

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11704-11706 NORTH LAMAR BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The zoning map established by Section 25-2491 of the City Code is amended to change the base district from limited office (LO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0066, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.566 acre tract of land, more or less, out of Lot 7, 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 11704-11706 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. Drive-in service is prohibited as an accessory use to a restaurant (general) use and a restaurant (limited) use.
3. The following uses are prohibited uses of the Property:

Automotive rentals

Automotive sales

Business or trade school

Commercial off-street parking

Automotive repair services

Automotive washing (of any type)

Business support services

Exterminating services

Exhibit "A"

July 22, 2005

FIELD NOTES

FIELD NOTES FOR 2.566 ACRES OUT OF AND PART OF LOT 7, FRANK STARK SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 4, PAGE 199, PLAT RECORDS OF SAID COUNTY, AND BEING OUT OF THAT 4.4380 ACRES OF LOT 7, CONVEYED TO MAU TRAN AND KHANH TRAN BY WARRANTY DEED RECORDED IN DOC# 2004149855, OFFICIAL RECORDS, TRAVIS COUNTY, TEXAS, AND FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a Found Iron Rod located on the West R.O.W. of North Lamar Boulevard, also being the most southerly East corner of Lot 6, and the most Northerly East corner of Lot 9, Frank Stark Subdivision, for a corner hereof;

THENCE N 21°19'13" E for a distance of 258.45 feet along the West R.O.W. of N. Lamar Blvd, for a distance of 258.45 feet, to a Found Iron Rod for the most southerly corner of Lot 7, for the POINT OF BEGINNING;

THENCE N 61°35'00" W along the common dividing line of Lot 7, and Lot 8 of the aforementioned subdivision, for a distance of 400.00 feet to a Point, for the most southerly west corner of the herein described tract, from which point, the S.E. corner of Lot 7, bears N 61°35'00" W, 303.20 feet, for the S.W. corner hereof;

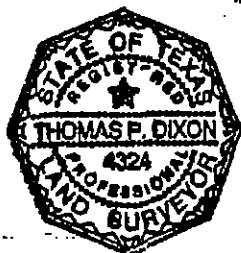
THENCE leaving the south line of Lot 7, and passing through the interior of Lot 7, N 20°35'00" E for a distance of 282.10 feet to a Point in the North line of Lot 7 and the South line of Lot 2, of The Resub. of Lot 8, Frank Stark Sub. a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 81, Page 68, Plat Records, from which point, the N.W. corner of Lot 7 bears N61°35'00" W, 338.20 feet, for the N.W. corner hereof;

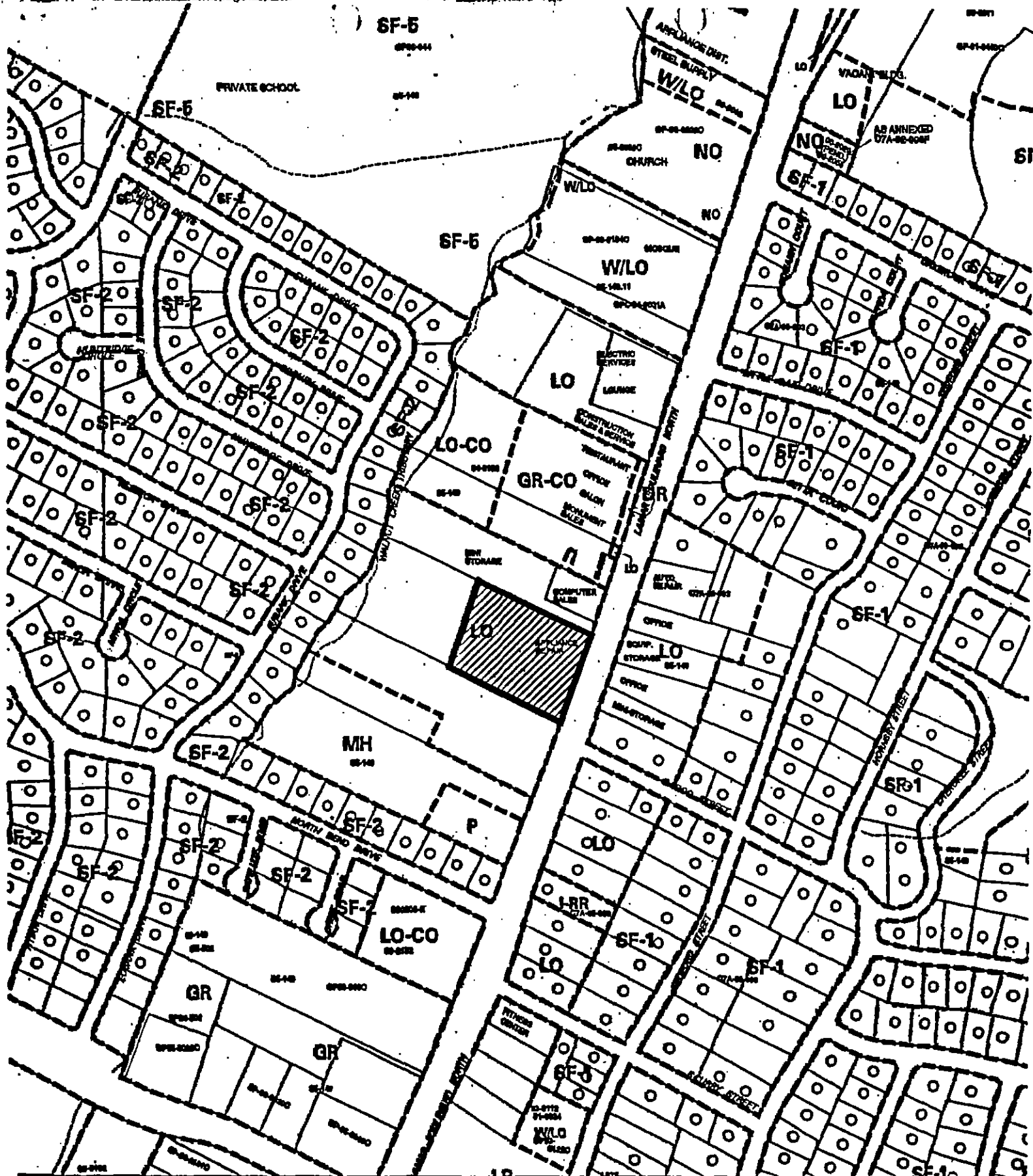
THENCE S 61°35'00" E along the common line of Lot 7, and the aforementioned Lot 2, a distance of 400.00 feet to a Found Iron Rod in the West R.O.W. of N. Lamar Blvd. for the N.E. corner hereof;


THENCE S 20°35'00" W along the North R.O.W. of N. Lamar Blvd. for a distance of 282.10 feet to the POINT OF BEGINNING, containing 2.566 acres of land.

I, the undersigned do hereby certify the the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

Thomas P. Dixon R.P.L.S. 4324





 <p><b>SUBJECT TRACT</b>  <b>PENDING CASE</b>  <b>ZONING BOUNDARY</b>  <b>CASE MGR: T. BOLT</b></p>	<p><b>ZONING EXHIBIT B</b></p> <p><b>CASE #: C14-05-0066</b>  <b>ADDRESS: 11704-11706 N LAMAR BLVD</b>  <b>SUBJECT AREA (acres): 2.566</b></p> <p><b>DATE: 05-07</b>  <b>INTLS: 6M</b></p>	<p><b>CITY GRID REFERENCE NUMBER</b>  <b>M32</b></p>
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