848



SKETCH TO ACCOMPANY A DESCRIPTION OF 19.689 ACRES (APPROX. 857,636 SQ. FT.) IN THE MENUKAN HUNT SURVEY NO. 88, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 38.456 ACRE TRACT CONVEYED TO DESSAU 38 PARTNERS, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 23, 2007 AND RECORDED IN DOCUMENT NO. 2007135295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

66.45 ACRES  
OERTLI ESTATE  
1613/459



LINE TABLE		
No.	BEARING	LENGTH
L1	S49°36'07"W	202.30'
L2	N40°10'28"W	126.45'
L3	S62°03'31"E	523.00'
L4	N13°30'17"W	154.03'

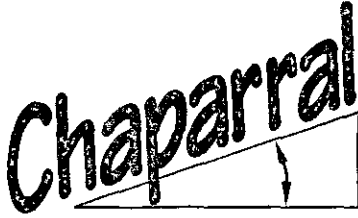
CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	23°00'19"	1809.96'	368.33'	726.73'	721.86'	S47°42'53"E
C2	22°26'14"	1809.96'	358.99'	708.78'	704.26'	N24°59'37"W

BEARING BASIS GRID AZIMUTH FOR TEXAS CENTRAL  
ZONE STATE PLANE COORDINATES, BASED ON GPS  
OBSERVATION

ATTACHMENTS METES AND BOUNDS DESCRIPTION  
236-019-BD1

*Chaparral*

DATE OF SURVEY 08/02/07  
PLOT DATE 08/03/07  
DRAWING NO. 236-019-BD1  
PROJECT NO 236-019



Professional Land Surveying, Inc.  
Surveying and Mapping

EXHIBIT B

Office 512-443-1724  
Fax. 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

Tract 2

18.857 ACRES  
MENUCAN HUNT SURVEY NO. 88  
SAMUEL CUSHING SURVEY NO. 70  
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 18.857 ACRES (APPROX. 821,423 SQ. FT.) OF LAND IN THE MENUCAN HUNT SURVEY NO. 88 AND THE SAMUEL CUSHING SURVEY NO. 70 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 38.546 ACRE TRACT CONVEYED TO DESSAU 38 PARTNERS, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 23, 2007 AND RECORDED IN DOCUMENT NO. 2007135295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 18.857 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with plastic "Bury Partners" cap found in the north right-of-way line of Parmer Lane (F.M. 734) (200' right-of-way width), being a southeast corner of the 38.546 acre tract, being also the southwest corner of Lot 1, Block "A" of the Parmer at Dessau subdivision, a subdivision of record Volume 98, Page 324 of the Plat Records of Travis County, Texas, from which a 1/2" rebar with plastic "McAngus" cap found bears, South 59°14'44" East, a distance of 207.84 feet;

**THENCE** with the north right-of-way line of Parmer Lane, being also the south line of said 38.546 acre tract the following two (2) courses:

1. North 59°14'44" West, a distance of 287.44 feet to a TxDOT Type II monument found;
2. With a curve to the right, with a delta angle of 23°00'19", an arc length of 726.73 feet, having a radius of 1809.96 feet and a chord which bears North 47°42'53" West, a distance of 721.86 feet to a calculated point in said line, from which a TxDOT Type II monument found on said curving right-of-way bears, North 24°59'37" West, a distance of 704.26 feet;

**THENCE** leaving said line and crossing said 38.546 acre tract, the following five (5) courses:

1. North 50°22'41" East, a distance of 235.63 feet to a calculated point,
2. South 40°10'28" East, a distance of 126.45 feet to a calculated point;
3. North 49°36'07" East, a distance of 202.30 feet to a calculated point;

4. South 65°15'44" East, a distance of 317.96 feet to a calculated point;
5. North 24°41'35" East, a distance of 564.77 feet to a calculated point in the north line of said 38.546 acre tract, being also the south line of a 66.45 acre tract of land described in Volume 1613, Page 459 of the Deed Records of Travis County, Texas, from which a 1/2" rebar found bears, North 62°03'31" West, a distance of 1231.02 feet;

**THENCE** South 62°03'31" East with the south line of the 66.45 acre tract, being also the north line of the 38.546 acre tract, a distance of 523.00 feet to a "X" in concrete found for the northeast corner of the 38.546 acre tract, being also the southeast corner of said 66.45 acre tract, being also the west right-of-way line of Dessau Road (120' right-of-way width);

**THENCE** with the east line of the 38.546 acre tract and the west right-of-way line of Dessau Road, the following three (3) courses:

