

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 5922½ PARMER LANE AND CHANGING THE**
3 **ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO**
4 **MULTIFAMILY RESIDENCE-MODERATE HIGH DENSITY-CONDITIONAL**
5 **OVERLAY (MF-4-CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-rural residence (I-RR) district to multifamily
11 residence-moderate high density-conditional overlay (MF-4-CO) combining district on the
12 property described in Zoning Case No. C14-2011-0110, on file at the Planning and
13 Development Review Department, as follows:
14

15 A 30.651 acre tract of land, more or less, out of the Peter Conrad Survey No. 112
16 Abstract No. 199 in Travis County, the tract of land being more particularly
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
18 "Property"),
19

20 locally known as 5922½ Parmer Lane in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "B".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively
28 with all existing or previously authorized development and uses, generate traffic that
29 exceeds 2,000 trips per day.
30

31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the multifamily residence-moderate
33 high density (MF-4) base district, and other applicable requirements of the City Code.
34
35
36
37

30.651 ACRES
ROBINSON RANCH
ZONING TRACT

FN. NO. 11-257(AJM)
AUGUST 4, 2011
BPI JOB: R010124710002

DESCRIPTION

OF 30.651 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF THE PETER CONRAD SURVEY NO. 112, ABSTRACT NO. 199, BEING A PORTION OF THAT CALLED 200 ACRE TRACT CONVEYED TO A.H. ROBINSON, JR. ET AL, BY WARRANTY DEED OF RECORD DATED MARCH 1, 1988 AND RECORDED IN VOLUME 10606, PAGE 353 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT 114.715 ACRE TRACT OF LAND AS DESCRIBED IN EXHIBIT "A" OF THE LODGE AT WALNUT CREEK PHASE I PHASING AGREEMENT, OF RECORD IN DOCUMENT NO. 2000052317 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME ALSO BEING A PORTION OF THAT CERTAIN 205.42 ACRE TRACT OF LAND AS DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED OF RECORD, CALLED "1988 TRACT", RECORDED IN DOCUMENT NO. 2008183203 OF SAID OFFICIAL PUBLIC RECORDS; SAID 30.651 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1/2-inch iron rod with "Carter Burgess" cap found on the curving northeasterly right-of-way line of Legendary Drive (70' R.O.W.), being the westernmost northwesterly corner of Lot 1 Block "A", The Lodge at Walnut Creek Phase II, a subdivision of record in Document No. 200100285 of said Official Public Records;

THENCE, N67°32'22"E, leaving said northeasterly right-of-way line of Legendary Drive, in part over and across said 205.42 acre tract, and along a portion of the northerly line of said Lot 1, a distance of 374.70 feet to a point on the northerly line of said Lot 1, same being a point on the northeasterly line of that certain tract of land called Tract 3, as described in City of Austin Ordinance No. 980827-G, approved August 27, 1998, for the **POINT OF BEGINNING** and a point on the westerly line hereof;

THENCE, N52°22'00"W, leaving said northerly line of Lot 1, continuing over and across said 205.42 acre tract, and along said northeasterly line of Tract 3 (Zoning Tract), for a portion of the westerly line hereof, a distance of 2541.36 feet to the northerly line of that certain 114.715 acre tract of land as described in The Lodge at Walnut Creek Phase I Phasing Agreement, of record in Document No. 2000052317 of said Official Public Records, same being on a line at or near the approximate center line meanders of Walnut Creek, for the northwesterly corner hereof;

THENCE, leaving said northeasterly line of Tract 3, continuing over and across said 205.42 acre tract, along the northerly line of said 114.715 acre Phasing Agreement tract, along a line at or near the approximate center line meanders of Walnut Creek, for the northerly lines hereof, the following eight (8) courses and distances:

- 1) N59°43'55"E, a distance of 89.66 feet to a 1/2-inch iron rod found for an angle point;

