

**ORDINANCE NO. 20070125-039**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11912 NORTH LAMAR BOULEVARD BUILDING "A" FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO GENERAL OFFICE (GO) 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 neighborhood office (NO) district to general office (GO) district on the property described in Zoning Case No. C14-06-0217, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.413 acre tract of land, more or less, out of Lot 2, Frank Stark Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 11912 North Lamar Boulevard, Building "A", in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on February 5, 2007.

**PASSED AND APPROVED**

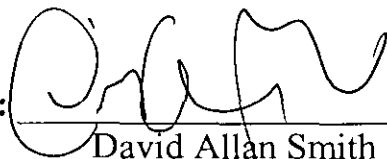
\_\_\_\_\_, January 25, 2007

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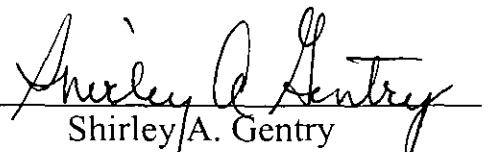
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

FIELD NOTES FOR  
0.413 ACRE OUT OF LOT 2  
FRANK STARK SUBDIVISION  
TRAVIS COUNTY, TEXAS

EXHIBIT A

### METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 0.413 ACRE TRACT OF LAND OUT OF LOT 2, FRANK STARK SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 4, PAGE 199 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CALLED 0.419 ACRE AS CONVEYED TO TRAVIS COUNTY, TRUSTEE BY CONSTABLE'S DEED RECORDED IN DOCUMENT NO. 2002153452 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found on the westerly right-of-way line of North Lamar Boulevard and the easterly line of Lot 2, at the most easterly northeast corner of a 55.43 acre tract of land conveyed to The Brentwood Church of Christ by deed recorded in Volume 3694, Page 511 of the Deed Records of Travis County, Texas, for the southeast corner of the tract herein described;

**THENCE**, departing the westerly right-of-way line of North Lamar Boulevard and crossing into Lot 2 with the northerly line of said 55.43 acre tract, **N 61°36'31"W**, a distance of **200.03 FEET** to a ½" iron rod found at the most southerly southeast corner of a 1.285 acre tract of land conveyed to North Austin Muslim Community Center, Inc. by deed recorded in Document No. 2005221306 of the Official Public Records of Travis County, Texas, for the southwest corner of the tract herein described;

**THENCE**, departing the northerly line of said 55.43 acre tract and along the most southerly east line of said 1.285 acre tract, **N 20°32'55"E**, a distance of **91.00 FEET** to a ½" iron rod found at an interior corner of said 1.285 acre tract, for the northwest corner of the tract herein described;

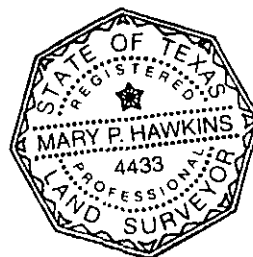
**THENCE**, along the most northerly south line of said 1.285 acre tract, **S 61°35'12"E**, a distance of **200.10 FEET** to a ½" iron pipe found on the westerly right-of-way line of North Lamar Boulevard and the easterly line of Lot 2, at the most easterly southeast corner of said 1.285 acre tract, for the northeast corner of the tract herein described, from which a ½" iron pipe found at the northeast corner of said 1.285 acre tract bears **N 20°23'20"E**, a distance of **86.91 FEET**;

**THENCE**, along on the westerly right-of-way line of North Lamar Boulevard and the easterly line of Lot 2, **S 20°35'00"W**, a distance of **90.91 FEET** to the **POINT OF BEGINNING** and containing 0.413 acre of land, more or less.

