

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12139-12205 NORTH LAMAR BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) 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 limited office (LO) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2017-0096, on file at the Planning and Zoning Department, as follows:

17.751 acres of land situated in Travis County, Texas, out of the J.M. Swisher Survey No. 32, Abstract No. 2405, being all of that certain 1.32 acre (third tract) and portions of those certain 0.42 acre (first tract) and 0.58 acre (second tract) of land described in a Deed of Record to Crestmont Office Center in Volume 12439, Page 1209, Real Property Records of Travis County, Texas, and a portion of that certain 22.66 acre tract of land (Tract 1), described in a Deed of Record to Crestmont Office Center, Ltd., in Volume 12254, Page 545, Real Property Records of Travis County, Texas, said 17.751 acre tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 12139-12205 North Lamar Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

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

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

1 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
2 developed and used in accordance with the regulations established for the multifamily
3 residence low density (MF-2) district and other applicable requirements of the City Code.
4

5 **PART 4.** This ordinance takes effect on _____, 2018.
6

7 **PASSED AND APPROVED**

8
9 §
10 §
11 _____, 2018 § _____
12 Steve Adler
13 Mayor
14

15
16 **APPROVED:** _____ **ATTEST:** _____
17 Anne L. Morgan Jannette S. Goodall
18 City Attorney City Clerk
19



**CRESTMONT OFFICE CENTER
WALNUT CREEK APARTMENTS PHASE II
17.751 AC.**

DESCRIPTION OF 17.751 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, BEING ALL OF THAT CERTAIN 1.32 ACRE (THIRD TRACT) AND PORTIONS OF THOSE CERTAIN 0.42 ACRE (FIRST TRACT) AND 0.58 ACRE (SECOND TRACT) OF LAND DESCRIBED IN A DEED OF RECORD TO CRESTMONT OFFICE CENTER IN VOLUME 12439 PAGE 1209, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 22.66 ACRE TRACT OF LAND (TRACT 1), DESCRIBED IN A DEED OF RECORD TO CRESTMONT OFFICE CENTER, LTD. IN VOLUME 12254 PAGE 545, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 17.751 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the curving easterly line of North Lamar Boulevard (U.S. Highway 81) (100' R.O.W.), same being the westerly line of said 0.42 Acre Tract for the southwesterly corner of the herein described tract, from which a disturbed 1/2" iron rod found and replaced with a G&R capped iron rod at the intersection of the easterly line of said North Lamar Boulevard and the northerly line of Walnut Park Crossing (R.O.W. varies), for the southwesterly corner of said 0.58 Acre Tract (Second Tract), bears along the chord, of a curve to the right S09°05'41"W, a distance of 133.94 feet, having a radius of 3869.42 feet and an arc length of 133.95 feet;

THENCE along the easterly line of said North Lamar Boulevard, same being in part, the westerly lines of said 0.42 Acre (First Tract), said 1.32 Acre (Third Tract) and said 22.66 Acre Tract the following two (2) courses:

1. Along a curve to the left, having a radius of 3869.42 feet, an arc length of 361.53 feet, and a chord which bears N05°25'35"E, a distance of 361.40 feet to a G&R capped iron rod set at the end of said curve;
2. N02°49'43"E, passing at a distance of 52.79 feet, a 3/4" iron pipe found at the common westerly corner of said 1.32 Acre (Third Tract) and said 22.66 Acre Tract, and continuing for a total distance of 544.75 feet to a G&R capped iron rod set for the northwesterly corner of the herein described tract, from which a TXDOT type one monument found in the easterly line of said North Lamar Boulevard and the westerly line of said 22.66 Acre Tract bears, N02°49'43"E, a distance of 329.78 feet;

THENCE S64°25'10"E, over and across said 22.66 Acre Tract, a distance of 639.11 feet to a 1" iron pipe found in the easterly line of said 22.66 Acre Tract, at the southwesterly corner of Lot 5, Park Thirty-Five Section III, a subdivision of record in Book 91, Page 300, Plat Records of Travis County, Texas;

