

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 807, 809 AND A PORTION OF 811 SOUTH LAMAR  
3 BOULEVARD FROM COMMUNITY COMMERCIAL - MIXED USE -  
4 VERTICAL MIXED USE BUILDING - CONDITIONAL OVERLAY (GR-MU-V-  
5 CO) COMBINING DISTRICT - FAMILY RESIDENCE (SF-3) DISTRICT -  
6 COMMUNITY COMMERCIAL - VERTICAL MIXED USE BUILDING (GR-V)  
7 COMBINING DISTRICT AND RURAL RESIDENCE DISTRICT (RR) DISTRICT  
8 TO MULTIFAMILY RESIDENCE HIGHEST DENSITY - CONDITIONAL  
9 OVERLAY (MF-6-CO) COMBINING DISTRICT.

10  
11 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

12  
13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
14 change the base district from community commercial - mixed use - vertical mixed use  
15 building - conditional overlay (GR-MU-V-CO) combining district - family residence (SF-  
16 3) district - community commercial - vertical mixed use building (GR-V) combining  
17 district and rural residence district (RR) district to multifamily residence highest density -  
18 conditional overlay (MF-6-CO) combining district on the property described in Zoning  
19 Case No. C14-2011-0153, on file at the Planning and Development Review Department, as  
20 follows:

21  
22 A 1.436 acre tract of land, more or less, out of the Issac Decker League Abstract,  
23 No. 8, the tract of land being more particularly described by metes and bounds in  
24 Exhibit "A" incorporated into this ordinance (the "Property"),

25  
26 locally known as 807, 809 and a portion of 811 South Lamar Boulevard in the City of  
27 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

28  
29 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
30 established by this ordinance is subject to the following conditions:

31  
32 The maximum height of a building or structure may not exceed a height of 60  
33 feet from ground level.

34  
35 Except as specifically restricted under this ordinance, the Property may be developed and  
36 used in accordance with the regulations established for the multifamily residence highest  
37 density (MF-6) base district, and other applicable requirements of the City Code.



1.436 ACRES  
ASHTON LAMAR  
THE HANOVER COMPANY

FN. NO. 11-374(KWA)  
NOVEMBER 01, 2011  
BPI JOB NO. R010798110003

DESCRIPTION

OF 1.436 ACRES OF LAND OUT OF THE ISSAC DECKER LEAGUE ABSTRACT NO. 8, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1.105 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO LAMAR BUILDING PARTNERS, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2007132902 AND A PORTION OF THAT CERTAIN 0.504 ACRE TRACT OF LAND CONVEYED TO LAMAR BUILDING PARTNERS, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2011109173 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.436 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with cap set in the easterly right-of-way line of South Lamar Boulevard (R.O.W. varies), being the southwesterly corner of that certain 0.3781 acre tract of land conveyed to 801, Ltd. by deed of record in Document No. 2002207417 of said Official Public Records and the northwesterly corner of said 1.105 acre tract of land, for the northwesterly corner hereof;

THENCE, S60°31'10"E, leaving the easterly right-of-way line of South Lamar Boulevard, along the southerly line of said 0.3781 acre tract of land, being the northerly line of said 1.105 acre tract of land, for the northerly line hereof, a distance of 253.55 feet to an iron pipe found in the westerly right-of-way line of the International and Great Northern Railroad (100' R.O.W.), being the southeasterly corner of said 0.3781 acre tract of land and the northeasterly corner of said 1.105 acre tract, for the northeasterly corner hereof;

THENCE, S25°40'49"W, along the westerly right-of-way line of said Railroad, being the easterly lines of said 1.105 acre tract of land and said 0.504 acre tract of land, for the easterly line hereof, passing at a distance of 170.14 feet a 1/2 inch iron rod found 1.32 feet west of line and continuing for a total distance of 238.64 feet to a calculated point being the northeasterly corner of that certain 0.421 acre tract of land conveyed to Mervyn Fatter, Jr. and Barnaby Evans by deed of record in Document No. 2000204366 of said Official Public Records and the southeasterly corner of said 0.504 acre tract, for the southeasterly corner hereof;

THENCE, N59°50'53"W, leaving the westerly right-of-way line of said Railroad, along the northerly line of said 0.421 acre tract of land, being a portion of the southerly line of said 0.504 acre tract of land, for a portion of the southerly line hereof, passing at a distance of 0.68 feet a 5/8 inch iron rod found, continuing in all a total distance of 218.95 feet to an angle point, from which an pipe found at the northwesterly corner of said 0.421 acre tract of land bears N59°50'53"W, a distance of 67.10 feet;

