

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1310 KRAMER LANE FROM SINGLE FAMILY**
3 **RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-**
4 **CONDITIONAL OVERLAY (LO-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 single family residence standard lot (SF-2) district to limited
10 office-conditional overlay (LO-CO) combining district on the property described in Zoning
11 Case No. C14-2012-0155, on file at the Planning and Development Review Department, as
12 follows:
13

14 A 0.60 acre tract of land, more or less, out of the John Applegate Survey, No. 58,
15 A-29, the tract of land being more particularly described by metes and bounds in
16 Exhibit "A" incorporated into this ordinance (the "Property"),
17

18 locally known as 1310 Kramer Lane, in the City of Austin, Travis County, Texas, and
19 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 condition:
23

24 The maximum height, as defined in City Code, of a building or structure on the
25 Property may not exceed 35 feet or 2 stories.
26

27 Except as specifically restricted under this ordinance, the Property may be developed and
28 used in accordance with the regulations established for the limited office (LO) base district
29 and other applicable requirements of the City Code.
30
31

1 **PART 3.** This ordinance takes effect on _____, 2013.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2013 § _____
9 Lee Leffingwell
10 Mayor
11

12
13 **APPROVED:** _____ **ATTEST:** _____
14 Karen M. Kennard Jannette S. Goodall
15 City Attorney City Clerk

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San Antonio, Texas 78250
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STATE OF TEXAS

COUNTIES OF TRAVIS

LEGAL DESCRIPTION
For 0.6001 Acre Tract

Field notes describing a 0.6001 acre tract of land, out of the JOHN APPELGATE SURVEY, No. 58, A-29, and being the same property described in Volume 6155, Page 1108, Real Property Records of Travis County, Texas, SAVE AND EXCEPT the portion conveyed in Volume 8096, Page 548, Real Property Records of Travis County, Texas. Said 0.6001 acre tract, being more particularly described as follows:

BEGINNING: At a found $\frac{1}{4}$ " steel rod, in the north right of way of Kramer Lane, point being the southeast corner of this herein described tract, point also being the southwest corner of Lot 19A, Parson's Subdivision, as recorded in Volume 55, Page 75, Plat Records of Travis County, Texas;

THENCE: Following the north right of way of Kramer Lane, S $88^{\circ}50'00''$ W, for a distance of 87.67 feet to a found $\frac{1}{4}$ " steel rod, along a curve to the right, having a radius of 714.55 feet, a central angle of $05^{\circ}05'36''$, an arc length of 63.52 feet, a chord bearing of N $82^{\circ}46'46''$ W and a chord distance of 63.50 feet to a found $\frac{1}{4}$ " steel rod, and N $62^{\circ}13'17''$ W, for a distance of 33.89 feet to a found $\frac{1}{4}$ " steel rod in the northeast intersection of Kramer Lane and Parkfield Drive, for the southwest corner of this herein described tract;

THENCE: N $27^{\circ}33'45''$ E, along the east right of way of Parkfield Drive, for a distance of 205.78 feet to a found $\frac{1}{4}$ " steel rod, for the northwest corner of this herein described tract;

THENCE: S $69^{\circ}32'39''$ E, for a distance of 87.66 feet to a found $\frac{1}{4}$ " steel rod, for the northeast corner of this herein described tract, also being the northwest corner of Lot 19A;

THENCE: S $01^{\circ}05'00''$ E, for a distance of 173.81 feet to the **POINT OF BEGINNING**.

Containing 0.6001 acres of land, Survey prepared this date.

