

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 12104 NORTH LAMAR BOULEVARD FROM**  
3 **NEIGHBORHOOD OFFICE (NO) DISTRICT TO NEIGHBORHOOD**  
4 **COMMERCIAL-CONDITIONAL OVERLAY (LR-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 neighborhood office (NO) district to neighborhood  
10 commercial-conditional overlay (LR-CO) combining district on the property described in  
11 Zoning Case No. C14-2010-0021, on file at the Planning and Development Review  
12 Department, as follows:  
13

14 A 0.46 acre tract of land, more or less, out of Lot 1, Frank Stark Subdivision, in  
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 12104 North Lamar Boulevard, in the City of Austin, Travis County,  
19 Texas, and 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. A site plan or building permit for the Property may not be approved, released,  
25 or issued, if the completed development or uses of the Property, considered  
26 cumulatively with all existing or previously authorized development and uses,  
27 generate traffic that exceeds 2,000 trips per day.  
28

29 B. The following uses are prohibited uses of the Property:  
30

31 Service station

Consumer convenience services

32 Off-site accessory parking

Guidance services  
33

34 Except as specifically restricted under this ordinance, the Property may be developed and  
35 used in accordance with the regulations established for the neighborhood commercial (LR)  
36 base district, and other applicable requirements of the City Code.  
37

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, 2010

www.wws

**Lee Leffingwell**  
Mayor

**APPROVED:**

**ATTEST:**

**David Allan Smith**  
City Attorney

**Shirley A. Gentry**  
**City Clerk**

0.46 Acre

## Exhibit A

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 0.46 ACRE TRACT OF LAND CONVEYED TO AUBREY DON KEELING, BY DEED RECORDED IN VOLUME 3836, PAGE 558 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:

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

THENCE S.20°35'W., along the West Line of Lamar Boulevard, a distance of 202.00 feet to the Point of Beginning and the Northeast Corner hereof;

THENCE continue S.20°35'W. along said West Line of Lamar Boulevard, a distance of 105.00 feet to the Southeast Corner hereof;

THENCE N.61°35'W., across said Lot 1, a distance of 215.00 feet to the West Line of said Lot 1 and the Southwest Corner hereof;

THENCE along the West Line of Lot 1 the following two courses:

1. N.47°30'E. a distance of 63.89 feet;
2. N.26°32'E. a distance of 43.66 feet to the Northwest Corner hereof;

THENCE S.61°35'E., across said Lot 1, a distance of 181.24 feet to the said Point of Beginning.

Containing 0.46 acre, more or less.

*John K. Weigand Feb. 15, 2010*  
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.



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

WALNUT CREEK BAPTIST CHURCH

AUBREY DON KEELING  
0.26 ACRE  
VOLUME 6873, PAGE 1360

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

BEARING BASIS  
S20°35'W  
202.00'

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

N26°32'E  
43.66'

N47°30'E  
63.89'

S61°35'E  
181.24'

DON KEELING  
0.46 ACRE  
VOLUME 3836, PAGE 558

POINT OF  
BEGINNING

S20°35'W  
105.00'

N61°35'W  
215.00'

LAVERA B. WILKES  
PART OF LOT 1  
FRANK STARK SUBDIVISION  
VOLUME 6574, PAGE 1172



*John K. Weigand Feb. 15, 2010*

**SKETCH TO ACCOMPANY FIELD NOTE  
DESCRIPTION FOR ZONING**

(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: FEB. 11, 2010

SCALE: 1" = 50'

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**RJ SURVEYING & ASSOCIATES, INC.**  
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