

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 2103 WEST SLAUGHTER LANE FROM SINGLE**  
3 **FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL**  
4 **OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING**  
5 **DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from single family residence standard lot (SF-2) district to general  
11 office-mixed use-conditional overlay (GO-MU-CO) combining district on the property  
12 described in Zoning Case No. C14-2009-0149, on file at the Planning and Development  
13 Review Department, as follows:

14  
15 Lot 6 and the north 45 feet of Lot 9, Block A, Ford Oaks Subdivision, a  
16 subdivision in the City of Austin, Travis County, Texas, according to the map or  
17 plat of record in Plat Book 4, Page 264, of the Plat Records of Travis County,  
18 Texas; Save and Except 0.1179 acres of land out of Lot 6 being more particularly  
19 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the  
20 "Property"),

21  
22 locally known as 2103 West Slaughter Lane, in the City of Austin, Travis County, Texas,  
23 and generally identified in the map attached as Exhibit "B".

24  
25 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
26 established by this ordinance is subject to the following conditions:

27  
28 A. Development of the Property shall comply with the following regulations:

- 29  
30 1) The minimum front setback is 25 feet.  
31 2) The maximum floor-to-area ratio is 0.35 to 1.0.  
32 3) The maximum building coverage is 35 percent.  
33 4) The maximum impervious cover is 60 percent.  
34 5) The maximum height is 35 feet.  
35 6) The maximum height is two stories.  
36  
37

1  
2  
3 B. The following uses are prohibited uses of the Property:  
4

5 Business or trade school  
6 Club or lodge  
7 Convalescent services  
8 Guidance services  
9 Hospital services (limited)  
10 Printing & publishing  
11 Medical offices (exceeding 5000 sq. ft. of gross floor area)  
12 Medical offices (not exceeding 5000 sq. ft. of gross floor area)  
13

Business support services  
Communication services  
Cultural services  
Hospital services (general)  
Off-site accessory parking  
Restaurant (limited)

14 C. The following uses are conditional uses of the Property:  
15

16 College and university facilities  
17 Private secondary educational facilities  
18

Group home, Class II

19 Except as specifically restricted under this ordinance, the Property may be developed and  
20 used in accordance with the regulations established for the general office (GO) base  
21 district, the mixed use combining district, and other applicable requirements of the City  
22 Code.  
23

24 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.  
25

26  
27 **PASSED AND APPROVED**  
28

29 §  
30 §  
31 \_\_\_\_\_, 2010 § \_\_\_\_\_  
32

33 Lee Leffingwell  
34 Mayor  
35

36 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
37 David Allan Smith Shirley A. Gentry  
38 City Attorney City Clerk

C14-2009-0149

0.1179 Acres  
Parcel # (17)

February 3, 1986  
84325  
Exhibit "A"

STATE OF TEXAS  
COUNTY OF TRAVIS

FIELDNOTE DESCRIPTION of 0.1179 acres of land out of the Walker Wilson Survey No. 2 in Travis County, Texas, being a portion of that certain tract of land conveyed to Jack Spencer Moore, et ux, in Volume 1565, Page 362 as recorded in the Deed Records of Travis County, Texas, being Lot 6, Block A, Ford Oaks Subdivision as recorded in Book 4, Page 264, of the Plat Records of Travis County Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Slaughter Lane, being the northwest corner of said Lot 6 and the northeast corner of Lot 5, of the said Ford Oaks Subdivision, for the northwest corner hereof;

THENCE, with the south right-of-way line of Slaughter Lane and the north line of said Lot 6, N 87° 18' 12" E, 200.27 feet to a 1/2" iron rod found at the northeast corner of the said Lot 6; also being the northwest corner of Lot 7 of said Ford Oaks Subdivision;

THENCE, with the east line of the said Lot 6 and the west line of Lot 7, of the said Ford Oaks Subdivision, S 02° 23' 13" E, 32.58 feet to a 1/2" iron rod set;