THENCE with the easterly line of said 22.66 Acre Tract, same being in part, the southerly line of said Lot 5, in part the westerly line of Lot 2, Block A, Park Thirty-Five Section IV, a subdivision of record in Book 102, Page 80, Plat Records of Travis County, Texas and in part the westerly line of Lot 3, Block A, Park 35, a subdivision of record in Book 84, Page 140C, Plat Records of Travis County, Texas the following six (6) courses:

1. S85°55'12"E, a distance of 198.05 feet to a PK Nail found in the westerly line of said Lot 2, Block A, at the southeasterly corner of said Lot 5, for the northeasterly corner of the herein described tract;
2. S16°09'37"W, a distance of 271.65 feet to a 1" iron pipe found;

EXHIBIT A

1805 Ouida Dr., Austin, Texas 78728 • Firm # 10032000
Phone (512)267-7430 • Fax (512)836-8385



3. S22°59'55"E, a distance of 335.25 feet to a 1" iron pipe found;
4. S28°48'44"W, a distance of 78.39 feet to a 1/2" iron rod found;
5. S28°25'07"W, a distance of 387.98 feet to steel bolt found at the common westerly corner of said Lot 2, Block A and said Lot 3, Block A;
6. S29°01'27"W, a distance of 121.46 feet to a 1/2" iron rod found in the westerly line of said Lot 3, Block A, at the northeasterly corner of a fifteen foot wide remainder strip of Dillingham Lane (originally 30' R.O.W.), for the southeasterly corner of said 22.66 Acre Tract and the herein described tract;

THENCE N61°39'49"W, with the northerly line of said Dillingham Lane and the southerly line of said 22.66 Acre Tract, a distance of 256.63 feet to a 1/2" iron rod found at an angle point in the southerly line of said 22.66 Acre Tract, being the southeasterly corner of a ten foot strip of land dedicated for right-of-way purposes by the M.D. Fletcher Subdivision, a subdivision of record in Volume 52, Page 65, Plat Records of Travis County, Texas;

THENCE N29°59'50"E, continuing with the southerly line of said 22.66 Acre Tract and the easterly line of said ten foot right-of-way strip, a distance of 10.37 feet to a 1/2" iron rod found at the northeasterly corner of said ten foot right-of-way strip, same being the southeasterly corner of a 0.435 acre tract of land described in a deed of record to Brock Spavinaw Partnership, Ltd., Trustee in Volume 12527, Page 829, Real Property Records of Travis County, Texas;

THENCE with the common lines of said 22.66 Acre Tract and said 0.435 Acre Tract the following three (3) courses:

1. N28°35'05"E, a distance of 189.53 feet to a 1" iron pipe found at the northeasterly corner of said 0.435 Acre Tract;
2. N61°40'17"W, a distance of 99.83 feet to a 1" iron pipe found at the northwesterly corner of said 0.435 Acre Tract;
3. S28°40'51"W, a distance of 189.70 feet to a 1/2" iron rod found in the northerly line of said ten foot right-of-way strip at the southwesterly corner of said 0.435 Acre Tract;

THENCE N61°46'01"W, continuing with the southerly line of said 22.66 Acre Tract and the northerly line of said ten foot right-of-way strip, a distance of 151.62 feet to a 1/2" iron rod found in the easterly line of said 0.58 Acre (Second Tract) at the northwesterly corner of said ten foot right-of-way strip, same being the southwesterly corner of said 22.66 Acre Tract;

THENCE S05°34'14"W, with the easterly line of said 0.58 Acre (Second Tract) and the westerly line of said ten foot right-of-way strip, a distance of 10.93 feet to a 1" iron pipe found in the northerly line of said Walnut Park Crossing, at the southwesterly corner of said ten foot right-of-way strip, same being the southeasterly corner of 0.58 Acre (Second Tract);

THENCE N61°41'38"W, with the southerly line of said 0.58 Acre (Second Tract) and the northerly line of said Walnut Park Crossing, a distance of 9.94 feet;



THENCE leaving the southerly line of said 0.58 Acre (Second Tract) and the northerly line of said Walnut Park Crossing and continuing over and across said 0.58 Acre (Second Tract), said 22.66 Acre Tract and said 0.42 Acre (First Tract) the following three (3) courses:

1. N09°03'25"E, a distance of 165.83 feet to a calculated point;
2. N60°23'12"W, a distance of 95.55 feet to a calculated point;
3. N80°16'15"W, a distance of 101.27 feet to the **POINT OF BEGINNING**, containing an area of 17.751 Acres of Land, more or less.