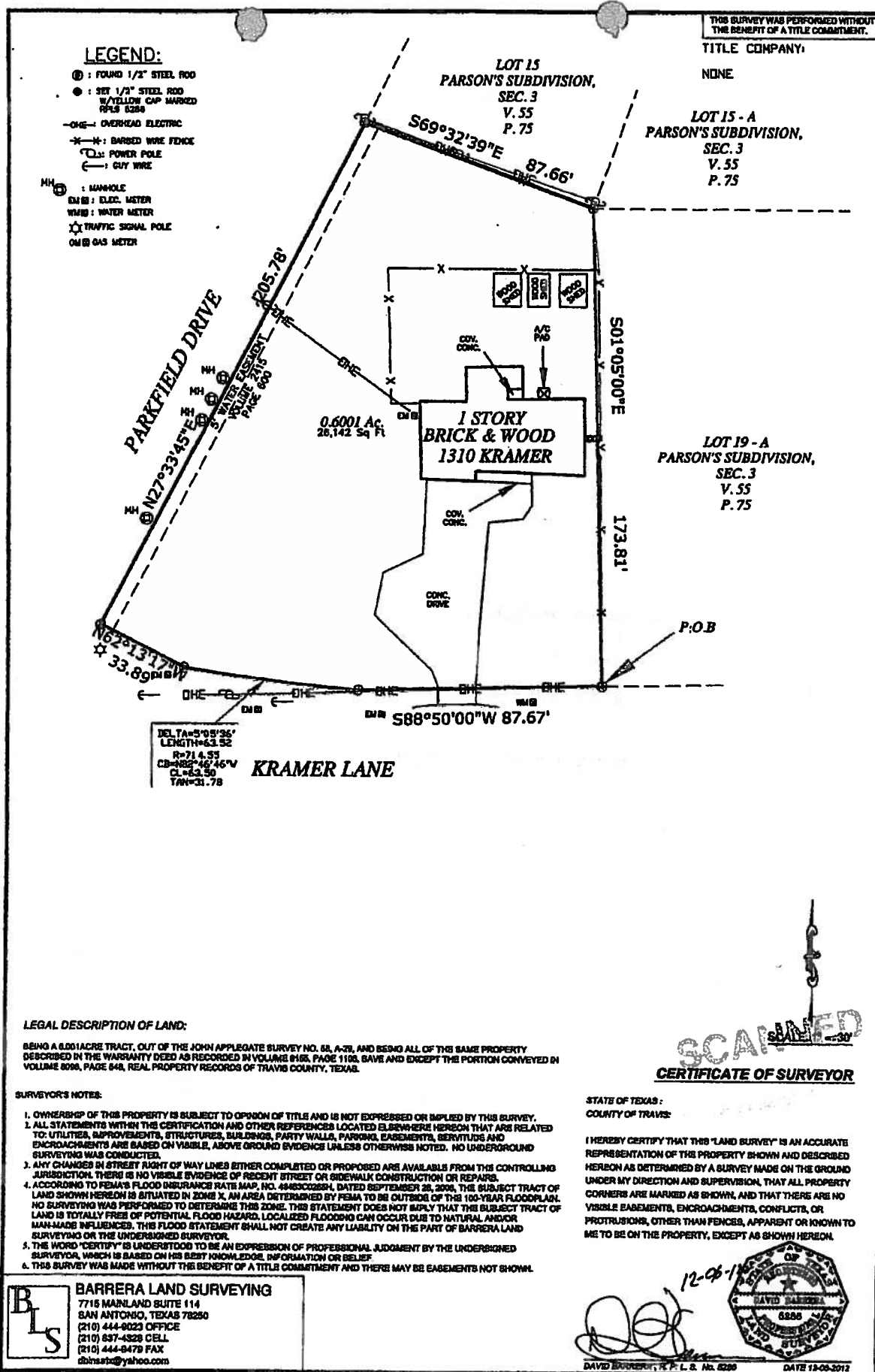
Date: 12-06-2012


David Barrera, R.P.L.S. No. 5286



SCANNED

Exhibit A



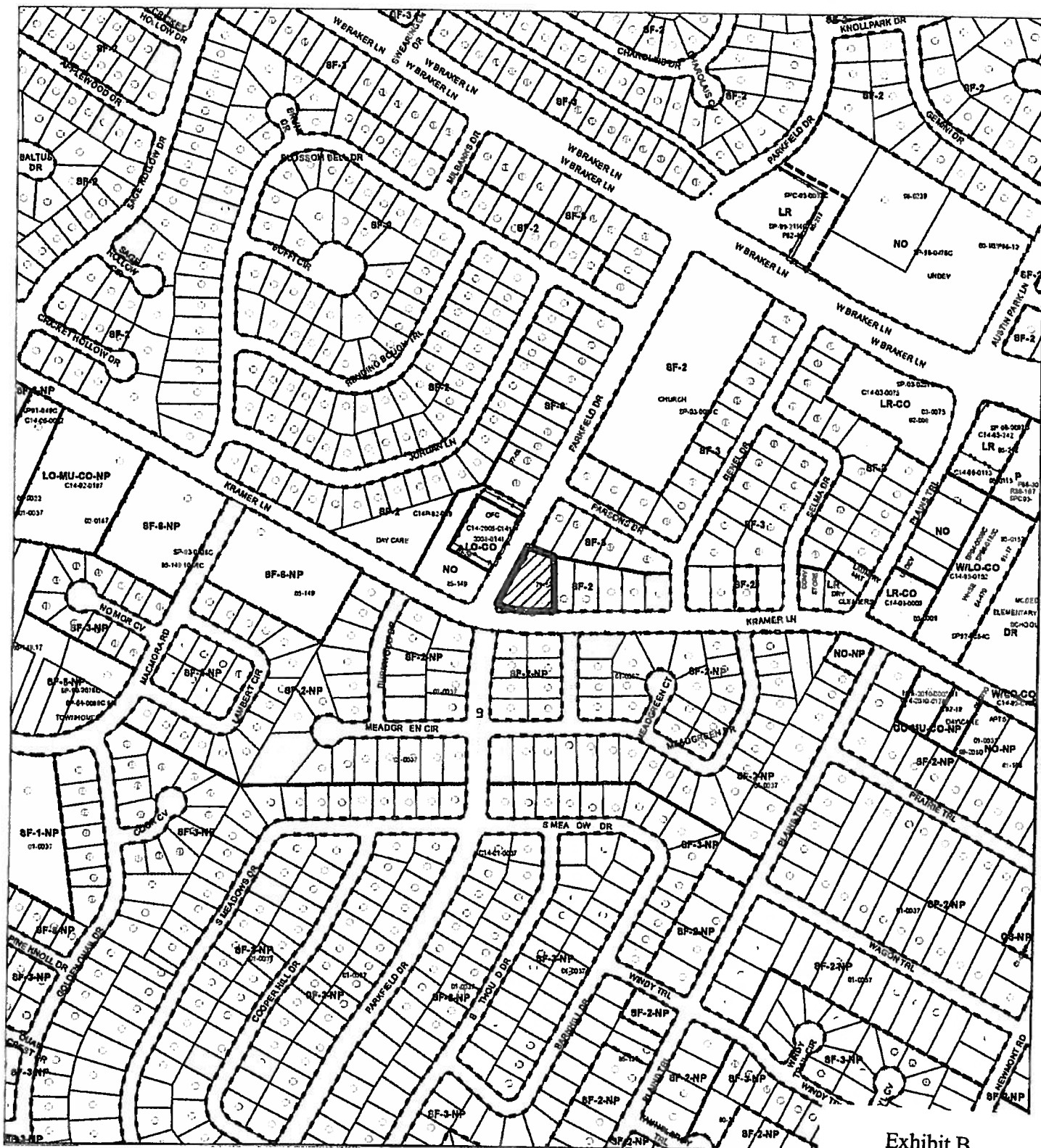





Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0155

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