1. With a curve to the right, with a delta angle of 04°56'54", an arc length of 654.59 feet, having a radius of 7579.44 feet and a chord which bears South 21°40'28" West, a distance of 654.38 feet to a 1/2" rebar with plastic "Bury Partners" cap found;
2. South 24°03'34" West, a distance of 249.95 feet to a 1/2" rebar found;
3. South 24°21'03" West, a distance of 44.58 feet to a 1/2" rebar with plastic "Bury Partners" cap found for a southeast corner of said 38.546 acre tract, being also the northeast corner of said Lot 1, being also a point in the west right-of-way line of Dessau Road, from which a 1/2" rebar with plastic "McAngus" cap found bears, South 24°21'03" West, a distance of 199.50 feet;

**THENCE** with the north line of said Lot 1, being also the south line of said 38.546 acre tract the following two (2) courses:

1. North 59°13'23" West, a distance of 210.02 feet to a 1/2" rebar found;

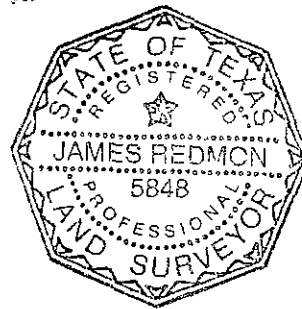
2. South  $23^{\circ}43'57''$  West, a distance of 199.84 feet to the **POINT OF BEGINNING**, containing 18.857 acres of land, more or less.

Surveyed on the ground August 2, 2007. Bearing Basis: Grid Azimuth for Texas central zone state plane coordinates based on GPS observations. Attachments: Drawing 236-019-BD2.



8-3-07

James Redmon  
Registered Professional Land Surveyor  
State of Texas No. 5848





SKETCH TO ACCOMPANY A DESCRIPTION OF 18.857 ACRES (APPROX. 821,423 SQ. FT.) IN THE MENUKAN HUNT SURVEY NO. 88 AND THE SAMUEL CUSHING SURVEY NO. 70, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 38.456 ACRE TRACT CONVEYED TO DESSAU 38 PARTNERS, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 23, 2007 AND RECORDED IN DOCUMENT NO. 2007135295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

66.45 ACRES  
OERTLI ESTATE

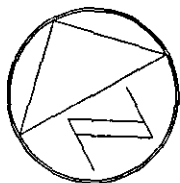
LINE TABLE		
No.	BEARING	LENGTH
L1	N59°14'44"W	287.44'
L2	S40°10'28"E	126.45'
L3	N49°36'07"E	202.30'
L4	S24°21'03"W	44.58'
L5	N59°13'23"W	210.02'
L6	S23°43'57"W	199.84'
L7	S59°14'44"E	207.84'
L8	S24°21'03"W	199.50'

LEGEND	
●	1/2" REBAR FOUND
●	CAP 1/2" REBAR WITH CAP FOUND
○	CALCULATED POINT
⊗	X IN CONCRETE FOUND
⊙	TxDOT TYPE II DISK FOUND

38.546 ACRES  
DESSAU 38 PARTNERS, LTD  
2007135295

18.857 ACRES  
(APPROX 821,423 SQ. FT.)

38.546 ACRES  
DESSAU 38 PARTNERS, LTD  
2007135295



1"=200'

PARMER LANE  
(200' ROW)

P.O.B.

MENUKAN HUNT  
SURVEY NO. 88

SAMUEL CUSHING  
SURVEY NO. 70

DESSAU ROAD  
(120' RIGHT OF WAY)  
(10798/570)

