

**ORDINANCE NO. 20120426-103**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12030 NORTH LAMAR BOULEVARD FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING 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 commercial-conditional overlay (LR-CO) combining district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2011-0111 North Lamar Boulevard, on file at the Planning and Development Review Department, as follows:

A 2.881 acre tract of land consisting of two lots, more or less, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 12030 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:

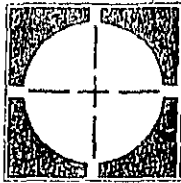
The following uses are prohibited uses of the Property:

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

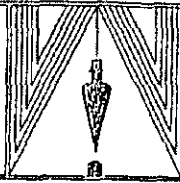
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, and other applicable requirements of the City Code.

**PASSED AND APPROVED**

APPROVED:  ATTEST:   
Karen M. Kennard Shirley A. Gentry  
City Attorney City Clerk



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



FIELD NOTES FOR 2.881 ACRES OF LAND, MORE OR LESS, BEING COMPOSED OF 2 TRACTS:  
1) 2.375 ACRES, 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),  
2) 0.506 ACRE, BEING THAT SAME TRACT CALLED 0.46 ACRE CONVEYED TO AUBREY DON KEELING, BY DEED RECORDED IN VOLUME 3836, PAGE 558, TRAVIS COUNTY DEED RECORDS, SAID 2.881 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 80d nail found at the northeast corner of said 0.506 acre tract, which is also a point in the west ROW line of North Lamar Blvd., for the northeast corner hereof;

THENCE S20°37'30"W 105.02 feet with said ROW line and the east line of said 0.506 acre tract, to a ½" steel pin found at the northeast corner of said 2.375 acre tract, also the southeast corner of said 0.506 acre tract, for the northeast corner hereof;

THENCE S20°35'W 325.02 feet with the east line of said Lot 1 and said ROW line, to a ½" steel pin found at the southeast corner of said 2.375 acres and northeast corner of a portion of Lot 1 conveyed to Michael & Tamberly Hurosky by Document No. 2004132565, TCOPR, for the southeast corner hereof;

THENCE N61°35'W 388.84 feet with the south line of said 2.375 acres, passing at 338.95 feet a ½" steel pin found on line, to a calculated point in the west line of Frank Stark Subdivision, also the approximate centerline of Spring Branch, for the southwest corner hereof;

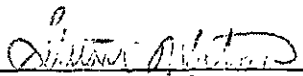
THENCE along said west line of Frank Stark Subdivision and approximate centerline of Spring Branch these 5 courses:

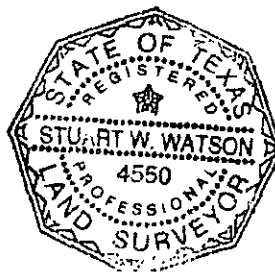
- 1) N30°54'E 107.61 feet to angle point,
- 2) N63°18'E 114.20 feet to angle point,
- 3) N46°30'E 125.90 feet to angle point,
- 4) N47°30'E 74.60 feet, passing at 1.16 feet the northwest corner of said 2.375 acre tract and southwest corner of said 0.506 acre tract, to angle point,
- 5) N26°32'E 34.63 feet to computed point at the northwest corner of said 0.506 acre tract, for northwest corner hereof;

THENCE S61°35'38"E 198.00 feet, passing at 33.04 feet a ½" steel pin with orange cap set on line, with the north line of said 0.506 acre tract to the POINT OF BEGINNING, containing 2.881 acres of land, more or less.

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

Field notes prepared 18 August 2010 by:

  
Stuart Watson, RPLS 4550



SKETCH TO ACCOMPANY FIELD NOTES FOR 2.881 ACRES OF LAND, MORE OR LESS, BEING COMPOSED OF 2 TRACTS:

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- 2) 0.506 ACRE, BEING THAT SAME TRACT CALLED 0.46 ACRE CONVEYED TO AUBREY DON KEELING, BY DEED RECORDED IN VOLUME 3836, PAGE 558, TRAVIS COUNTY DEED RECORDS

