

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

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 4527 NORTH LAMAR BOULEVARD AND  
3 CHANGING THE ZONING MAP FROM UNZONED (UNZ) TO MULTIFAMILY  
4 RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-6-CO)  
5 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 unzoned (UNZ) to multifamily residence highest density-  
11 conditional overlay (MF-6-CO) combining district on the property described in Zoning  
12 Case No. C14-2011-0109, on file at the Planning and Development Review Department, as  
13 follows:  
14

15 A 1.718 acre tract of land, more or less, out of the James Rogers Survey in Travis  
16 County, the tract of land being more particularly described by metes and bounds in  
17 Exhibit "A" incorporated into this ordinance,  
18

19 locally known as 4527 North Lamar Boulevard, in the City of Austin, Travis County,  
20 Texas, and generally identified in the map attached as Exhibit "B".  
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:  
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25 The maximum height of a building or structure on the Property is 80 feet from ground  
26 level.  
27

28 Except as otherwise specifically restricted under this ordinance, the Property may be  
29 developed and used in accordance with the regulations established for the multifamily  
30 residence highest density (MF-6) base district, and other applicable requirements of the  
31 City Code.  
32  
33  
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35  
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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.

**PASSED AND APPROVED**

\_\_\_\_\_, 2011      §  
   §  
   §

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

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Karen M. Kennard                      Shirley A. Gentry  
City Attorney                              City Clerk

1.718 ACRES  
STATE OF TEXAS  
TRACT 5

FN. NO. 11-189(MJJ)

JUNE 11, 2011

EXHIBIT A

BPI JOB NO. R010742810005

#### DESCRIPTION

OF 1.718 ACRES OF LAND OUT OF THE JAMES ROGERS SURVEY, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CALLED "TRACT 5" CONTAINING 1.178 ACRES OF LAND HAVING BEEN CONVEYED TO THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND BY DEED OF RECORD IN DOCUMENT NO. 2004057397 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.718 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a P.K. nail set in the curving easterly right-of-way line of Lamar Boulevard (100' R.O.W.), being the southwesterly corner of the westerly terminus of 46th Street (a private street) and the northwesterly corner of said 1.718 acre tract of land, for the northwesterly corner hereof;

**THENCE**, S59°47'07"E, leaving the curving easterly right-of-way line of Lamar Boulevard, along the southerly line of 46th Street, along the northerly line of said 1.718 acre tract of land, for the northerly line hereof, a distance of 227.05 feet to a 1/2 inch iron rod with cap set at the northwesterly corner of the remainder of 88-4/5 acre tract of land conveyed to the State of Texas by deed of record in Volume 55, Page 246 of the Deed Records of Travis County, Texas, being the northeasterly corner of said 1.718 acre tract of land, for the northeasterly corner hereof;

**THENCE**, S30°16'30"W, leaving the southerly line of 46th Street, along the westerly line of said 88-4/5 acre tract of land, being the easterly line of said 1.718 acre tract of land, for the easterly line hereof, a distance of 294.19 feet to a 1/2 inch iron rod with cap set at the northeasterly corner of that certain 3.212 acre tract of land called "Tract 4" having been conveyed to the State of Texas, for the use and benefit of the Permanent School Fund by deed of record in Document No. 2004057397 of said Official Public Records, being the southeasterly corner of said 1.718 acre tract of land, for the southeasterly corner hereof;

**THENCE**, N60°09'28"W, leaving the westerly line of said 88-4/5 acre tract of land, along the northerly line of said 3.212 acre tract of land, being the southerly line of said 1.718 acre tract of land, for the southerly line hereof, a distance of 266.30 feet to a P.K. nail set in the curving easterly right-of-way line of Lamar Boulevard, being the northwesterly corner of said 3.212 acre tract of land and the southwesterly corner of said 1.718 acre tract of land, for the southwesterly corner hereof;

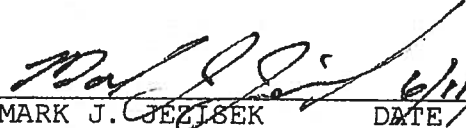
FN NO. 11-189(MJJ)  
JUNE 11, 2011  
PAGE 2 OF 2

**THENCE**, along the curving easterly right-of-way line of Lamar Boulevard, being the curving westerly line of said 1.718 acre tract of land, for the westerly line hereof, along a curve to the right having a radius of 1078.83 feet, a central angle of  $15^{\circ}54'25''$ , an arc length of 299.51 feet and a chord which bears,  $N37^{\circ}49'43''E$ , a distance of 298.55 feet to the **POINT OF BEGINNING**, containing an area of 1.718 acres (74,832 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS** FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATES CENTRAL ZONE NAD 83.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC  
ENGINEERS-SURVEYORS  
221 WEST SIXTH STREET, STE. 600  
AUSTIN, TEXAS 78701

  
MARK J. JEZISEK      DATE 6/11/11  
R.P.L.S. NO. 5267  
STATE OF TEXAS



