

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 12304 WALNUT PARK CROSSING AND 12101  
3 NORTH LAMAR BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT TO  
4 MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) COMBINING DISTRICT.  
5

6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from limited office (LO) district to multifamily residence low  
10 density (MF-2) combining district on the property described in Zoning Case No. C14-  
11 2014-0053, on file at the Planning and Zoning Department, as follows:  
12

13 9.35 acre tract of land, more or less, out of the J.M. Swisher Survey, Abstract No.  
14 32 the tract of land being more particularly described by metes and bounds in  
15 Exhibit "A" incorporated into this ordinance (the "Property"),  
16

17 locally known as 12304 Walnut park Crossing and 12101 North Lamar Boulevard in the  
18 City of Austin, Travis County, Texas, and generally identified in the map attached as  
19 Exhibit "A".  
20

21 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2015.  
22

23 **PASSED AND APPROVED**  
24

25 §  
26 §  
27 §  
28 \_\_\_\_\_, 2015

29 Steve Adler  
30 Mayor  
31

32 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
33

34 Anne L. Morgan  
35 Interim City Attorney

Jannette S. Goodall  
City Clerk



LARRY PEEL  
WALNUT CROSSING APARTMENTS  
9.35 ACRES

DESCRIPTION OF 9.35 ACRES OF LAND SITUATED IN TRAVIS COUNTY, OUT OF THE J.M. SWISHER SURVEY, ABS. 32, BEING A PORTION OF LOT 2 AND ALL OF LOT 3, PARK 35 II SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200700330, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.35 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the southerly line of Walnut Park Crossing (R.O.W. varies) and the northerly line of said Lot 2 for the most northerly corner of the herein described tract;

**THENCE** with common line of said Walnut Park Crossing and said Lots 2 and 3 the following four (4) courses:

1. S61°43'23"E, a distance of 218.28 feet to an iron rod with cap found at the point of curvature of a curve to the right;
2. Along said curve to the right, having an arc length of 379.61 feet, a radius of 368.00 feet, and a chord which bears S32°10'16"E, a distance of 363.00 feet to an iron rod with G&R cap set at the end of said curve;
3. S02°33'15"E, a distance of 47.91 feet to an iron rod with cap found at the point of curvature of a curve to the left;
4. Along said curve to the left, having an arc length of 128.09 feet, a radius of 432.00 feet, and a chord which bears S11°02'55"E, a distance of 127.62 feet to an iron rod with G&R cap set for the common northerly corner of Lot 1 of said Park 35 II Subdivision and said Lot 3 for the most easterly corner of the herein described tract;

**THENCE** S26°52'36"W, with the common line of said Lots 1 and 3, a distance of 236.19 feet to a 1/2 inch iron rod found for the most southerly or southeast corner of said Lot 3;

**THENCE** N53°20'45"W, with a northerly line of said Lot 1, being in part the southerly or southwest line of said Lot 3 and in part a southerly line of said Lot 2, a distance of 359.74 feet to a 1/2 inch iron rod found for the most westerly northwest corner of said Lot 1;

**THENCE** S22°04'50"W, with the westerly line of said Lot 1 and the easterly line of said Lot 2, at a distance of 296.99 feet passing a 1/2 inch iron rod found and continuing for a total distance of 302.16 feet to a calculated point in the northerly line of a Drainage Easement (width varies), described and dedicated by said Park 35 II Subdivision for the most southerly corner of the herein described tract;

**THENCE** over and across said Lot 2 with the northerly line of said Drainage Easement, the following seventeen (17) courses:

1. N48°02'18"W, a distance of 10.03 feet to a calculated point;
2. N55°49'28"W, a distance of 6.32 feet to a calculated point;

1805 Ouida Drive, Austin, TX 78728  
Phone (512)267-7430 • Fax (512)836-8385  
Firm No. 10032000



3. N65°31'10"W, a distance of 20.37 feet to a calculated point;
4. N67°08'28"W, a distance of 24.20 feet to a calculated point;
5. N61°41'47"W, a distance of 13.18 feet to a calculated point;
6. N64°32'39"W, a distance of 19.55 feet to a calculated point;
7. N60°02'53"W, a distance of 16.71 feet to a calculated point;
8. N57°16'21"W, a distance of 8.25 feet to a calculated point;
9. N63°59'58"W, a distance of 7.47 feet to a calculated point;
10. N71°25'16"W, a distance of 18.56 feet to a calculated point;
11. N72°10'21"W, a distance of 20.71 feet to a calculated point;
12. N71°24'43"W, a distance of 8.77 feet to a calculated point;
13. N58°57'43"W, a distance of 16.89 feet to a calculated point;
14. N60°08'42"W, a distance of 61.29 feet to a calculated point;
15. N56°32'36"W, a distance of 18.55 feet to a calculated point;
16. N71°20'26"W, a distance of 19.10 feet to a calculated point;
17. N74°04'53"W, a distance of 21.24 feet to a calculated point in the easterly line of North Lamar Boulevard (R.O.W. varies) and the westerly line said Lot 2 for the most westerly or southwest corner of the herein described tract;

