

## 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:

24  
25 The maximum height of a building or structure on the Property is 80 feet.

26  
27 Except as otherwise specifically restricted under this ordinance, the Property may be  
28 developed and used in accordance with the regulations established for the multifamily  
29 residence highest density (MF-6) base district, and other applicable requirements of the  
30 City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2012.

**PASSED AND APPROVED**

\_\_\_\_\_, 2012

Lee Leffingwell  
Mayor

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

1.718 ACRES  
TRACT 5  
JLB REALTY LLC.

FN. NO. 12-218(MJJ)  
MAY 22, 2012  
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 1.718 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 found 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 found 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 found 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 found 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. 12-218 (MJJ)  
MAY 22, 2012  
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.

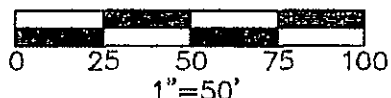
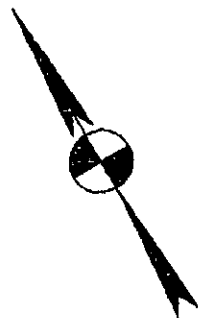
**BEARING BASIS** FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATES CENTRAL ZONE NAD 83.

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. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

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

*Mark J. Jezisek* 5/22/12  
MARK J. JEZISEK  
R.P.L.S. NO. 5267  
STATE OF TEXAS



**LEGEND**

● 1/2" IRON ROD AND CAP FOUND -

▲ PK NAIL FOUND

P.O.B. POINT OF BEGINNING

**46TH STREET**

(R.O.W. VARIES)

S59°47'07"E 227.05'

P.O.B.

LAMAR BOULEVARD  
(100' R.O.W.)

C1

**1.718 ACRES**  
(74,832 SQ. FT.)TRACT 5  
1.718 ACRES  
PERMANENT SCHOOL FUND  
DOC. NO. 2004057397REMAINDER OF  
88-4/5 ACRES  
STATE OF TEXAS  
VOL. 55, PG. 246

S30°16'30"W 294.19'

JAMES ROGERS SURVEY



N60°09'28"W 266.30'

TRACT 4 - 3.212 ACRES  
PERMANENT SCHOOL FUND  
DOC. NO. 2004057397**CURVE TABLE**

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD
C1	15°54'25"	1078.83	299.51	298.55	N37°49'43"E

**Bury+Partners**221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0326  
Bury+Partners, Inc. © Copyright 2012**SKETCH TO ACCOMPANY DESCRIPTION**OF A 1.718 ACRE TRACT OF LAND OUT OF THE JAMES  
ROGERS SURVEY SITUATED IN THE CITY OF AUSTIN, TRAVIS  
COUNTY, TEXAS, BEING A PORTION OF THE PROPERTY  
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.**JLB PARTNERS,  
LP**

DATE: 05/22/12 FILE: H:\107428\005\107428005EX2.DWG FN No.: FN12-218(MJJ) DRAWN BY: MJJ

PROJ. No: R010742810005

