

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 11827 BUCKNER ROAD FROM DEVELOPMENT**  
3 **RESERVE (DR) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY**  
4 **(LO-CO) 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 development reserve (DR) district to limited office-  
10 conditional overlay (LO-CO) combining district on the property described in Zoning Case  
11 No. C14-2008-0199, on file at the Neighborhood Planning and Zoning Department, as  
12 follows:

13  
14 A 0.75 acre tract of land, more or less, out of the A.E. Livingston Survey No. 455,  
15 Travis County, the tract of land being more particularly described by metes and  
16 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

17  
18 locally known as 11827 Buckner Road, in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "B".

20  
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:

23  
24 A site plan or building permit for the Property may not be approved, released, or  
25 issued, if the completed development or uses of the Property, considered cumulatively  
26 with all existing or previously authorized development and uses, generate traffic that  
27 exceeds 300 trips per day.

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

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.

2  
3  
4 **PASSED AND APPROVED**

5  
6 §  
7 §  
8 \_\_\_\_\_, 2008 § \_\_\_\_\_

9 Will Wynn  
10 Mayor

11  
12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 David Allan Smith Shirley A. Gentry  
15 City Attorney City Clerk

## EXHIBIT A

BEING A 0.750 ACRE TRACT OF LAND OUT OF THE A.E. LIVINGSTON SURVEY NO. 455, IN TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF THAT CERTAIN TWO ACRE TRACT OF LAND RECORDED IN VOLUME 2790, PAGE 153, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.750 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pipe found for the southeast corner of herein described tract and being in the north right-of-way line of Buckner Road, same point being the southwest corner of the J.T. Read tract recorded in Volume 12245, Page 317, Deed Records of Travis County, Texas;

THENCE, North 73°09'15" West, along the north line of Buckner Road a distance of 154.42 feet to a P.K. nail found for the southwest corner of herein described tract same point being the southeast corner of the R. Jones tract in Volume 10619, Page 70;

THENCE, North 18°50'15" East, along the common line of herein described tract and the R. Jones tract a distance of 214.68 feet to a ½ inch iron rod found for the northwest corner hereof;

THENCE, South 71°09'00" East, along the north line of herein described tract same being the south line of a tract recorded in Volume 11981, Page 841, Deed Records of Travis County, Texas, a distance of 154.09 feet to a ½ inch iron rod found for the northeast corner hereof;

THENCE, South 18°46'21" West, with the common line of said J.T. Read tract and the herein described tract a distance of 209.28 feet to the PLACE OF BEGINNING and containing 0.750 acres of land, more or less.

FIELD NOTES TO BE USED WITH ATTACHED PLAT ONLY.

BG019798

1/20/98



A handwritten signature, likely of the surveyor, located in the bottom right corner of the page.

