

**ORDINANCE NO. 20080925-106**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11100 PARKFIELD DRIVE FROM NEIGHBORHOOD OFFICE (NO) DISTRICT AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 neighborhood office (NO) district and limited office-conditional overlay (LO-CO) combining district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No C14-2008-0141, on file at the Neighborhood Planning and Zoning Department, as follows

A 29,250 square feet tract of land, more or less, out of Lot 2, La Petite Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11100 Parkfield Drive, in the City of Austin, Travis County, Texas, and 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:

Neighborhood office site development regulations apply to the Property

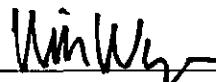
Except as specifically restricted under this ordinance, the Property may be used in accordance with the regulations established for the limited office (LO) base district, and other applicable requirements of the City Code

**PART 3.** This ordinance takes effect on October 6, 2008.

**PASSED AND APPROVED**

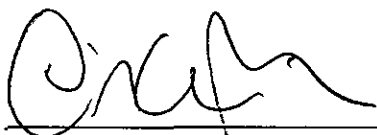
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September 25, 2008

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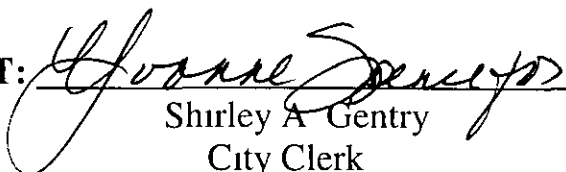
Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  


David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  


Shirley A. Gentry  
City Clerk

EXHIBIT "A"

FIELD NOTES FOR ZONING

11100 Parkfield Drive  
Austin, Texas 78758  
Economy Dental, Inc

BEING 29,250 SQUARE FEET OF LAND OUT OF AND A PART OF LOT 2, LA PETITE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 88, PAGE 115 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 2 CONVEYED UNTO ECONOMY DENTAL, INC. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NO 2004193303 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 29,250 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THAT PLAT OF 11100 PARKFIELD DRIVE ATTACHED HERETO;

BEGINNING at a 60d nail set on the east line of said Lot 2 and the west right-of-way line of Parkfield Drive for the northeast corner hereof, said nail bears S 30°-18'-27" W 39 63 feet from a ½" diameter iron pin found at the northeast corner of said Lot 2 and the southeast corner of Gracy Meadows Condominiums according to documents recorded in Volume 10, Page 965 of the Condominium Documents of Travis County, Texas,

THENCE with the east line hereof, the east line of said Lot 2 and the west right-of-way line of said Parkfield Drive, S 30°-18'-27" W (Bearing Basis) 195 00 feet to a 60d nail at the southeast corner hereof;

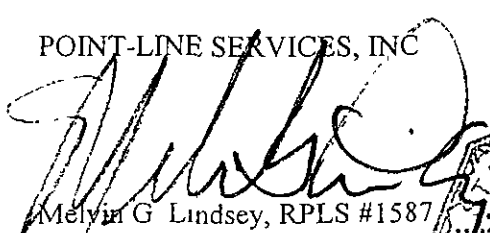
THENCE through the interior of said Lot 2, with the south line hereof, N 59°-41'-33" W 150.00 feet to a 60d nail set at the southwest corner hereof,

THENCE with the west line hereof, N 30°-18'-27" E 195.00 feet to a 60d nail set at the northwest corner hereof,

THENCE with the north line hereof, S 59°-41'-33" E 150.00 feet to the Point-of-Beginning

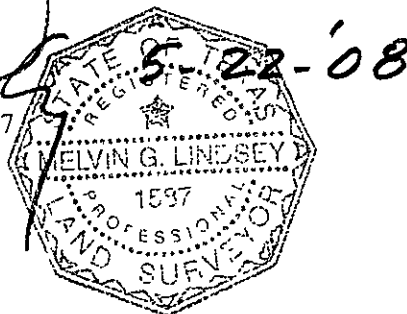
As Surveyed by

POINT-LINE SERVICES, INC

  
Melvin G. Lindsey, RPLS #1587

Job No 11870508

PLS-2008  
May/Field Notes



This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.