

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 10601 AND 10601 1/2 NORTH LAMAR BOULEVARD
3 IN THE NORTH LAMAR COMBINED NEIGHBORHOOD PLAN AREA FROM
4 GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP)
5 COMBINING DISTRICT, LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP)
6 COMBINING DISTRICT, AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN
7 (SF-3-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-
8 VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-
9 NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT.

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11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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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 general commercial services-neighborhood plan (CS-NP)
15 combining district, limited office-neighborhood plan (LO-NP) combining district, and
16 family residence-neighborhood plan (SF-3-NP) combining district to general commercial
17 services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-
18 NP) combining district on the property described in Zoning Case No. C14-2022-0162, on
19 file at the Planning Department, as follows:

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21 9.790 acres of land out of the John Applegait Survey No. 58, Abstract No. 26, in
22 the City of Austin, Travis County, Texas, and being a portion of LOT A,
23 LORDSTONE, a subdivision in Travis County, Texas, according to the map or plat
24 of record in Volume 85, Page 57D, of the Plat Records of Travis County, Texas,
25 conveyed by deed recorded in Document No. 2022173746, Official Public Records
26 of Travis County, Texas; said 9.790 acres of land being more particularly
27 described by metes and bounds in **Exhibit "A"** incorporated into this ordinance
28 (the "Property"),
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30 locally known as 10601 and 10601 1/2 North Lamar Boulevard in the City of Austin,
31 Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.
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EXHIBIT "A"

9.790 ACRE
CITY OF AUSTIN

FILE NO. 327-693 SITE MINUS 300 FEET
PROJECT NO.: 327-693
MAY 29, 2023

LEGAL DESCRIPTION

BEING A 9.790 ACRE TRACT OF LAND SITUATED IN THE JOHN APPLGAIIT SURVEY NO. 58, ABSTRACT NO. 26 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT A, LORDSTONE, A SUBDIVISION OF RECORD PER VOLUME 85, PAGE 57D OF THE PLAT RECORDS OF TRAVIS COUNTY (P.R.T.C.T.), TEXAS, HAVING BEEN CONVEYED TO HREOP I-LAMAR SPE, LLC PER DEED RECORDED AS DOCUMENT NO. 2022173746, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 9.790 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch inside diameter iron pipe found on the easterly right-of-way line of N Lamar Boulevard (100-110 foot wide right-of-way) at the westerly common corner of said Lot A and of Lot 3, Block G, "Mockingbird Hill" Section 1, a subdivision of record per Volume 5, Page 159, P.R.T.C.T.;

THENCE, over and across said Lot A, S53°26'58"E, a distance of 289.53 feet to a ½-inch inside diameter iron pipe found for an angle point on the common line of the northerly line of said Lot A and of the southerly right-of-way line of Motheral Drive (right-of-way width varies);

THENCE, along the common line of the northerly line of said Lot A and of the southerly right-of-way line of Motheral Drive, S63°18'33"E, a distance of 16.54 feet to a calculated point on the common line of the northerly line of said Lot A and of the southerly right-of-way line of Motheral Drive, for the **POINT OF BEGINNING**, and northwesterly corner hereof;

THENCE, along the common line of the northerly and westerly lines of said Lot A and of the southerly and easterly right-of-way lines of Motheral Drive, the following two (2) courses and distances:

1. S63°18'33"E, a distance of 63.53 feet to a ½-inch inside diameter iron pipe found;
2. N26°49'40"E, a distance of 49.70 feet to a ½-inch inside diameter iron pipe found on the easterly right-of-way line of Motheral Drive, being on the southerly line of Lot 1, Block H of said "Mockingbird Hill" Section 1, being the most northerly corner hereof;

THENCE, along the common line of said Lot A and of said Lot 1, Block H, then of said Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 and a portion of Lot 11, Block H of said "Mockingbird Hill" Section 1, the following three (3) courses and distances:

