

ORDINANCE NO. 20050929-Z014

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11912-B NORTH LAMAR BOULEVARD FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-05-0104, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.285 acre tract of land, more or less, out of the 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 11912-B 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 10-foot wide vegetative buffer shall be provided along the east property line adjacent to North Lamar Boulevard. Improvements permitted and maintained within the buffer zone are limited to drainage, underground utility improvements, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.


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

PART 3. This ordinance takes effect on October 10, 2005.

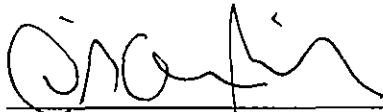
PASSED AND APPROVED

September 29, 2005

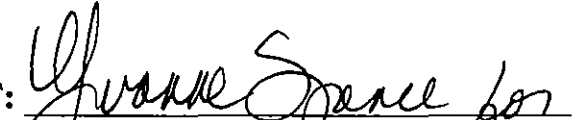
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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

FIELD NOTES FOR
1.285 ACRES OUT OF LOT 2
FRANK STARK SUBDIVISION
TRAVIS COUNTY, TEXAS

EXHIBIT A

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 1.285 ACRE TRACT OF LAND, BEING A PORTION OF LOT 2, FRANK STARK SUBDIVISION, RECORDED IN BOOK 4, PAGE 199 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CALLED 1.07 ACRES, CONVEYED TO GUADALUPE OCHOA, JR. IN VOLUME 10624, PAGE 175 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND OF WHICH A ONE-HALF INTEREST WAS CONVEYED TO LUCY OCHOA BY DEED RECORDED IN VOLUME 10624, PAGE 171 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND THAT CERTAIN TRACT OF LAND CONVEYED TO GUADALUPE OCHOA, JR. AND LUCY OCHOA BY DEED RECORDED IN VOLUME 10624, PAGE 178 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" Iron pipe found on the westerly right-of-way line of North Lamar Boulevard, at the northeast corner of a 0.419 acre tract of land conveyed to Travis County, Trustee by deed recorded in Document No. 2002153452 of the Official Public Records of Travis County, Texas, for the most easterly southeast corner of said 1.07 acre tract and the tract herein described;

THENCE, departing the westerly right-of-way line of North Lamar Boulevard and along the common line of said 1.07 acre tract and said 0.419 acre tract, **N 61°20'32"W**, a distance of **200.13 FEET** to a ½" iron rod found at the northwest corner of said 0.419 acre tract, at the northeast corner of said Ochoa tract recorded in Volume 10624, Page 178, for an interior corner of the tract herein described;

THENCE, departing the southerly line of said 1.07 acre tract and along the common line of the latter Ochoa tract and said 0.419 acre tract, **S 20°49'46"W**, a distance of **91.00 FEET** to a ½" iron rod found on the most easterly north line of a 55.43 acre tract of land conveyed to The Brentwood Church of Christ by deed recorded in Volume 3694, Page 511 of the Deed Records of Travis County, Texas, at the southwest corner of said 0.419 acre tract, the southeast corner of the latter Ochoa tract, for the most southerly southeast corner of the tract herein described;

THENCE, along the common line of the latter Ochoa tract and said 1.07 acre tract, respectively and said 55.43 acre tract, **N 61°21'10"W**, a distance of **274.28 FEET** to a spindle set in an asphalt drive, at an interior corner of said 55.43 acre tract, for the southwest corner of said 1.07 acre tract and the tract herein described;

THENCE, along the common line of said 55.43 acre tract and said 1.07 acre tract, **N 69°21'35"E**, a distance of **102.30 FEET** to a calculated point and **N 07°46'35"E**, a distance of **104.98 FEET** to a ½" iron rod found at the southwest corner of a 0.891 acre tract of land conveyed to Cody Builders Supply Steel Group, LLC by deed recorded in Document No. 2001055656 of the Official Public Records of Travis County, Texas, for the northwest corner of said 1.07 acre tract and the tract herein described;

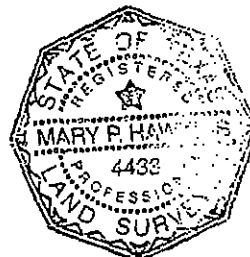
THENCE, departing the westerly east line of said 55.43 acre tract and along the common line of said 0.891 acre tract and said 1.07 acre tract, **S 61°26'41"E**, a distance of **31.50 FEET** to a ½" iron rod found and **S 61°26'25"E**, a distance of **389.00 FEET** to a ½" iron pipe found on the westerly right-of-way line of North Lamar Boulevard, at the southeast corner of said 0.891 acre tract, for the northeast corner of said 1.07 acre tract and the tract herein described;

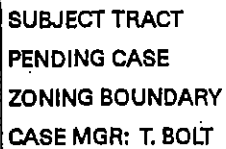
THENCE, along the common line of said North Lamar Boulevard and said 1.07 acre tract, **S 20°35'00"W**, a distance of **87.02 FEET** to the **POINT OF BEGINNING** and containing 1.285 acres of land, more or less.

See SNS Engineering "Plat of Survey" No. 041305, page 2 of 2 attached hereto and made a part hereof.

Mary P. Hawkins

Mary P. Hawkins
Registered Professional Land Surveyor No. 4433
State of Texas





CASE #: C14-05-0104
ADDRESS: 11912-B N LAMAR BLVD
SUBJECT AREA (acres): 1.285

INTLS: SM

CITY GRID
REFERENCE
NUMBER
M33