THENCE, through said Lot 6, the following two (2) courses and distances:

- 1) S 87° 36' 47" W, 1.02 feet to a 1/2" iron rod set for a point of curvature;
- 2) Along the arc of the curve to the right 200.48 feet, having a delta angle of 11° 06' 26", a radius of 1034.17 feet, whose chord bears N 86° 50' 00" W, 200.17 feet to a 1/2" iron rod set in the west line of said Lot 6 and in the east line of said Lot 5;

THENCE, with the west line of said Lot 6 and the east line of Lot 5, of the said Ford Oaks Subdivision, N 02° 26' 44" W, 12.13 feet to the PLACE OF BEGINNING, CONTAINING 0.1179 acres (5,135 square feet) of land area.

That I, Tom H. Milo, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 5th day of February, 1986, A.D.



Tom H. Milo  
Registered Public Surveyor  
No. 4334 - State of Texas

NOTARIES PUBLIC COUNTY OF TRAVIS  
I hereby certify that this instrument was filed on this date and at the office shown herein by me and the duly authorized, in the Volume and Page of the records of the County of Travis, Texas, on

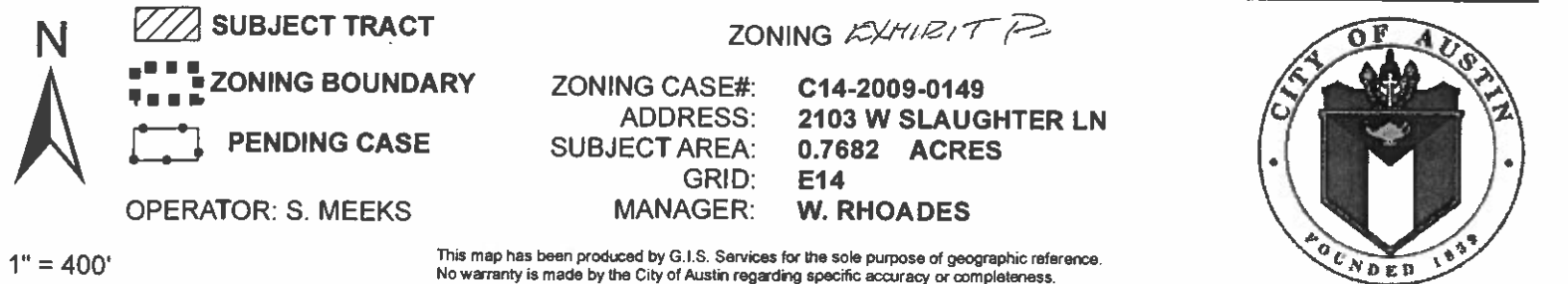
NOV 30 1987



COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED  
NOV 30 PM 4:10  
DANA DE PEUVOR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

10503 0622



**RESTRICTIVE COVENANT**

OWNER: Shokrollah Delaram

ADDRESS: 15114 Wells Point Drive, Austin, Texas 78728-4560

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Lot 6 and the north 45 feet of Lot 9, Block A, Ford Oaks Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 264, of the Plat Records of Travis County, Texas; Save and Except 0.1179 acres of land out of Lot 6 being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant.

WHEREAS, the Owner (the "Owner", whether one or more) of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. The operation of any business or business activity on the Property is prohibited:
  - a) between the hours of 10:00 p.m. and 9:00 a.m. Monday through Saturday, and,
  - b) all day Sunday.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.



C14-2009-0149

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Parcel 1 (17)

February 3, 1986  
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WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 5th day of February, 1986, A.D.



Tom H. Milo  
Registered Public Surveyor  
No. 4334 - State of Texas

EXEMPTION COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on the date and at the place shown herein by me, and the day HEREON, in the Volume and Page of the records of Travis County, Texas, as

NOV 80 1987



COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED  
NOV 30 PM 4:10  
CLERK OF COUNTY CLERK  
TRAVIS COUNTY, TEXAS

10503 0622