Phillip L. McLaughlin 04-26-17
Registered Professional Land Surveyor
State of Texas No. 5300

Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.
G&R Surveying Project No. 16331 Attachments: 16331_GR-Zoning-Tract I.EX

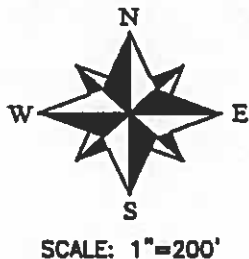


LEGEND

- 1/2" IRON ROD FOUND
- IRON ROD WITH CAP FOUND
- 1" IRON PIPE FOUND
(UNLESS NOTED)
- TXDOT TYPE 1 MONUMENT FOUND
(UNLESS NOTED)
- G&R CAPPPED IRON ROD SET
- △ CALCULATED POINT

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S28°48'44"W	78.39'
L2	S28°01'27"W	121.48'
L3	N28°59'50"E	10.37'
L4	N61°40'17"W	99.83'
L5	N61°46'01"W	151.82'
L6	S05°34'14"W	10.93'
L7	N61°41'38"W	9.94'
L8	N09°03'25"E	185.83'
L9	N60°23'12"W	95.95'
L10	N60°16'15"W	101.27'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	1°59'00"	3889.42'	133.95'	S09°05'41"W	133.94'
C2	5°21'12"	3889.42'	381.53'	N05°25'35"E	381.40'



J.M. SWISHER SURVEY NO. 32, ABS. 2405

17.751 AC.

PORTION OF 22.66 AC. (TRACT 1)
CRESTMONT OFFICE CENTER, LTD.
VOL. 12254, PG. 545

0.42 AC. (1st TRACT)
CRESTMONT OFFICE CENTER
VOL. 12439, PG. 1209

0.435 AC.
BROCK SPAVINAW
PARTNERSHIP, LTD., TRUSTEE
VOL. 12527, PG. 829

0.58 AC. (2nd TRACT)
CRESTMONT OFFICE CENTER
VOL. 12439, PG. 1209

AMENDED PLAT OF
LOTS 1, 2 AND 3
PARK 35 II SUBDIVISION
DOC. NO. 201500192

PORTION OF
12.05 AC. (TRACT 2)
CRESTMONT OFFICE CENTER, LTD.
VOL. 12254, PG. 545

LOT 3, BLK. A
PARK 35
BK. 84, PG. 140C

0.288 AC.
BROCK SPAVINAW
PARTNERSHIP, LTD., TRUSTEE
VOL. 12527, PG. 825

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 18331_GR-ZONING-TRACT 1.MB
BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

SHEET

1

1

EXHIBIT

PLOTTING SCALE: 1" = 200'

DRAWN BY: PWC

REVIEWED BY: TC

PROJECT NO: 18331

FILE: L\18331_GR-EX-TRACT 1

DATE: APRIL 28, 2017

17.751 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, BEING ALL OF THAT CERTAIN 1.32 ACRE (THIRD TRACT) AND PORTIONS OF THOSE CERTAIN 0.42 ACRE (FIRST TRACT) AND 0.58 ACRE (SECOND TRACT) OF LAND DESCRIBED IN A DEED OF RECORD TO CRESTMONT OFFICE CENTER IN VOLUME 12439 PAGE 1209, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 22.66 ACRE TRACT OF LAND (TRACT 1), DESCRIBED IN A DEED OF RECORD TO CRESTMONT OFFICE CENTER, LTD. IN VOLUME 12254 PAGE 545, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



