

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12100 NORTH LAMAR BOULEVARD FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2008-0191, on file at the Neighborhood Zoning and Planning Department, as follows:

A 2.375 acre tract of land, more or less, being the north 325 feet of the south 600 feet of Lot 1, Frank Stark Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 12100 North Lamar Boulevard, 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:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

2. The following uses are prohibited uses of the Property:

Consumer convenience services  
Off-site accessory parking  
Guidance services  
Service station

1  
2 Except as specifically restricted under this ordinance, the Property may be developed and  
3 used in accordance with the regulations established for the (LR) base district and other  
4 applicable requirements of the City Code.  
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8 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2008.  
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11 **PASSED AND APPROVED**  
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14 \_\_\_\_\_, 2008  
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§  
§  
§

Will Wynn  
Mayor

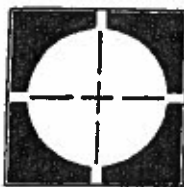
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17  
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19  
20 **APPROVED:** \_\_\_\_\_

David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk

Exhibit A



**WATSON SURVEYING**

9501 CAPITAL OF TEXAS HWY.  
SUITE 303 AUSTIN, TX 78759  
346-8566 FAX 346-8568



FIELD NOTES FOR 2.375 ACRES OF LAND, MORE OR LESS, BEING THE NORTH 325 FEET OF THE SOUTH 600 FEET OF LOT 1, FRANK STARK SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 199, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO NASIB NASER BY DEED RECORDED AT DOCUMENT NO. 2008030441, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (TCOPR), SAID 2.375 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a  $\frac{1}{2}$ " steel pin found at the northeast corner of said tract described in Document No. 2008030441, also the southeast corner of a 0.5050 acre tract conveyed to Aubrey D. Keeling by deed recorded in Volume 6873, Page 1360, Travis County Deed Records, being a point in the west ROW line of North Lamar Blvd., for the northeast corner hereof;

THENCE S20°35'W 325.00 feet with the east line of said Lot 1 and west ROW line of North Lamar Blvd., to a  $\frac{1}{2}$ " steel pin found for the southeast corner hereof;

THENCE N61°35'W 388.84 feet, passing at 141.23 feet a mag nail set in asphalt, passing at an additional 197.73 feet a  $\frac{1}{2}$ " steel pin found on line, to a calculated point in the west line of Frank Stark Subdivision, for the southwest corner hereof;

THENCE generally following a drainage ditch along said west line of Frank Stark Subdivision these 4 courses:

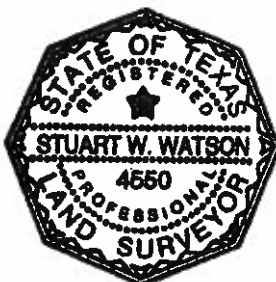
- 1) N30°54'E 107.61 feet to angle point,
- 2) N63°18'E 114.20 feet to angle point,
- 3) N46°30'E 125.90 feet to angle point,
- 4) N47°30'E 1.16 feet to calculated point at the southwest corner of said 0.5050 acre tract, for northwest corner hereof;

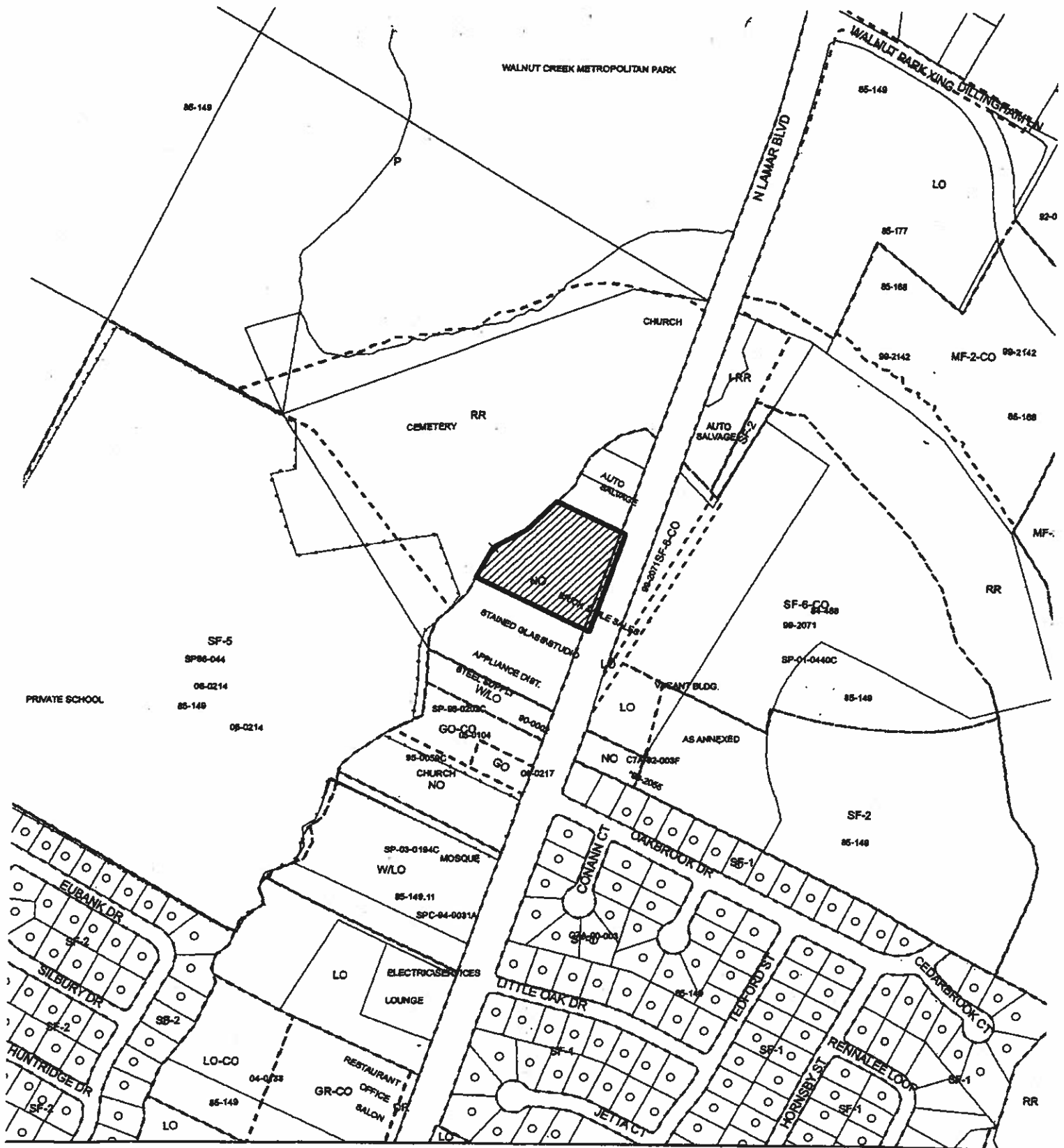
THENCE S61°35'E 235.11 feet, passing at 46.64 feet a  $\frac{1}{2}$ " steel pin found on line, to the POINT OF BEGINNING, containing 2.375 acres of land, more or less.

Bearing basis is the first course above on west ROW line of North Lamar Blvd., from record plat of Frank Stark Subdivision (4/199)

Field notes prepared 12 August 2008 by:




  
Stuart Watson, RPLS 4550





## ZONING Exhibit B



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0191  
 ADDRESS: 12100 N LAMAR BLVD  
 SUBJECT AREA: 2.375 ACRES  
 GRID: M33  
 MANAGER: S. SIRWAITIS



1" = 800'

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