**THENCE** with the easterly line of said North Lamar Boulevard and the westerly line said Lot 2, the following two (2) courses:

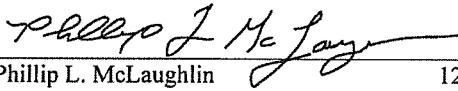
1. N18°15'35"E, a distance of 350.36 feet to an iron rod with G&R cap set at the point of curvature of a curve to the left;
2. Along said curve to the left, having an arc length of 294.46 feet, a radius of 3869.42 feet, and a chord which bears N16°04'30"E, a distance of 294.39 feet to a calculated point;

**THENCE** leaving the said easterly line of North Lamar Boulevard and the westerly line of Lot 2, and continuing over and across said Lot 2, the following two (2) courses:

1. S76°02'28"E, a distance of 155.00 feet to a calculated point;
2. N12°49'47"E, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing an area of 9.35 acres of land, more or less.

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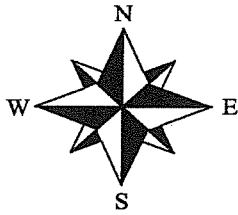


  
Phillip L. McLaughlin 12-17-14  
Registered Professional Land Surveyor  
State of Texas No. 5300



**Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.**  
G&R Surveying Project No. 14142 Attachments: 14142\_GR-ZONING EXHIBIT-EX

1805 Ouida Drive, Austin, TX 78728  
Phone (512)267-7430 • Fax (512)836-8385  
Firm No. 10032000



REMNANT OF  
LOT 2  
PARK 35 II  
SUBDIVISION  
DOCUMENT NO.  
200700330

22.66 AC. (TRACT 1)  
CRESTMONT OFFICE  
CENTER, LTD.  
VOL. 12254, PG. 545  
0.58 AC. (2nd TRACT)  
CRESTMONT  
OFFICE CENTER  
VOL. 12439, PG. 1209

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

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

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

9.35 ACRES  
PORTION OF LOT 2  
PARK 35 II SUBDIVISION  
DOCUMENT NO. 200700330

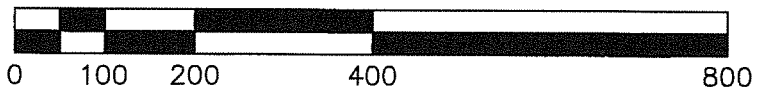
LOT 3  
PARK 35 II SUBDIVISION  
DOCUMENT NO. 200700330

LOT 1  
PARK 35 II SUBDIVISION  
DOCUMENT NO. 200700330

REMNANT OF  
LOT 2  
PARK 35 II  
SUBDIVISION  
DOCUMENT NO.  
200700330

DRAINAGE ESMT.  
(DOC. NO. 200700330)  
\*SLANT-HATCHED AREA

1"=200'



ATTACHMENTS: METES AND BOUNDS DESCRIPTION 14142\_GR-ZONING EXHIBIT-MB.DOC  
BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

SHEET

1

2

**ZONING  
EXHIBIT**

PLOTTING SCALE: 1" = 200'

DRAWN BY: C.R.H.

REVIEWED BY: PMC

PROJECT NO: 14142

FILE: L:\14142\DWG\14142\_GR-ZONING EX

DATE: DECEMBER 17, 2014

9.35 ACRES OF LAND SITUATED IN TRAVIS  
COUNTY, OUT OF THE J.M. SWISHER  
SURVEY, ABS. 32, BEING A PORTION OF LOT  
2 AND ALL OF LOT 3, PARK 35 II  
SUBDIVISION, A SUBDIVISION OF RECORD IN  
DOCUMENT NO. 200700330, OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS



SURVEYING, LLC  
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FAX: (512) 836-8385  
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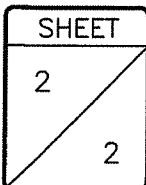
LEGEND:

- = 1/2" IRON ROD FOUND
- CAP ● = IRON ROD WITH CAP FOUND
- = 1/2" IRON ROD WITH G&R CAP SET
- △ = CALCULATED POINT
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S02°33'15"E	47.91'
L2	N48°02'18"W	10.03'
L3	N55°49'28"W	6.32'
L4	N65°31'10"W	20.37'
L5	N67°08'28"W	24.20'
L6	N61°41'47"W	13.18'
L7	N64°32'39"W	19.55'
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L13	N71°24'43"W	8.77'
L14	N58°57'43"W	16.89'
L15	N60°08'42"W	61.29'
L16	N56°32'36"W	18.55'
L17	N71°20'26"W	19.10'
L18	N74°04'53"W	21.24'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	59°06'14"	368.00'	379.61'	S32°10'16"E	363.00'
C2	16°59'20"	432.00'	128.09'	S11°02'55"E	127.62'
C3	04°21'36"	3869.42'	294.46'	N16°04'30"E	294.39'