1. S63°22'50"E, a distance of 335.50 feet to a ½-inch iron rod found with "ALL POINTS 5729" cap for the southerly common corner of said Lot 5, Block H and of said Lot 6, Block H;
2. S63°52'01"E, a distance of 60.26 feet to a ½-inch iron rod found for the southerly common corner of said Lot 6, Block H and of said Lot 7, Block H;

3. S63°19'30"E, passing at a distance of 239.22 feet a ½-inch iron rod found for the southerly common corner of said Lot 10, Block H and of said Lot 11, Block H, and continuing for a total distance of 288.60 feet to a ½-inch iron rod set with "CEC, INC BOUNDARY" cap for the northerly common corner of said Lot A and of Lot 16, Block H of said "Mockingbird Hill" Section 1, being on the southerly line of said Lot 11, Block H, for the northeasterly corner of said Lot A and hereof;

THENCE, along the common line of said Lot A and of said Lot 16, Block H, then of Lots 17, 18, 19, 20, 21, 22 and 23, Block H of said "Mockingbird Hill" Section 1, the following four (4) courses and distances:

1. S24°38'20"W, a distance of 244.74 feet to a ½-inch inside diameter iron pipe found for the westerly common corner of said Lot 18 and of said Lot 19;
2. S24°39'14"W, a distance of 74.80 feet to a ½-inch iron rod found for the westerly common corner of said Lot 19 and of said Lot 20;
3. S24°36'05"W, a distance of 75.06 feet to a ½-inch inside diameter iron pipe found for the westerly common corner of said Lot 20 and of said Lot 21;
4. S24°44'56"W, a distance of 190.35 feet to a ½-inch iron rod found for the southwesterly corner of said Lot 23, being on the northerly line of Lot 27, Block H of said "Mockingbird Hill" Section 1, for the southeasterly corner of said Lot A and hereof;

THENCE, along the common line of said Lot A and of said Lot 27, Block H, then of Lots 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38, Block H of said "Mockingbird Hill" Section 1, the following three (3) courses and distances:

1. N62°22'20"W, a distance of 89.04 feet to a ½-inch iron rod set with "CEC, INC BOUNDARY" cap for the northerly common corner of said Lot 28, Block H and of said Lot 29, Block H;
2. N62°11'15"W, a distance of 420.06 feet to a ½-inch iron found for the northerly common corner of said Lot 35, Block H and of said Lot 36, Block H;
3. N62°16'54"W, a distance of 176.63 feet to a ½-inch iron rod set with "CEC, INC BOUNDARY" cap for the southerly common corner of the easterly right-of-way line of Motheral Drive (right-of-way width varies) and the westerly line of said Lot A, being on the northerly line of said Lot 38, Block H, from which a ½-inch iron rod found at the northerly corner of said Lot 38, Block H, being an interior corner of the easterly right-of-way line of Motheral Drive, bears N62°16'54"W, a distance of 14.97 feet;

9.790 ACRE
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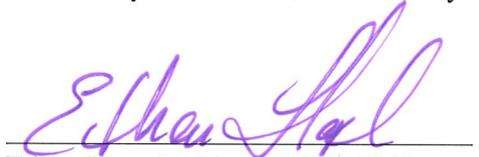
THENCE, along the common line of the westerly and southerly lines of said Lot A and of the easterly and northerly right-of-way lines of Motheral Drive, the following two (2) courses and distances:

1. N27°45'10"E, a distance of 50.05 feet to a found Mag nail found;
2. N62°14'50"W, a distance of 68.39 feet to a calculated point, from which a Mag nail found for an angle point on the common line of the southerly line of said Lot A and of the northerly right-of-way line of Motheral Drive, bears N62°14'50"W, a distance of 11.56 feet;

THENCE, over and across said Lot A, N24°47'33"E, a distance of 469.92 feet to the **POINT OF BEGINNING**, and containing 9.790 acre (426,459 square feet) of land, more or less.

