

**ORDINANCE NO. 20120301-067**

**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:

Business or trade school	Business support services
Club or lodge	Communications services
Convalescent services	Cultural services
Guidance services	Hospital services (general)
Hospital services (limited)	Off-site accessory parking

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 March 12, 2012.

**PASSED AND APPROVED**

March 1


, 2012

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Lee Leffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Shirley A. Gentry  
City Clerk

0.1519 Acres  
Parcel #18

April 21, 1986  
84325:3305

STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

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 and the north line of said Lot 7, N 87° 29' 28" E, 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, whose chord bears S 47° 32' 04" E, 35.34 feet to a point of tangency in the westerly right-of-way line of Allred Drive (50 wide);

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

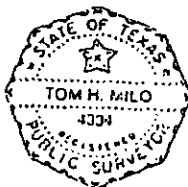
THENCE, through said Lot 7, the following two (2) courses and distances:

- 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 25th day of April, 1986, A.D.



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

A SKETCH TO ACCOMPANY FIELDNOTE 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.

VIRGINIA FORD WCHMACX  
 V.1214 P.422

FORD OAKS SUBDIVISION  
 B. 3 P. 263

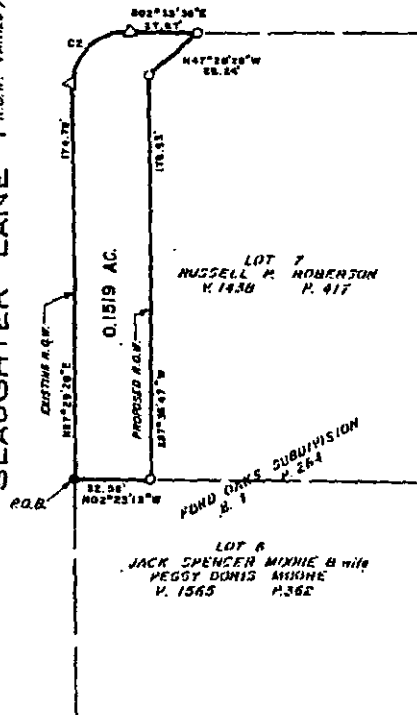
LOT 16 "BLOCK 'J'"

JAN. 1988  
 Not to Scale

ALLIED DRIVE (SH. HALL)

SLAUGHTER LANE (R.O.W. VARIES)

WALKER WILSON SURVEY NO. 2



LEGEND

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

CURVE	DELTA	CURVE DATA	CHORD	CHORD BEG.
2	89°56'57"	RADIUS 25.00 ARC 39.25	35.34	S47°32'00"E

PARCEL NO. 18

