

**ORDINANCE NO. 20100513-059**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12108 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. C14-2010-0020, on file at the Planning and Development Review Department, as follows:

A 0.26 acre tract of land, more or less, out of Lot 1, 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 (the "Property"),

locally known as 12108 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:

- A. 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.
- B. The following uses are prohibited uses of the Property:

Service station

Consumer convenience services

Off-site accessory parking

Guidance services


Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on May 24, 2010.

**PASSED AND APPROVED**

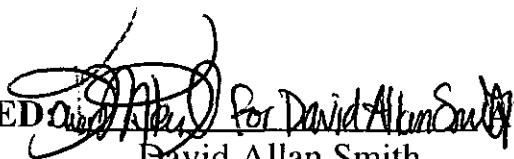
\_\_\_\_\_, May 13, 2010

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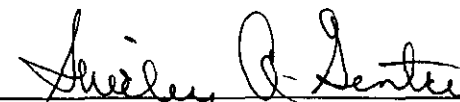
Lee Leffingwell  
Mayor

APPROVED:



David Allan Smith  
City Attorney

TEST:



Shirley A. Gentry  
City Clerk

0.26 Acre

*EXHIBIT A*

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 0.26 ACRE TRACT OF LAND CONVEYED TO AUBREY DON KEELING, BY DEED RECORDED IN VOLUME 6873, PAGE 1360 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE SAME BEING A PORTION OF LOT ONE (1), OF FRANK STARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 199 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at point in the West Line of Lamar Boulevard, (old U. S. Highway 81) at the Northeast Corner of said Lot 1, for the Northeast Corner hereof;

THENCE S.20°35'W., along the West Line of Lamar Boulevard, a distance of 102.00 feet to the Southeast Corner hereof;

THENCE N.61°35'W., across said Lot 1, a distance of 147.64 feet to a point in the West Line of said Lot 1 for the Southwest Corner hereof;

THENCE along the North and West Lines of said Lot 1 the following three courses:

1. N.57°17'E. a distance of 64.50 feet;
2. N.75°27'E. a distance of 83.30 feet;
3. S.45°15'E. a distance of 43.40 feet to the said Point of Beginning.

Containing 0.26 acre, more or less.

  
J. Kenneth Weigand  
Registered Professional Land Surveyor No. 5741  
State of Texas



RJ Surveying & Associates, Inc.  
1212 East Braker Lane  
Austin, Texas 78753

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

WALNUT CREEK BAPTIST CHURCH

N75°27'00"E  
83.30'

S45°15'E  
43.40'

POINT OF BEGINNING  
NE CORNER OF LOT 1,  
FRANK STARK SUBDIVISION  
PLAT BOOK 4, PAGE 199

N57°17'E  
64.50'

AUBREY DON KEELING  
0.26 ACRE  
VOLUME 6873, PAGE 1360

BEARING BASIS  
S20°35'W  
102.00'

N61°35'W  
147.64'

