

**ORDINANCE NO. 20120322-086**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11711 NORTH LAMAR BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 limited office (LO) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district in the property described in Zoning Case No. C14-2012-0009, on file at the Planning and Development Review Department, as follows:

A 0.8967 acre tract of land, more or less, being all of Lot 13, and parts of Lots 12 and 6-A, of the resubdivision of Lot 6, Block "A", and a 1.97 acre tract, Eubank Acres Section One 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 11711 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:

Bed & Breakfast (Group 1)	Bed & Breakfast (Group 2)
Condominium Residential	Duplex Residential
Group Residential	Mobile Home Residential
Multifamily Residential	Retirement Housing (Small Site)
Retirement Housing (Large Site)	Townhouse Residential
Two-Family Residential	

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

**PART 3.** This ordinance takes effect on April 2, 2012.

**PASSED AND APPROVED**

March 22, 2012 §  
§  
Lee Leffingwell  
Mayor  
APPROVED: Karen M. Kennard  
City Attorney  
ATTEST: Shirley A. Gentry  
City Clerk

**CRICHTON AND ASSOCIATES  
LAND SURVEYORS  
6448 HIGHWAY 290 EAST SUITE B-105  
AUSTIN, TEXAS 78723  
512-244-3395**

**FIELD NOTES**

**FIELD NOTES FOR 0.8967 ACRES OF LAND MORE  
OR LESS BEING ALL OF LOT 13, AND PARTS  
OF LOTS 12, AND 6-A, OF THE  
RESUBDIVISION OF LOT 6, BLOCK "A", AND A  
1.97 ACRE TRACT, EUBANK ACRES SECTION  
ONE, A SUBDIVISION RECORDED IN BOOK 16,  
PAGE 100, OF THE TRAVIS COUNTY, TEXAS  
PLAT RECORDS BEING THE SAME TRACT  
DESCRIBED IN VOL. 3135 PG. 315 OF THE  
TRAVIS COUNTY, TEXAS DEED RECORDS SAID  
TRACT BEING MORE PARTICULARLY DESCRIBED  
BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at an iron pin found at the West common corner of Lots 12, and 13, said point also being on the East R.O.W. of North Lamar Boulevard, for the Northwest corner of this tract and the **POINT OF BEGINNING**.

**THENCE S 80° 42' 00" E**, through the interior of said Lot 12, passing the common line of said Lot 12, and Lot 6-A, continuing on in 6-A, for a total distance of 248.67 feet to an iron pin found, for the Northeast corner of this tract.

**THENCE S 18° 12' 23" W**, through the interior of said Lot 6-A, 174.96 feet to an iron pin found on the South line of said Lot 6-A, Also being on the North line of Lot 1, Block A, Eubank Acres Section One, a subdivision recorded in Book 7, Page 146, of the Travis County, Texas Plat Records, for the Southeast corner of this tract.

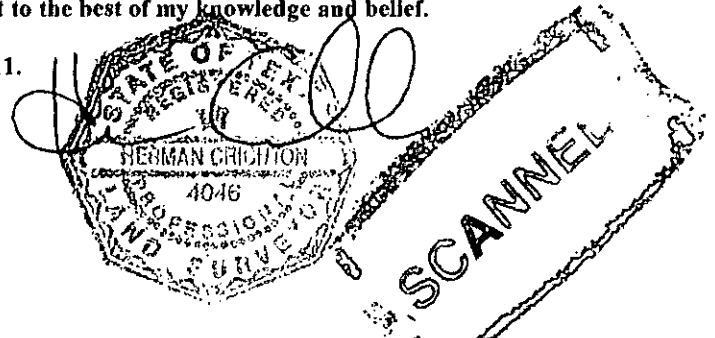
**THENCE N 72° 48' 56" W**, at about 39.27 feet pass the South common corner of said Lot 6-A, and Lot 13, in all a distance of 249.53 feet to an iron pin found for the Southwest corner of Lot 13 and this tract. Said point also being on the East R.O.W. line of North Lamar Boulevard.

**THENCE 19° 45' 31" E**, with the East R.O.W. of North Lamar Boulevard, 140.97 feet to the **POINT OF BEGINNING** and containing 0.8967 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal November 30, 2011.

