

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2121 NORTHLAND DRIVE FROM FAMILY  
3 RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED  
4 USE-CONDITIONAL OVERLAY (LR-MU-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 family residence (SF-3) district to neighborhood commercial-  
10 mixed use-conditional overlay (LR-MU-CO) combining district on the property described  
11 in Zoning Case No. C14-2014-0029, on file at the Planning and Development Review  
12 Department, as follows:  
13

14 0.14 acre tract of land, more or less, out of the George W. Spear League Survey  
15 the tract of land being more particularly described by metes and bounds in Exhibit  
16 "A" incorporated into this ordinance (the "Property"),  
17

18 locally known as 2121 Northland Drive 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 conditions:  
23

- 24 A. A site plan or building permit for the Property may not be approved, released,  
25 or issued, if the completed development or uses of the Property, considered  
26 cumulatively with all existing or previously authorized development and uses,  
27 generate traffic that exceeds 300 trips per day.  
28
- 29 B. Development of the Property shall comply with the following regulations:  
30 1. the maximum height, as defined by City Code, is 35 feet;  
31 2. a building may not exceed 2 stories in height;  
32 3. the minimum setbacks are: 5 feet for interior side yard  
33 5 feet for rear yard  
34 4. the maximum impervious coverage is 60 percent;  
35 5. the maximum building coverage is 35 percent;  
36 6. the maximum floor-to-area ratio is 0.35:1.  
37

1  
2  
3 C. The following are conditional uses of the Property:  
4

5 College and university facilities Private secondary educational  
6 facilities

7 D. The following uses are prohibited uses of the Property:  
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9  
10  
11  
12  
13  
14  
15  
Alternative financial services Club or lodge  
Consumer repair services Custom manufacturing  
Cultural Services Financial services  
General retail sales (general) Guidance services  
Medical offices (not exceeding 5,000 square feet of gross floor area) Medical offices (exceeding 5,000 square feet gross floor area)  
Hospital services (limited) Off-site accessory parking  
Pedicab storage and dispatch Personal improvement services  
Personal services Pet services  
Plant nursery Printing and publishing  
Restaurant (general) Restaurant (limited)  
Service station Consumer convenience services

10 Except as specifically restricted under this ordinance, the Property may be developed and  
11 used in accordance with the regulations established for the neighborhood commercial (LR)  
12 base district, the mixed use combining district, and other applicable requirements of the  
13 City Code.  
14  
15

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2014.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2014 § \_\_\_\_\_  
9

10 Lee Leffingwell  
11 Mayor  
12

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

FIELD NOTES FOR  
0.147 ACRE OUT OF  
THE GEORGE W. SPEAR LEAGUE  
TRAVIS COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 0.147 ACRE TRACT OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE IN TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO ELBERT ANDREW AND MAMIE ELIZABETH WALKER BY DEED RECORDED IN VOLUME 1451, PAGE 59 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found on the southerly right-of-way line of Northland Drive, at the northeast corner of a tract of land conveyed to Maybelle Morris Schnautz by deed recorded in Volume 4920, Page 1881 of the Deed Records of Travis County, Texas, for the northwest corner of the tract herein described;

**THENCE**, along the southerly right-of-way line of Northland Drive, **S 72°44'22"E**, a distance of **51.15 FEET** to a spindle set at the northwest corner of a tract of land conveyed to Horace M. Glass by deed recorded in Volume 5824, Page 276 of the Deed Records of Travis County, Texas, for the northeast corner of the tract herein described;

**THENCE**, departing the southerly right-of-way line of Northland Drive and along the common line of said Glass tract and the tract herein described, **S 03°56'52"E**, a distance of **134.70 FEET** to a ½" iron rod found on the northerly line of a 8527 square foot tract of land conveyed to Michael E. Burgh by deed recorded in Volume 12542, Page 714 of the Real Property Records of Travis County, Texas, at the southwest corner of said Glass tract, for the southeast corner of the tract herein described;

**THENCE**, along the common line of said Burgh tract and the tract herein described, **N 72°22'11"W**, a distance of **51.15 FEET** to a ½" iron rod found at the southeast corner of the aforementioned Schnautz tract, for the southwest corner of the tract herein described;

**THENCE**, departing the northerly line of said Burgh tract and along the common line of said Schnautz tract and the tract herein described, **N 04°00'00"W**, a distance of **134.40 FEET** to the **POINT OF BEGINNING** and containing 0.147 acre of land, more or less.

See SNS Engineering "Plat of Survey" No. 05787, page 2 of 2 attached hereto and made a part hereof.

*Mary P. Hawkins*

Mary P. Hawkins  
Registered Professional Land Surveyor No. 4433  
State of Texas



SCANNED

FEB 21 2014

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk  
By Deputy

P. H. HADO

**NORTHLAND DRIVE**

S 72°44'22" E  
S 73°46'00" E

EDGE OF PAVEMENT (30' ROW)

P.O.B.

LINE

134.40'

134.40'

CONC WALK

29.7

23.4

**SINGLE STORY WOOD FRAME WOOD SIDING**

0.147 ACRE

ELBERT ANDREW & MAMIE ELIZABETH WALKER VOL 1491, PG 59

ASPHALT DRIVE

CONC

• • 1.56'

28.7

19.3

**SINGLE STORY WOOD FRAME WOOD SIDING**

1.00'

20.25'

51.15'

(RECORD TYP) 40'

51.15' (ACTUAL TYP.)

S 03°56'52" E

S 04°00'00" E

BEARING BASIS

N 04°00'00" W

N 72°22'11" W

N 73°16'00" W

MICHAEL E BURG  
VOL 12542, PG 214  
0527 SO

HOR VOL

HORACE M GLASS  
VOL 5824 PG 276

*Maya J. Hankins*  
Date: 08-10-2005

$$1'' = 200'$$