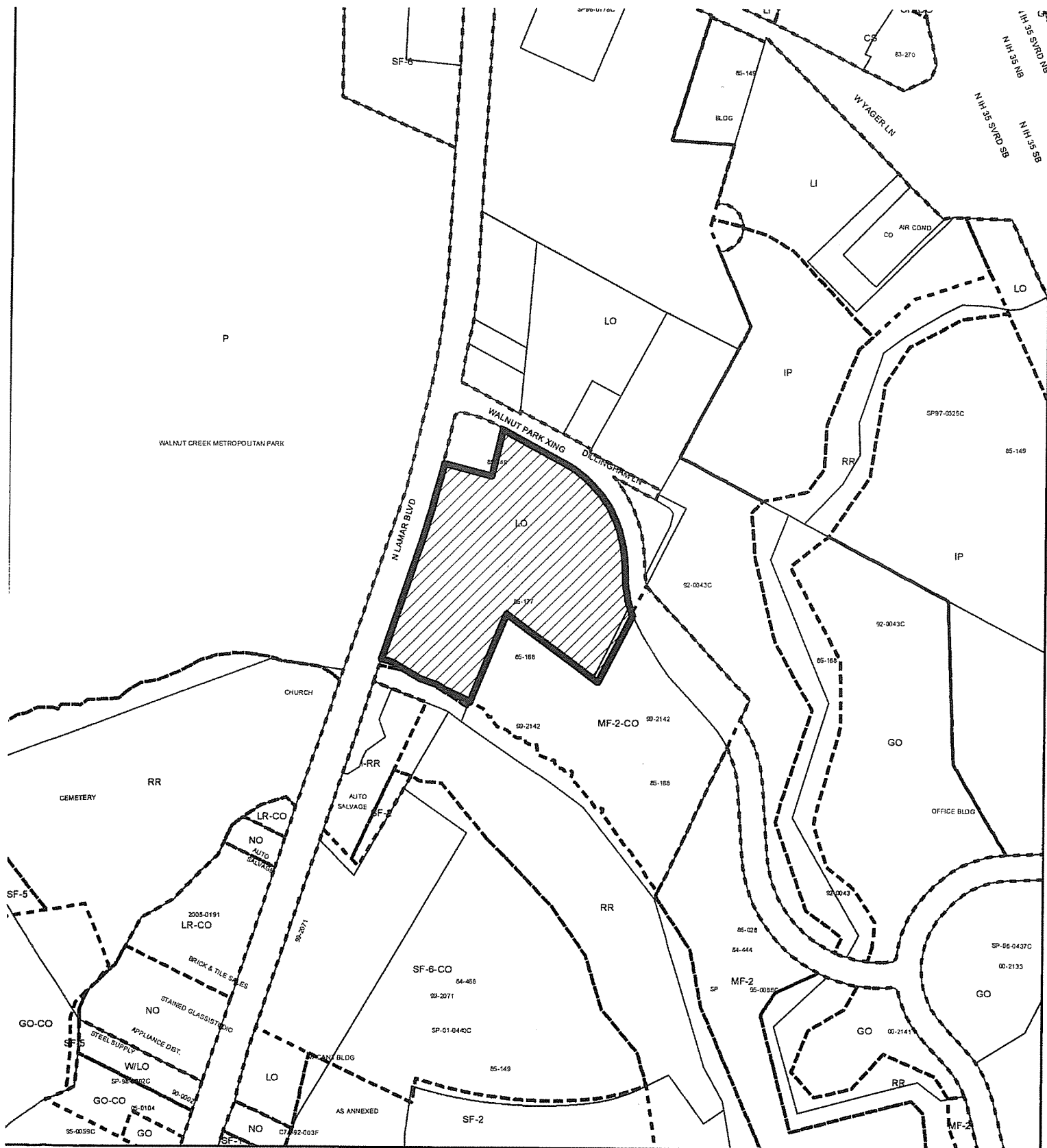
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 14142\_GR-ZONING EXHIBIT-MB.DOC  
BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)



PLOTTING SCALE: 1" = 200'
DRAWN BY: C.R.H.
REVIEWED BY: PMC
PROJECT NO: 14142
FILE: L:\14142\DWG\14142_GR-ZONING EX
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9.35 ACRES OF LAND SITUATED IN TRAVIS COUNTY, OUT OF THE J.M. SWISHER SURVEY, ABS. 32, BEING A PORTION OF LOT 2 AND ALL OF LOT 3, PARK 35 II SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200700330, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS








## ZONING

ZONING CASE#: C14-2014-0053



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 CTM for the sole purpose of geographic reference by the City of Austin regarding specific accuracy or completeness.



Exhibit B