

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 801 SOUTH LAMAR BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL COMMERCIAL SERVICES - VERTICAL MIXED USE BUILDING (CS-V) 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 family residence (SF-3) district to general commercial services - vertical mixed use building (CS-V) combining district on the property described in Zoning Case No. C14-2011-0047, on file at the Planning and Development Review Department, as follows:

A 0.132 acre tract of land, more or less, out of the Isaac Decker League No. 20, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 801 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 1.** This ordinance takes effect on \_\_\_\_\_, 2011.

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2011

\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_

**ATTEST:** APPROVED

Karen M. Kennard  
City Attorney

Shirley A. Gentry  
City Clerk



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

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**0.132 ACRES**  
**ZONING DESCRIPTION**  
**801 SOUTH LAMAR BOULEVARD**

A DESCRIPTION OF 0.132 ACRES IN THE ISAAC DECKER LEAGUE NO. 20, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.378 ACRE TRACT CONVEYED TO 801, LTD. BY WARRANTY DEED DATED OCTOBER 21, 2002 AND RECORDED IN DOCUMENT NO. 2002207417 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.132 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point in the east right-of-way line of South Lamar Boulevard (80' right-of-way width), at the southwest corner of said 0.378 tract, being also the northwest corner of a 1.105 acre tract described in Document No. 2007132902 of the Official Public Records of Travis County, Texas, from which an "X" in concrete found at a point of curvature in the east right-of-way line of South Lamar Boulevard and the west line of said 1.105 acre tract bears South 47°21'05" West, a distance of 100.67 feet, also from which, an "X" in concrete found in the east right-of-way line of South Lamar Boulevard, at the northwest corner of said 0.378 acre tract bears North 47°08'25" East, a distance of 70.71 feet;

**THENCE** South 60°27'35" East, leaving the east right-of-way line of South Lamar Boulevard, with the south line of said 0.378 acre tract and the north line of said 1.105 acre tract, a distance of 157.37 feet to the **POINT OF BEGINNING**;

**THENCE** North 47°08'25" East, crossing said 0.378 acre tract, a distance of 72.44 feet to a calculated point in the north line of said 0.378 tract, being also in the south line of Lot "B" of Maufrais Subdivision, a subdivision of record in Volume 28, Page 49 of the Plat Records of Travis County, Texas, from which, an "X" in concrete found in the east right-of-way line of South Lamar Boulevard, at the northwest corner of said 0.378 acre tract bears North 61°03'32" West, a distance of 157.90 feet;

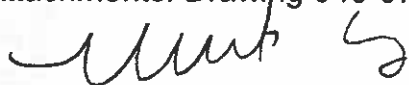
**THENCE** South 61°03'32" East, with the north line of said 0.378 acre tract and the south line of said Lot "B", a distance of 69.11 feet to a 1/2" axle found in the west right-of-way line of the I. & G.N. Railroad (100' right-of-way width), being the northeast corner of said 0.378 acre tract, being the southeast corner of said Lot "B";

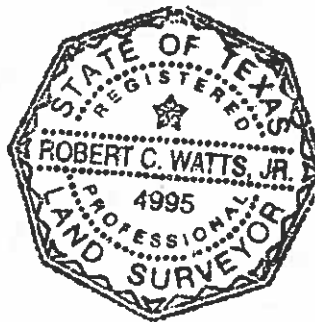
**THENCE** South 25°19'12" West, with the west right-of-way line of the I. & G.N. Railroad and the east line of said 0.378 acre tract, a distance of 69.96 feet to a 1/2" iron pipe found at the southeast corner of said 0.378 acre tract, being the northeast corner of said 1.105 acre tract;

Exhibit A

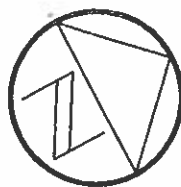
**THENCE** North  $60^{\circ}27'35''$  West, with the south line of said 0.378 acre tract and the north line of said 1.105 acre tract, a distance of 96.16 feet to the **POINT OF BEGINNING**, containing 0.132 acres (approximately 5733 square feet) of land, more or less.

Surveyed on the ground March 9, 2011. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 040-076-Z1.