Herman Crichton, R.P.L.S. 4046  
11\_201

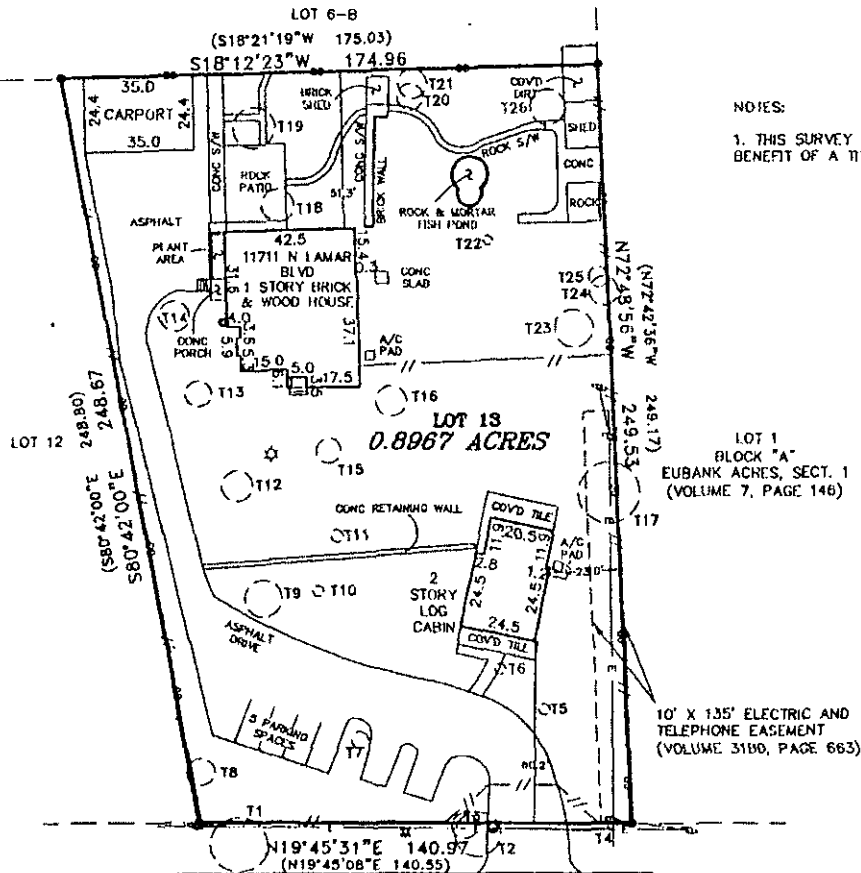


Plat of survey of property of 11711 NORTH LAMAR BOULEVARD  
described as Lot       , Block       , of       

Volume/Book/Cabinet        at Page(s)/Slide(s)        of the TRAVIS  
County, Texas Plat Records. G.F. #        Dated:         
Ref:       

SCALE: 1" = 40'

\*APPROXIMATELY 0.8967 ACRES OF LAND, MORE OR LESS, BEING ALL OF LOT 13 AND PARTS OF LOT 12 AND 6-A OF A RESUBDIVISION OF LOT 6, BLOCK "A" AND 1.97 ACRE TRACT, EUBANK ACRES SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 100, PLAT RECORDS, TRAVIS COUNTY, TEXAS BEING THE SAME TRACT RECORDED IN DOC. NO. 20040280210, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS



NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

TREE DESCRIPTIONS	
TREE	DESCRIPTION
T1	19" & 18" LIVE OAK
T2	22" & 18" LIVE OAK
T3	13" CEDAR
T4	8" PECAN
T5	7" ELM
T6	7" SPANISH OAK
T7	11" SPANISH OAK
T8	18" LIVE OAK
T9	24" ELM
T10	7" ELM
T11	8" SPANISH OAK
T12	20" ELM
T13	17" ELM
T14	20" PECAN
T15	16" LIVE OAK
T16	20" ELM
T17	40" LIVE OAK
T18	21" ELM
T19	27" ELM
T20	17" ELM
T21	19" ELM
T22	6" ELM
T23	25" LIVE OAK
T24	19" ELM
T25	13" ELM
T26	23" ELM

**NORTH LAMAR BOULEVARD**

To:        exclusively.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflict, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X", DESIGNATED AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN

as shown on Community Panel Number 480824-0270-H  
of the FLOOD INSURANCE RATE MAP prepared for CITY OF AUSTIN  
by the Federal Insurance Administration Department, H.U.D. Effective Date: SEPTEMBER 28, 2008

This information is based solely on said map and the surveyor does not assume responsibility as to any information provided and does not represent accuracy or inaccuracy of said map

This survey is copyright 2010 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

6448 HIGHWAY 290 EAST  
AUSTIN, TEXAS 78723  
(512) 244-3395  
FAX (512) 244-9508

LEGEND  
● 1/2" IRON PIN FOUND  
○ 1/2" IRON PIN SET  
▲ NAIL FOUND  
T POWER POLE  
T GUY WIRE  
X FIRE HYDRANT  
W WATER METER  
W WATER VALVE  
G GAS METER  
S SEWER CLEANOUT  
U UTILITY PILE/STAL  
S SANITARY SLEWER WAREHOUSE  
W UG UTILITY WARNING SIGN  
C CONC. PAD WITH ELEC.

-- WOOD FENCE  
-- CHAIN LINK FENCE  
-- X WIRE FENCE  
-- E OVERHEAD ELECTRIC LINE  
( ) RECORD INFORMATION

11-201



UPDATED: APRIL 8, 2011  
DATE: JULY 8, 1992