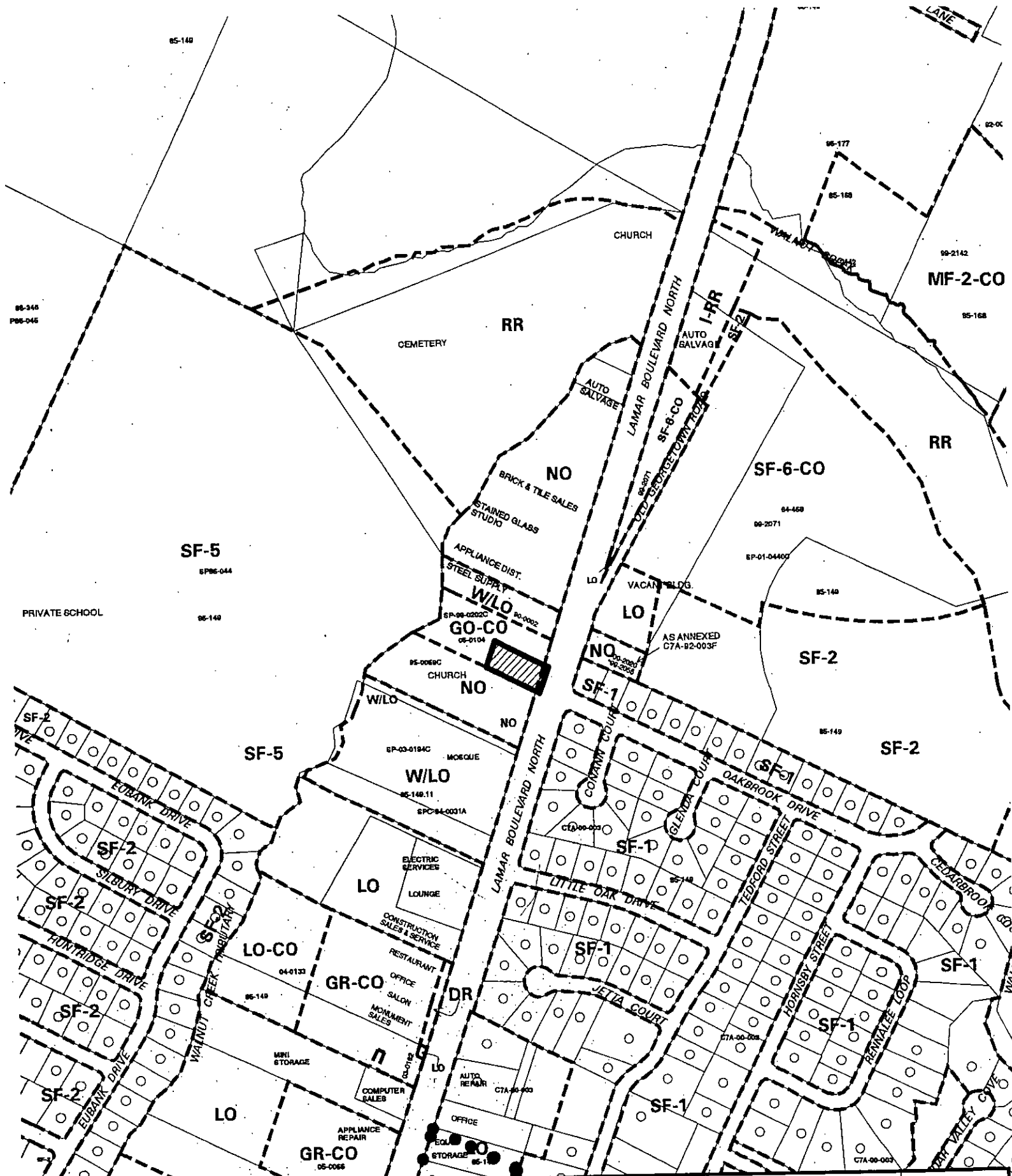
See SNS Engineering "Plat of Survey" No. 061068, page 2 of 2 attached hereto and made a part hereof.

*Mary P. Hawkins*

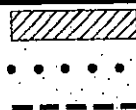
Mary P. Hawkins  
Registered Professional Land Surveyor No. 4433  
State of Texas







SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: J.ROUSSELIN



CASE #: C14-06-0217  
 ADDRESS: 11912 N LAMAR BLVD BLDG  
 A  
 SUBJECT AREA (acres): 0.413

### ZONING EXHIBIT B

DATE: 06-11  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 M33