- 2) N86°31'33"E, a distance of 517.26 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 3) S53°48'54"E, a distance of 342.89 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 4) S38°20'30"E, a distance of 315.31 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 5) S60°03'18"E, a distance of 361.30 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 6) N88°50'18"E, a distance of 660.45 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 7) S76°08'23"E, a distance of 329.10 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 8) S37°07'11"E, a distance of 65.99 feet to a 1/2-inch iron rod with "Bury+Partners" cap set on the westerly line of that certain 3.7680 acres of land conveyed to the City of Austin by Document No. 2005111459 of said Official Public Records, for the northeasterly corner hereof;

THENCE, continuing over and across said 205.42 acre tract, along the westerly and southerly lines of said City of Austin tract, for the easterly line hereof, the following nine (9) courses and distances:

- 1) S06°59'53"W, a distance of 666.69 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 2) S67°59'22"W, a distance of 9.74 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 3) N51°10'08"W, a distance of 422.60 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 4) S38°49'52"W, a distance of 66.24 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 5) S37°55'39"W, a distance of 16.48 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 6) S34°31'03"E, a distance of 52.95 feet to a 1/2-inch iron rod with "Bury+Partners" cap set at the point of curvature of a curve to the right;
- 7) Along said curve to the right, having a radius of 40.00 feet, a central angle of 90°03'49", an arc length of 62.88 feet, and a chord which bears N85°29'20"E, a distance of 56.60 feet to a 1/2-inch iron rod with "Bury+Partners" cap set at the end of said curve;

- 8) S49°28'31"E, a distance of 340.46 feet to a 1/2-inch iron rod with "Bury+Partners" cap set for an angle point;
- 9) S47°14'41"E, a distance of 79.16 feet to a 1/2-inch iron rod with "Carter Burgess" cap found at the northernmost northeasterly said Lot 1, for an angle point on the southerly line of said City of Austin Tract and the southeasterly corner hereof, from which a 1/2-inch iron rod with "C A Inc." cap found (N=10132183.79, E=3117455.37) at the southernmost corner of said City of Austin Tract, being a point on the westerly right-of-way line of Union Pacific Railroad (100' R.O.W.) bears S41°45'48"E, a distance of 94.92 feet;


THENCE, S67°33'57"W , leaving said City of Austin Tract, continuing over and across said 205.42 acre tract, along the northwesterly line of said Lot 1 Block A, a distance of 316.70 feet to said northeasterly line of Tract 3 (Zoning Tract), for the southwesterly corner hereof;

THENCE, N52°22'00"W, continuing over and across said 205.42 acre tract and said Lot 1, along said northeasterly line of Tract 3 (Zoning Tract) a distance of 32.49 feet to the **POINT OF BEGINNING**, and containing an area of 30.651 acres (1,335,176 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), UTILIZING L.C.R.A. GPS CONTROL MONUMENTS.

I, JOHN T. BILNOSKI, 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.

BURY & PARTNERS, INC.
ENGINEERING-SOLUTIONS
221 W. SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701


8/4/11
JOHN T. BILNOSKI, R.P.L.S.
NO. 4998
STATE OF TEXAS

REFERENCES

TCAD PARCEL NO. 0267010129
AUSTIN GRID MJ-36



LINE TABLE

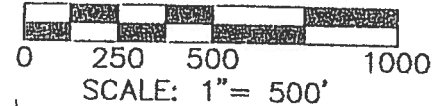
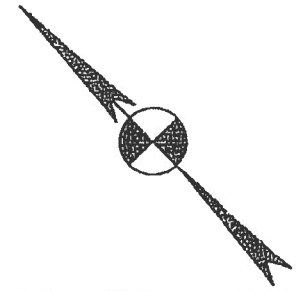
LINE	BEARING	LENGTH
L1	N59°43'55"E	89.66
L2	N86°31'33"E	517.26
L3	S53°48'54"E	342.89
L4	S38°20'30"E	315.31
L5	S60°03'18"E	361.30
L6	N88°50'18"E	660.45
L7	S76°08'23"E	329.10
L8	S37°07'11"E	65.99
L9	S06°59'53"W	666.69
L10	S67°59'22"W	9.74
L11	N51°10'08"W	422.60
L12	S38°49'52"W	66.24
L13	S37°55'39"W	16.48
L14	S34°31'03"E	52.95
L15	S49°28'31"E	340.46
L16	S47°14'41"E	79.16
L17	S67°33'57"W	316.70
L18	N52°22'00"W	32.49
L19	N67°32'22"E	374.70