THENCE, N37°48'34"E, leaving the northerly line of said 0.421 acre tract of land, over and across said 0.504 acre tract of land, for a portion of the southerly line hereof, a distance of 68.04 feet to a point in the northerly line of said 0.504 acre tract of land, being the southerly line of said 1.105 acre tract of land, for an angle point hereof;

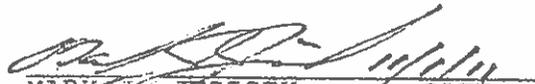
THENCE, N60°05'26"W, along a portion of the northerly line of said 0.504 acre tract of land, being a portion of the southerly line of said 1.105 acre tract of land, for the southerly line hereof, a distance of 111.35 feet to an iron pipe found in said easterly right-of-way line of South Lamar Boulevard, being the northwesterly corner of said 0.504 acre tract of land, for the southwest corner of said 1.105 acre tract of land and hereof;

THENCE, along the easterly right-of-way line of South Lamar Boulevard, being the westerly line of said 1.105 acre tract of land, for the westerly line hereof, the following two (2) courses and distances:

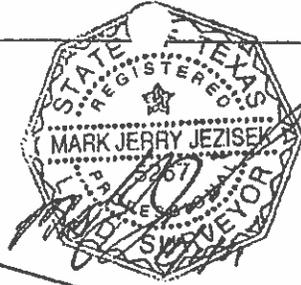
- 1) Along a curve to the right, having a radius of 1393.47, a central angle of 03°04'16", an arc length of 74.69 feet and a chord which bears, N45°23'49"E, a distance of 74.68 feet to a cut "X" found in concrete for the end of said curve;
- 2) N47°13'11"E, a distance of 100.35 feet to the POINT OF BEGINNING, and containing 1.436 acres (62,534 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, 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, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

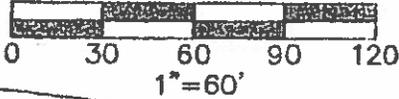
BURY & PARTNERS, INC.  
221 WEST SIXTH ST., STE. 600  
AUSTIN, TEXAS 78701