  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



3-11-11



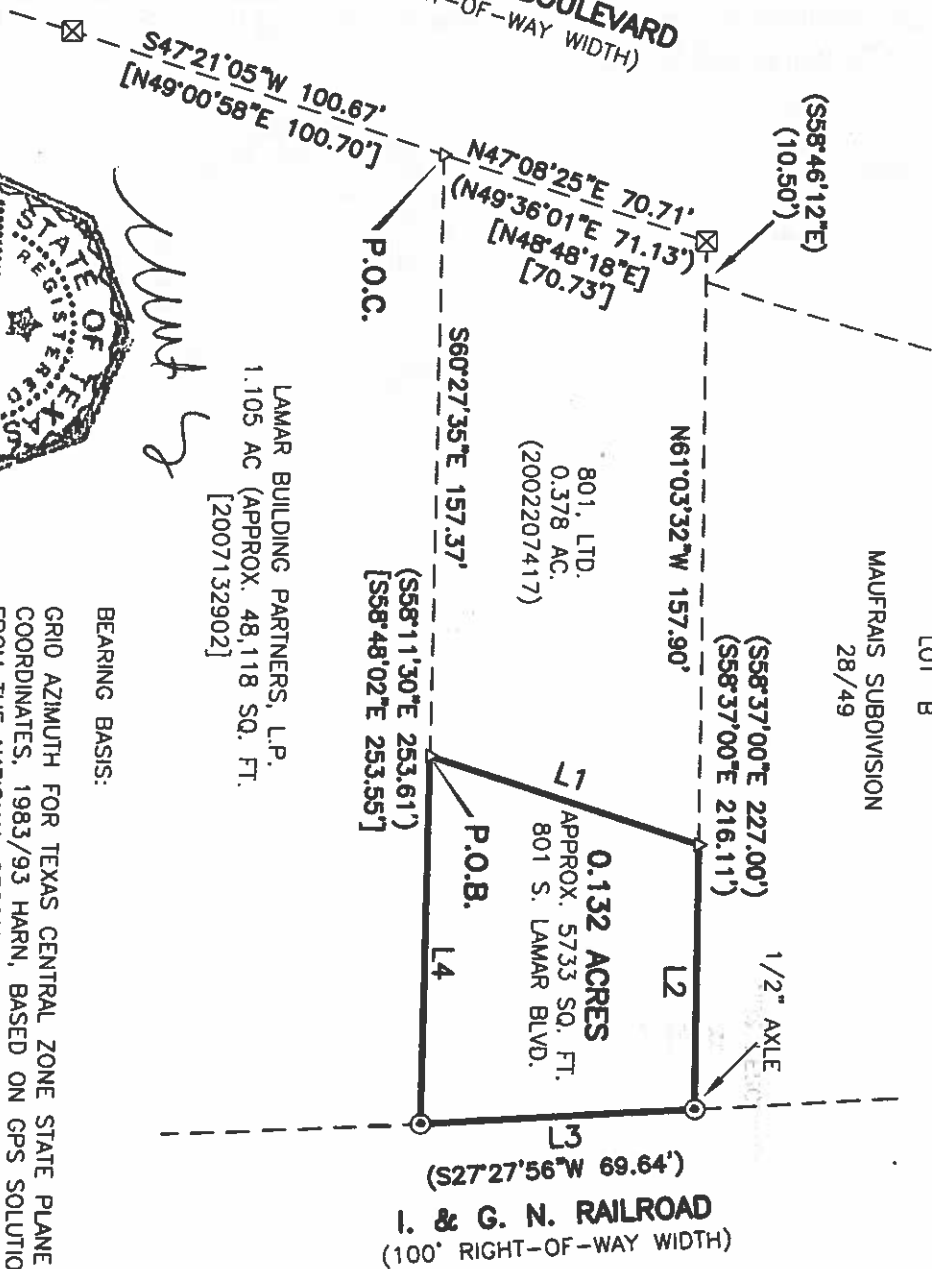
1"=50'

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.132 ACRES IN THE ISAAC DECKER LEAGUE NO. 20, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.378 ACRE TRACT CONVEYED TO 801, LTD. BY WARRANTY DEED DATED OCTOBER 21, 2002 AND RECORDED IN DOCUMENT NO. 2002207417 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE	
No.	BEARING
L1	N47°08'25"E
L2	S61°03'32"E
L3	S25°19'12"W
L4	N60°27'35"W

JULIET STREET  
(50' RIGHT-OF-WAY WIDTH)

SOUTH LAMAR BOULEVARD  
(80' RIGHT-OF-WAY WIDTH)



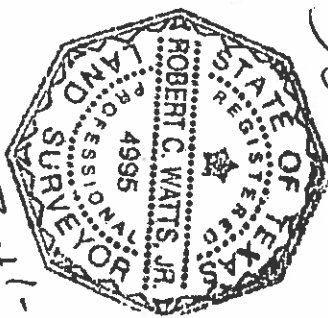
LAMAR BUILDING PARTNERS, L.P.  
1.105 AC (APPROX. 48,118 SQ. FT.)  
[2007132902]

BEARING BASIS:

GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
040-076-Z1

DATE OF SURVEY: 3/9/11  
PLOT DATE: 3/11/11  
DRAWING NO.: 040-076 BASE.DWG  
PROJECT NO.: 040-076  
DRAWN BY: CWV



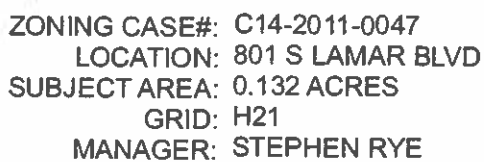
Chaparral

- LEGEND
- ☒ X IN CONC. FOUND
  - ☒ 1/2" IRON PIPE FOUND (OR AS NOTED)
  - ☒ CALCULATED POINT
  - ☐ RECORD INFORMATION
  - ☐ RECORD INFORMATION DOC. 2007132902



DISCH FIELD

### Exhibit B



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