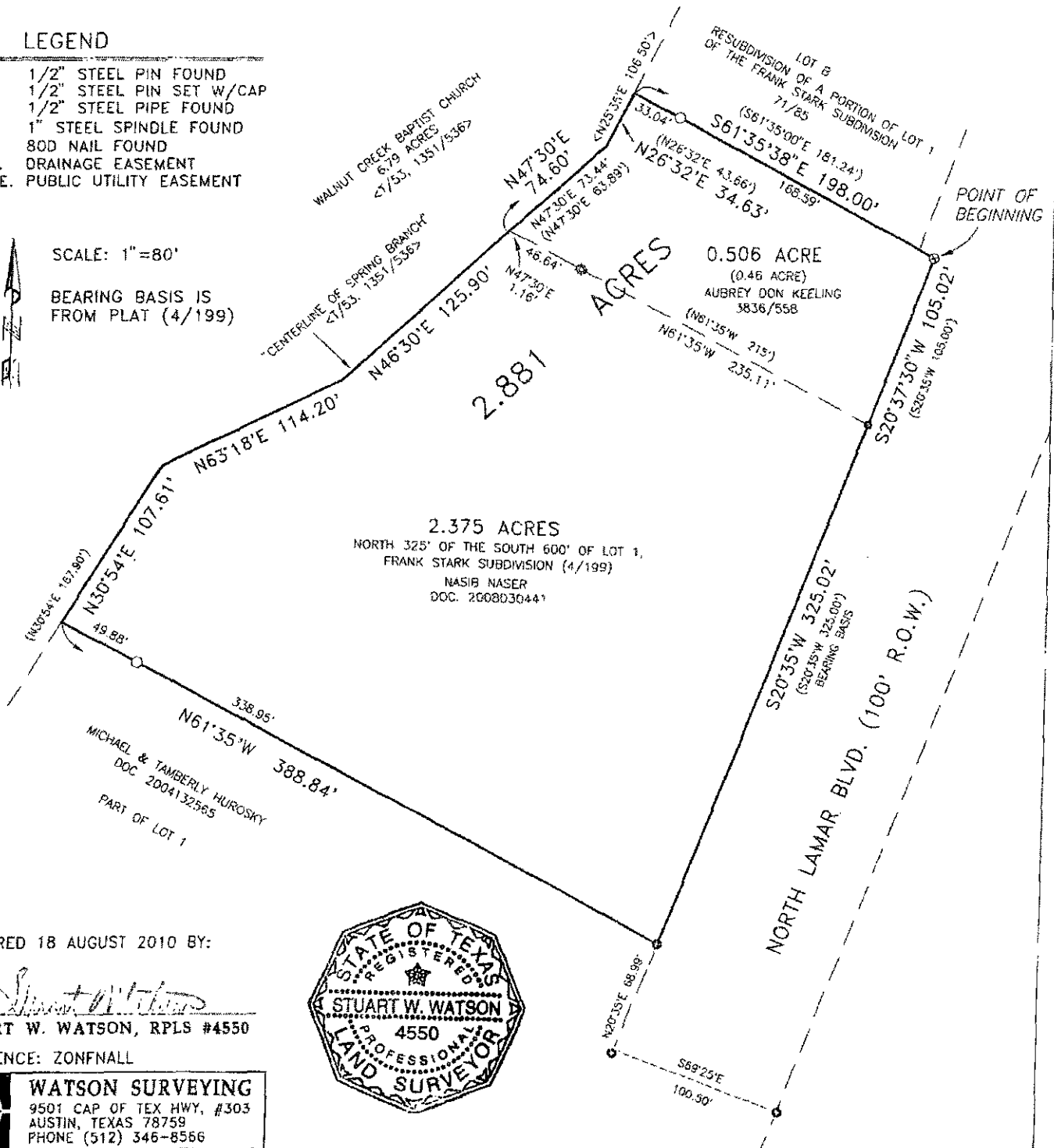
# LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/CAP
- ⊙ 1/2" STEEL PIPE FOUND
- ⊗ 1" STEEL SPINDLE FOUND
- ⊗ 80D NAIL FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



SCALE: 1"=80'

BEARING BASIS IS FROM PLAT (4/199)



PREPARED 18 AUGUST 2010 BY:

STUART W. WATSON, RPLS #4550

REFERENCE: ZONFNALL



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