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°03'49"	40.00	62.88	56.60	N85°29'20"E

LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH "BURY & PARTNERS" CAP
- △ PK NAIL SET WITH "BURY & PARTNERS" WASHER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



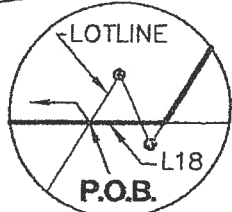
LOUIS KINCHELOE
SURVEY NO. 21
ABSTRACT NO. 455

AUSTIN WHITE LINE

PETER CONRAD
SURVEY NO. 112,
ABSTRACT NO. 199

APPROXIMATE
CREEK
CENTERLINE

3.7680 ACRES
CITY OF AUSTIN
DOC. NO. 2005111459



DETAIL

NORTHERLY LINES OF
PHASING AGREEMENT
DOC. NO. 2000052317

EXISTING ZONING LINE
ORDINANCE NO. 980827-G

205.42 ACRES
"1988 TRACT"
DOC. NO. 2008183203
(CALLED 200 ACRES
VOL. 10606, PG. 353)

30.651 ACRES
(1,335,176 SQ. FT.)

N52°22'00"W 2541.36'

"LI-PDA"
ZONING

LEGENDARY DRIVE

P.O.C.

APPROXIMATE SURVEY LINE

LOT 1 BLOCK A

MEMUCAN HUNT
SURVEY NO. 105
ABSTRACT NO. 396

THE LODGE AT WALNUT
CREEK PHASE I
DOC. NO. 200000104

LOT 1 BLOCK A
THE LODGE AT
WALNUT CREEK

PHASE II
DOC. NO. 200100285
ABSTRACT NO. 394

MEMUCAN HUNT
SURVEY NO. 107
ABSTRACT NO. 394

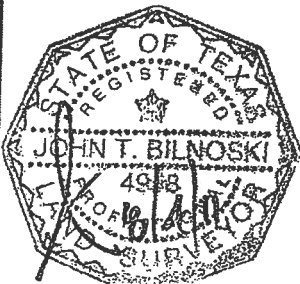
P.O.B.
SEE DETAIL

"LI-PDA"
ZONING

PARMER LANE

(200' PUBLIC R.O.W.) (F.M. HIGHWAY 734)

HIGHWAY STA.
509+33.04
100' LT.



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SKETCH TO ACCOMPANY DESCRIPTION
OF 30.651 ACRES OF LAND OUT OF THE PETER CONRAD
SURVEY NO. 112, ABSTRACT NO. 199, CITY OF AUSTIN, TRAVIS
COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 205.42
ACRE TRACT OF LAND, CALLED "1988 TRACT", OF RECORD IN
DOCUMENT NO. 2008183203 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.

**EPOCH
PROPERTIES**

**ROBINSON
RANCH**

DATE: 08/04/11 FILE: H:\101247\002\10124710002EX1.DWG FN No.: FN11-257(AJM) DRAWN BY: AJM PROJ. No: R010124710002

H:\101247\002\10124710002EX1.dwg Aug 09, 2011 - 10:02am by: mjezisek

C814-04-0088

PUD

SS-0103

SP-99-0285C

CT1-84-001
040517-40

IRR

CT1-84-001
040517-48

LI-PDA

CT1-04-001
040517-46

SP-99-0285C

LI-PDA

APARTMENTS

SS-0103

01-0174

010830-65

PUD

01-0174

SS-0103

UNDEV

LI

SP-2007-04540

84-022

85-244

ZONING

ZONING CASE#: C14-2011-0110

Exhibit B



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.



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'