SURVEYING, LLC

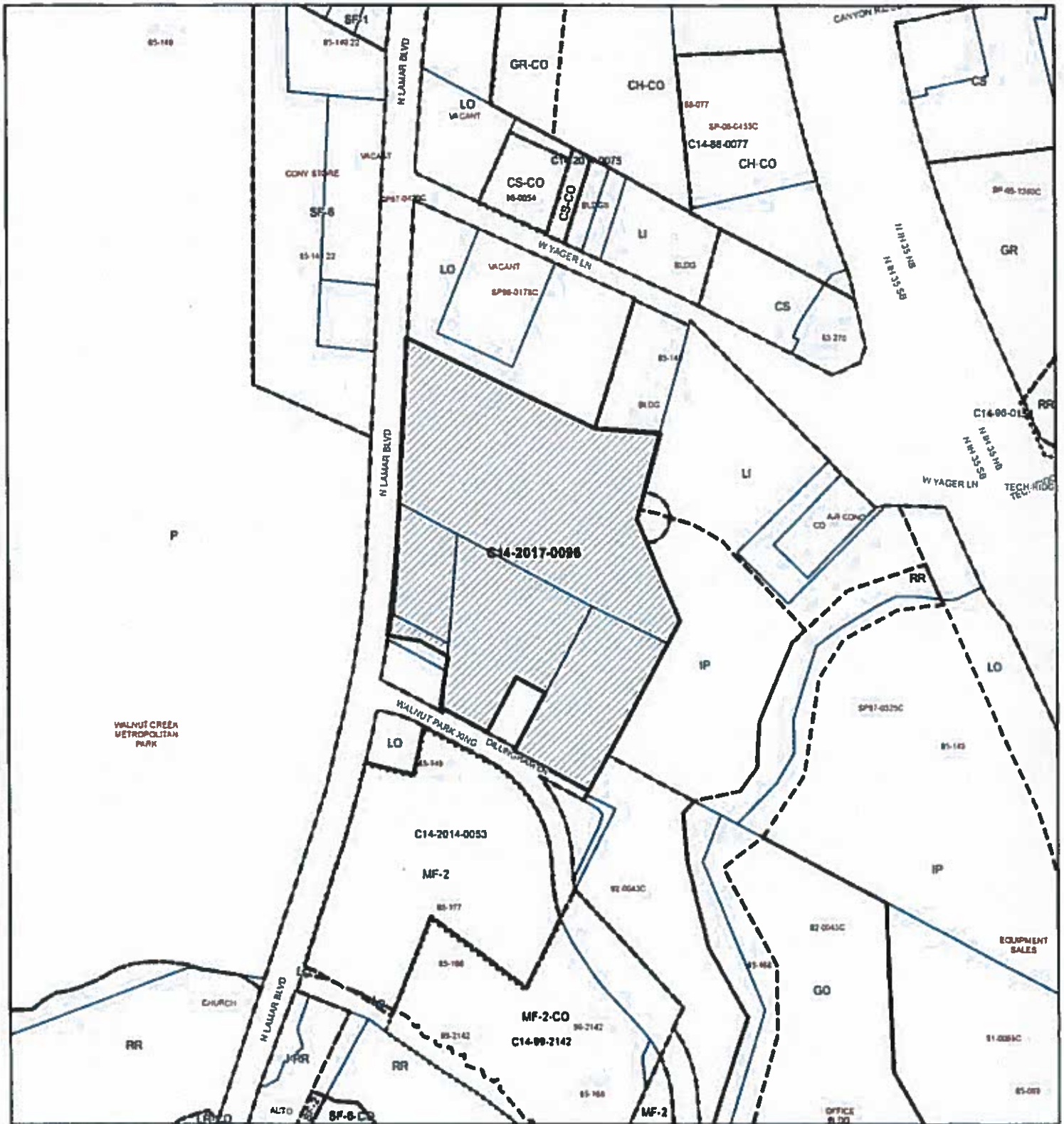
1805 OUNDA DR.

AUSTIN, TEXAS 78728

PHONE: (312) 267-7430

FAX: (312) 836-8385

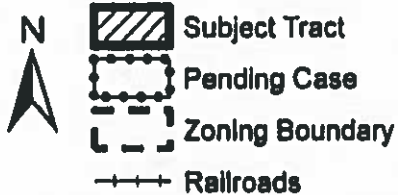
PAID FOR: 10/20/2017



ZONING

Case#: C14-2017-0096

EXHIBIT B



0 200 400 Feet

1" = 400'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 8/4/2017