LOT 1,  
BLOCK "A"  
PARMER  
AT DESSAU  
SUBDIVISION  
98/324

McAngus  
CAP

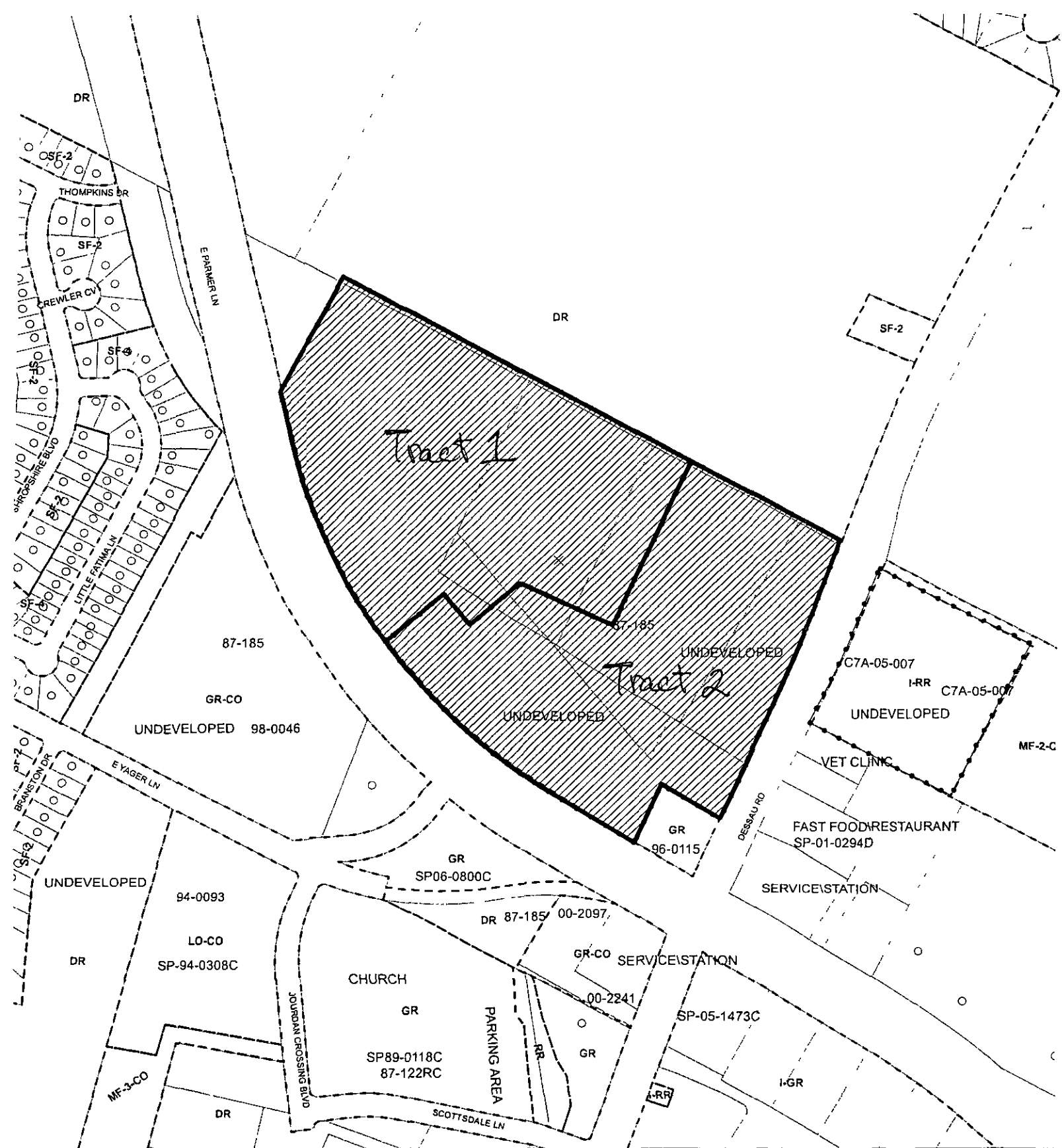
CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	23°00'19"	1809.96'	368.33'	726.73'	721.86'	N47°42'53"W
C2	22°26'14"	1809.96'	358.99'	708.78'	704.26'	N24°59'37"W
C4	4°56'54"	7579.44'	327.50'	654.59'	654.38'	S21°40'28"W

BEARING BASIS GRID AZIMUTH FOR  
TEXAS CENTRAL ZONE STATE  
PLANE COORDINATES, BASED ON  
GPS OBSERVATIONS

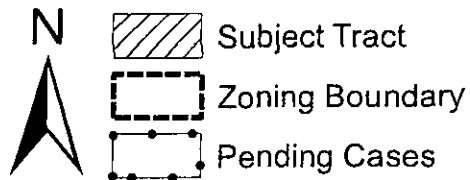
ATTACHMENTS METES AND BOUNDS  
DESCRIPTION 236-019-BD2

DATE OF SURVEY 08/02/07  
PLOT DATE 08/03/07  
DRAWING NO 236-019-BD2  
PROJECT NO 236-019

Chaparral



## ZONING EXHIBIT C



ZONING CASE#: C14-2007-0225  
 ADDRESS: 1600-1622 E PARMER LANE  
 SUBJECT AREA: 38.726 ACRES  
 GRID: N32-33  
 MANAGER: S. SIRWAITIS



1" = 400' OPERATOR: S MEEKS

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