  
MARK J. JEZISEK      DATE  
NO. 5267  
STATE OF TEXAS

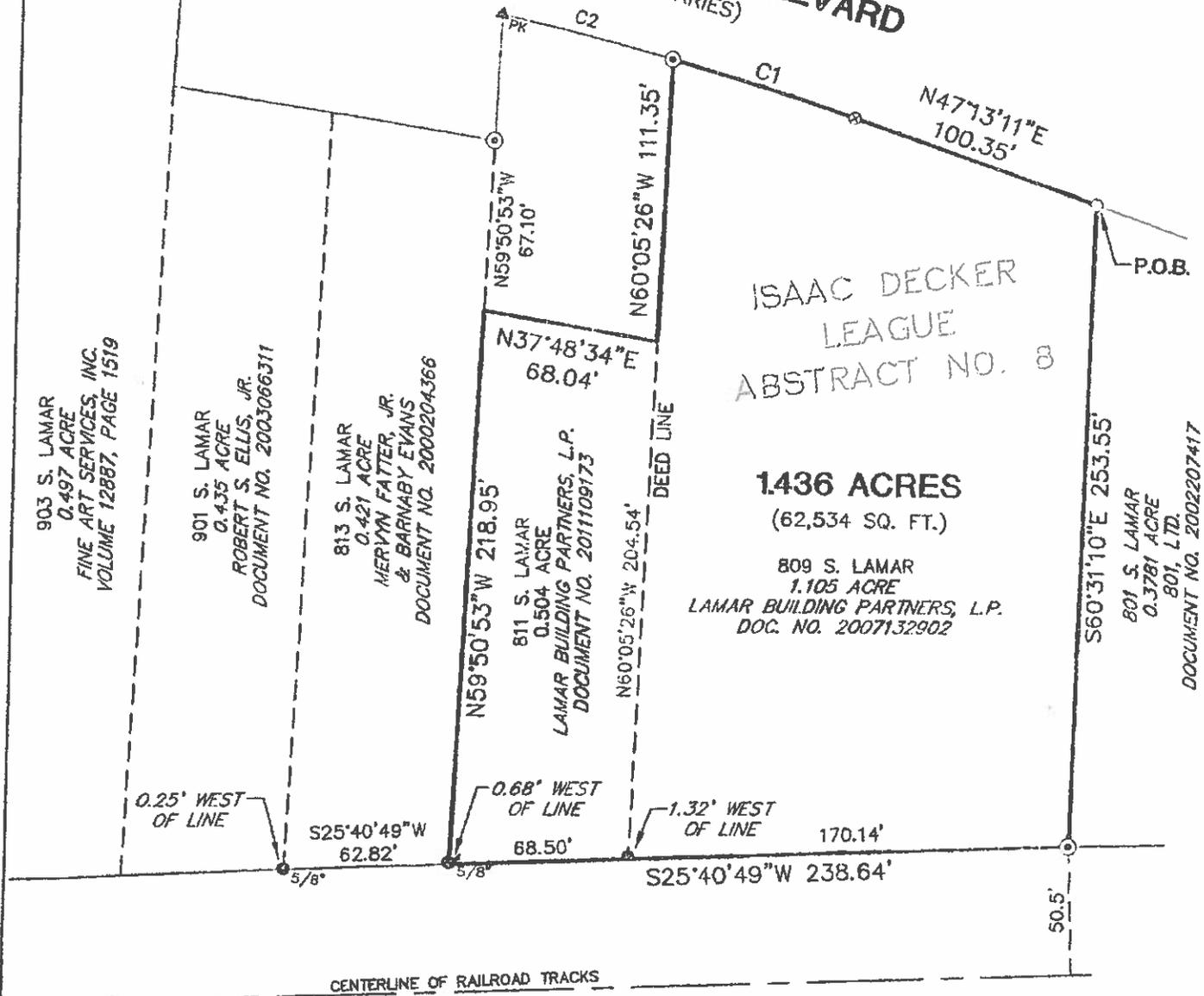




**JULIET STREET**

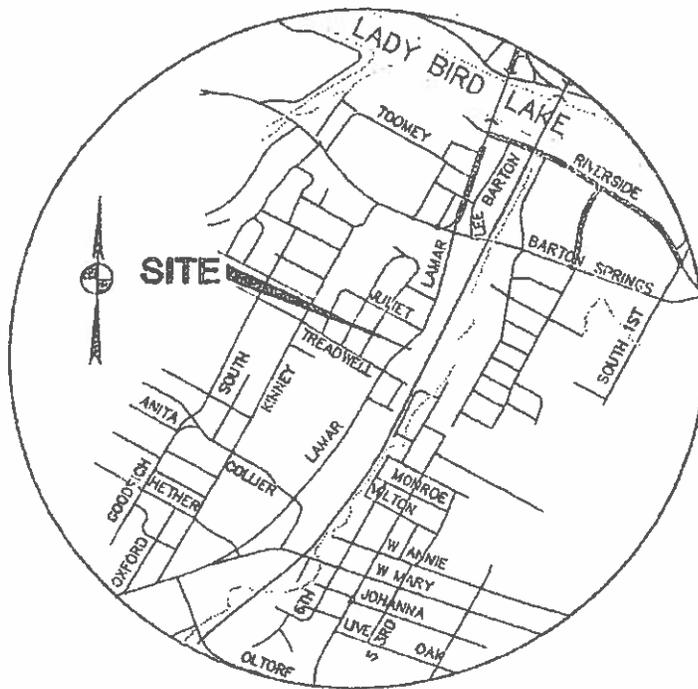


**SOUTH LAMAR BOULEVARD**  
(R.O.W. VARIES)



**INTERNATIONAL AND GREAT NORTHERN RAILROAD**  
(100' R.O.W.)

<p><b>Bury+Partners</b> 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel. (612)328-0011 Fax (612)328-0325 Bury+Partners, Inc. © Copyright 2011</p>	<p><b>SKETCH TO ACCOMPANY DESCRIPTION</b> OF 1.436 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF RECORD IN DOC. NO. 2007132902 AND A PORTION OF THAT CERTAIN TRACT OF LAND OF RECORD IN DOC. NO. 2011109173, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.</p>	<p><b>THE HANOVER COMPANY</b></p>
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VICINITY MAP  
N.T.S.

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	3°04'16"	1393.47	74.69	74.68	N45°23'49"E
C2	2°19'05"	1393.47	68.54	68.53	S42°27'09"W

LEGEND

- ⊙ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET w/YELLOW CAP STAMPED "BURY & PARTNERS"
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ▲ NAIL FOUND AS NOTED
- ⊗ "X" CUT IN CONCRETE
- P.O.B. POINT OF BEGINNING



**Bury+Partners**

221 West Sixth Street, Suite 000  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
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**THE HANOVER COMPANY**

DATE: 11/01/11

FILE: H:\107981\003\107981003EX2.DWG

FN No.: 11-374(KWA)

DRAWN BY: KWA

PROJ. No: R0107981-10003



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
ZONING CASE#: C14-2011-0153

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.

