

ORDINANCE NO. 20080821-058

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2101 FRATE BARKER ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 interim rural residence (I-RR) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2008-0135, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.003 acre tract of land, more or less, out of the Walker Wilson League Survey No. 2, Abstract 27, 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 2101 Frate Barker Road, 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. Development of the Property may not exceed a density of 12.4 dwelling units per acre.
- B. Development of the Property may not exceed a density of 62 dwelling units.
- C. The following uses are prohibited uses of the Property:

College and university facilities

Communication services

Cultural services

Hospital services (limited)

Medical offices (not exceeding 5,000 sq. ft. of gross floor area)

Medical offices (exceeding 5,000 sq. ft. of gross floor area)

- D. 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.

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, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on September 1, 2008.

PASSED AND APPROVED

_____, August 21, 2008 §
 §
 § _____
 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT A

Office: 512-443-1724
Fax 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

LEGAL DESCRIPTION

5.003 ACRE

A DESCRIPTION OF A 5.003 ACRE (APPROXIMATELY 217,933 S F) TRACT OF LAND IN THE WALKER WILSON LEAGUE SURVEY NO. 2, ABSTRACT 27 IN TRAVIS COUNTY, TEXAS, CONVEYED TO JIM AND CAROLINE FOLEY IN A WARRANTY DEED DATED MAY 10, 2004 AND RECORDED IN DOCUMENT NO. 2004089471 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.003 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found for the northwest corner of the 5.003 acre tract, being also in the south right-of-way line of Frate Barker Road (right-of-way width varies), and the northeast corner of the remainder of the 50.657 acre tract recorded in Document No. 2005151022, of the Official Public Records of Travis County, Texas, from which a rebar with cap found bears South 87°52'30" West, a distance of 355.20 feet;

THENCE North 87°38'03" East, with the common line of the 5.003 acre tract and the south right-of-way line of Frate Barker Road, a distance of 350.45 feet to a 1" iron pipe found for the northeast corner of the 5.003 acre tract, being also the northwest corner of Rancho Alto, Phase One, Subdivision, a subdivision recorded in Document No. 200600039 of the Official Public Records of Travis County, Texas and in the south right-of-way line of Frate Barker Road, from which a 1/2" rebar found bears North 02°12'58" West, a distance of 75.52 feet and North 87°47'02" East, a distance of 313.97 feet,

THENCE leaving the south right-of-way line of Frate Barker Road, South 02°41'13" East with the common line of the 5.003 acre tract and Rancho Alto, Phase One, a distance of 621.91 feet to a 1/2" rebar with cap set for the southeast corner of the 5.003 acre tract, being also in the west line of Rancho Alto, Phase One, and the northeast corner of Rancho Alto, Phase II, a subdivision recorded in Document No. 200600281 of the Official Public Records of Travis County, Texas;

THENCE South 87°21'29" West, with the common line of the 5.003 acre tract and Rancho Alto, Phase II, a distance of 349.45 feet to a 1" iron pipe found for the southeast corner of the 5.003 acre tract;

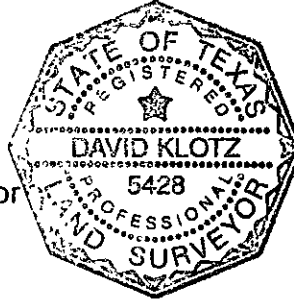
THENCE North 02°46'42" West, with common line of 5.003 acre tract and in part Rancho Alto, Phase II, and the remainder of the 50.657 acres tract, a distance of 623.60 feet to the **POINT OF BEGINNING**, containing 5.003 acres of land, more or less

Surveyed on the ground May 07, 2008 Bearing Basis. Grid Azimuth for Texas Central Zone state plane coordinates, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments. None



6/10/08




David Klotz
Registered Professional Land Surveyor
State of Texas No. 5428





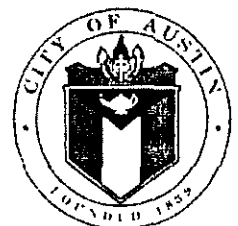
ZONING EXHIBIT B

ZONING CASE# **C14-2008-0135**
 ADDRESS **2101 FRATE BARKER RD**
 SUBJECT AREA **5.003 ACRES**
 GRID **D12**
 MANAGER **W. RHOADES**

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR **S MEEKS**

This map has been produced by GIS Services for the sole purpose of geographic reference
No warranty is made by the City of Austin regarding specific accuracy or completeness



1" = 400'