ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2101 WEST SLAUGHTER LANE FROM NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY (NO-CO) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-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 neighborhood office-conditional overlay (NO-CO) combining district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-2011-0168, on file at the Planning and Development Review Department, as follows:

Lot 7, Block A, Ford Oaks Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 264 of the Plat Records of Travis County, Texas (the “Property”), SAVE AND EXCEPT the following tract of land:

A 0.1519 acre tract of land, more or less out of the Walker Wilson Survey No. 2, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance,

locally known as 2101 West Slaughter Lane, 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. The following uses are prohibited uses of the Property:

<table>
<thead>
<tr>
<th>Business or trade school</th>
<th>Business support services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Club or lodge</td>
<td>Communications services</td>
</tr>
<tr>
<td>Convalescent services</td>
<td>Cultural services</td>
</tr>
<tr>
<td>Guidance services</td>
<td>Hospital services (general)</td>
</tr>
<tr>
<td>Hospital services (limited)</td>
<td>Off-site accessory parking</td>
</tr>
</tbody>
</table>
Medical offices
(not exceeding 5,000 square
feet of gross floor area)
Printing and publishing

Medical offices
(exceeding 5,000 square feet of
gross floor area)
Restaurant (limited)

B. The following uses are Conditional uses:

College and university facilities
Private secondary educational facilities
Group home, class II

C. Development of the Property shall comply with the following regulations:

1. The minimum front setback is 25 feet;
2. The floor-to-area ratio may not exceed 0.35 to 1;
3. Building coverage may not exceed 35 percent;
4. Impervious coverage may not exceed 60 percent;
5. The maximum height of a building or structure is 35 feet from ground level;
6. The maximum height of a building or structure is two stories.

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

PART 3. This ordinance takes effect on _____________________________, 2012.

PASSED AND APPROVED

§ § §

___________________________, 2012

Lee Leffingwell
Mayor

APPROVED: ___________________________ ATTEST: ___________________________
Karen M. Kennard
City Attorney
Shirley A. Gentry
City Clerk

Draft: 2/24/2012
Page 2 of 2
COA Law Department
FIELDNOTE DESCRIPTION of 0.1519 acres of land out of the Walker Wilson Survey No. 2, being a portion of that certain tract of land conveyed to Russell P. Roberson in Volume 1438, Page 417 as recorded in the Deed Records of Travis County, Texas; being Lot 7, 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 7 and the northeast corner of Lot 6, of the said Ford Oaks Subdivision, for the northwest corner hereof;

THENCE, with the south right-of-way line of Slaughter Lane, N 87° 29' 28" 1.174.79 feet to a point of curvature;

THENCE, along the arc of the curve to the right 39.25 feet, having a delta angle of 89° 56' 57", a radius of 25.00 feet, and tangency in the westerly right-of-way line of Alred Drive (50 wide);

THENCE, with the westerly right-of-way line of Alred Drive, S 02° 33' 36" E, 27.97 feet to a 1/2" iron rod set for the southeast corner hereof;

THENCE, through said Lot 7, the following two (2) courses and distances:
   1) N 47° 28' 25" W, 28.24 feet to a 1/2" iron rod set;
   2) S 87° 36' 47" W, 179.93 feet to a 1/2" iron rod set in the west line of said Lot 7 and the east line of said Lot 6;

THENCE, with the east line of said Lot 6 and the west line of said Lot 7, N 02° 23' 13" W, 32.58 feet to the PLACE OF BEGINNING, CONTAINING 0.1519 acres (6,618 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 21st day of April, 1986, A.D.

[Signature]

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

Exhibit A
A SKETCH TO ACCOMPANY FIELNOTE DESCRIPTION OF
0.1519 ACRE OF LAND
OUT OF
WALKER WILSON SURVEY NO. 2
TRAVIS COUNTY, TEXAS

0.1519 AC. FOR
ADDITIONAL R.O.W.

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RECORD INFORMATION
R.O.W.
RIGHT-OF-WAY
IRON PIPE FOUND
IRON ROD FOUND
IRON ROD SET
BREAK IN SCALE
CALCULATED POINT

<table>
<thead>
<tr>
<th>CURVE</th>
<th>DELTA</th>
<th>CURVE DATA</th>
<th>RADIUS</th>
<th>ARC</th>
<th>CLRND</th>
<th>CLRND ROD</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td>110°56'37&quot;</td>
<td>25.00</td>
<td>19.35</td>
<td>33.34</td>
<td>59°7'11&quot; L/P/E</td>
<td></td>
</tr>
</tbody>
</table>
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.