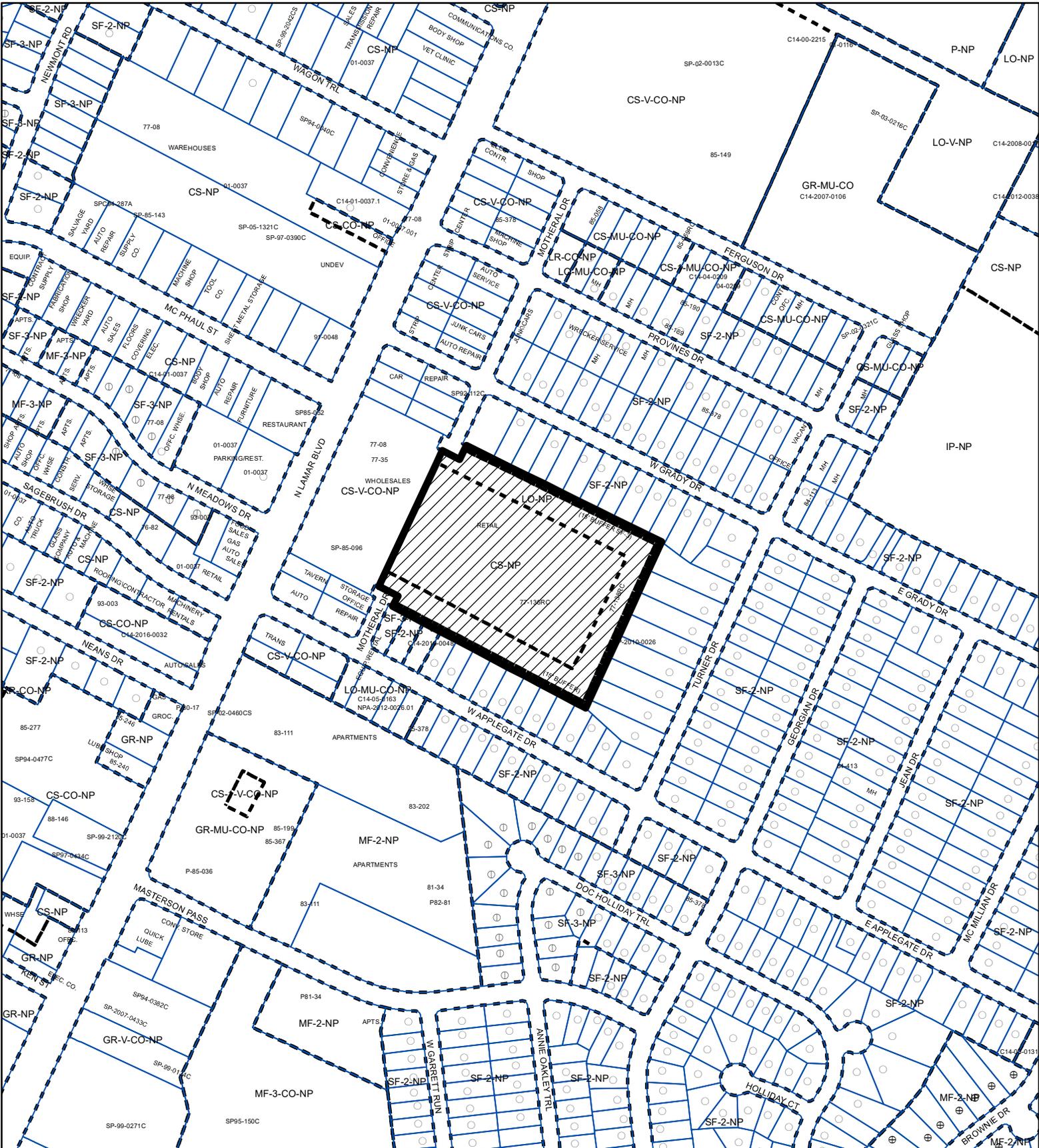
BEARING BASIS: TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

Witness my hand and seal this 29th day of May, 2024.



Ethan Scott Hopkin, R.P.L.S. 7048
Civil & Environmental Consultants, Inc.
1221 S. MoPac Expressway, Suite 350
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419





ZONING

EXHIBIT "B"

ZONING CASE#: C14-2022-0162



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



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