RESUBDIVISION OF A PORTION OF  
LOT 1 OF THE FRANK STARK  
SUBDIVISION

NORTH LAMAR BLVD  
(OLD U S HIGHWAY 81)  
RIGHT OF WAY VARIES

DON KEELING  
0.46 ACRE  
VOLUME 3836, PAGE 558



*John K. Weigand Feb 15, 2010*

SKETCH TO ACCOMPANY FIELD NOTE  
DESCRIPTION FOR ZONING

(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: FEB. 11, 2010

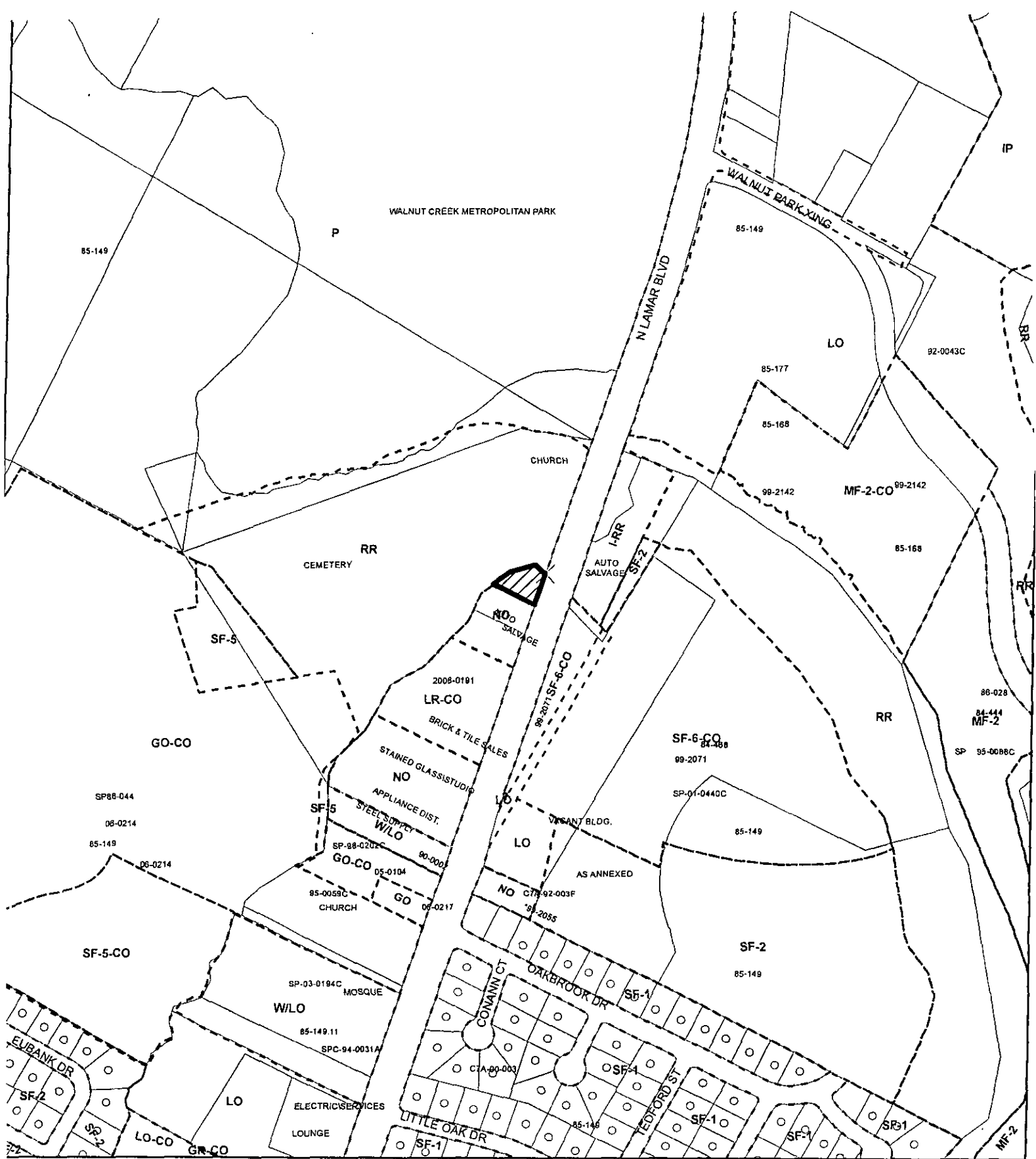
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


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**RJ SURVEYING & ASSOCIATES, INC.**

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 836-4793 FAX: (512) 836-4817



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

### ZONING EXHIBIT B

ZONING CASE#: C14-2010-0020  
 ADDRESS: 12108 N LAMAR BLVD  
 SUBJECT AREA: 0.26 ACRES  
 GRID: M33  
 MANAGER: S. SIRWAITIS



1" = 400'

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.