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

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

locally known as 2121 Northland Drive 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. 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 300 trips per day.
- B. Development of the Property shall comply with the following regulations:
 - the maximum height, as defined by City Code, is 35 feet;
 - 2. a building may not exceed 2 stories in height;
 - 3. the minimum setbacks are: 5 feet for interior side yard 5 feet for rear yard
 - 4. the maximum impervious coverage is 60 percent;
 - 5. the maximum building coverage is 35 percent;
 - 6. the maximum floor-to-area ratio is 0.35:1.

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

College and university facilities

Private secondary educational

facilities

D. The following uses are prohibited uses of the Property:

Alternative financial services

Consumer repair services

Cultural Services

General retail sales (general)

Medical offices (not exceeding 5,000 square feet of gross floor

area)

Hospital services (limited)

Pedicab storage and dispatch

Personal services

Plant nursery

Restaurant (general)

Service station

Club or lodge

Custom manufacturing

Financial services

Guidance services

Medical offices (exceeding 5,000

square feet gross floor area)

Off-site accessory parking

Personal improvement services

Pet services

Printing and publishing

Restaurant (limited)

Consumer convenience services

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

PASSED AND APPROVED	
, 2014	§ § Lee Leffingwell Mayor
APPROVED:	_ATTEST:
Karen M. Kennard City Attorney	Jannette S. Goodall City Clerk

Page 3 of 3

COA Law Department

Draft 7/21/2014

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

Registered Professional Land Surveyor No. 4433

State of Texas

MARY P HAWKINS PARSES TO SUR

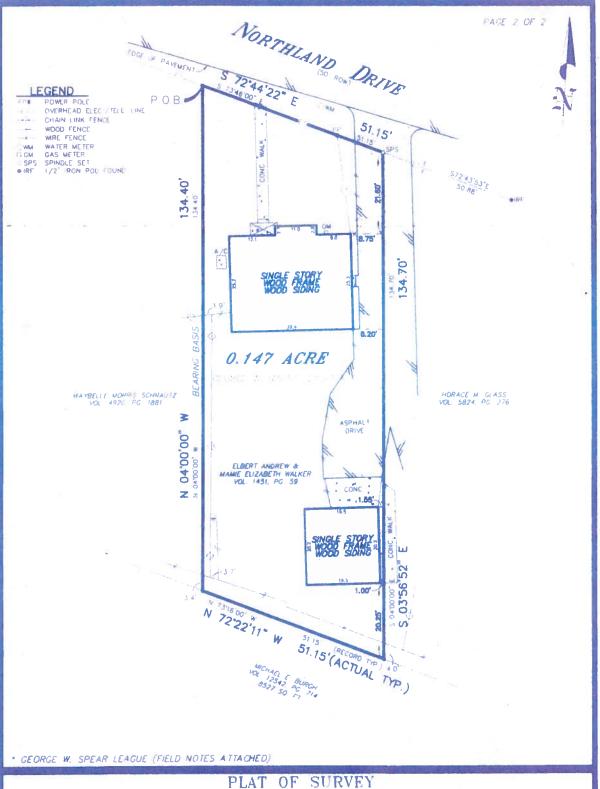
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Page 1 of 2

Exhibit A





Sold to a n Zone X ax identified by the laderal Emergetic, Management Agents on temminat, Dane Hill 48453C 0160E.

Buted JUNE 16, 1993.

LOT NO BROCK NO CARREST OF LAND, MORE OR LESS, OUT OF THE STREET ADDRESS 2121 NORTHLAND DRIVE CITY AUSTIN COUNTY TRAVIS

SURVEY FOR NORTH AMERICAN TITLE COMPANY REFERENCE KERI GOLDEN TO STEWART TITLE GUARANTY COMPANY

STATE OF TEXAS, COUNTY OF TRAVES

I REFERENCE KERI GOLDEN THE REPORT OF TRAVES

THERE ARE NO DISCREPANCES CONFLICTS SHORTAGES IN AREA ENCORACHMENTS VISIBLE LITTLITY LINES OR ROADS IN PLACE EXCEPT AS BHOWN HERBON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADDAY EXCEPT AS SHOWN HERBON SINS ENGINEERING, INC.

12468 LOS Indios Trail, Suite 101

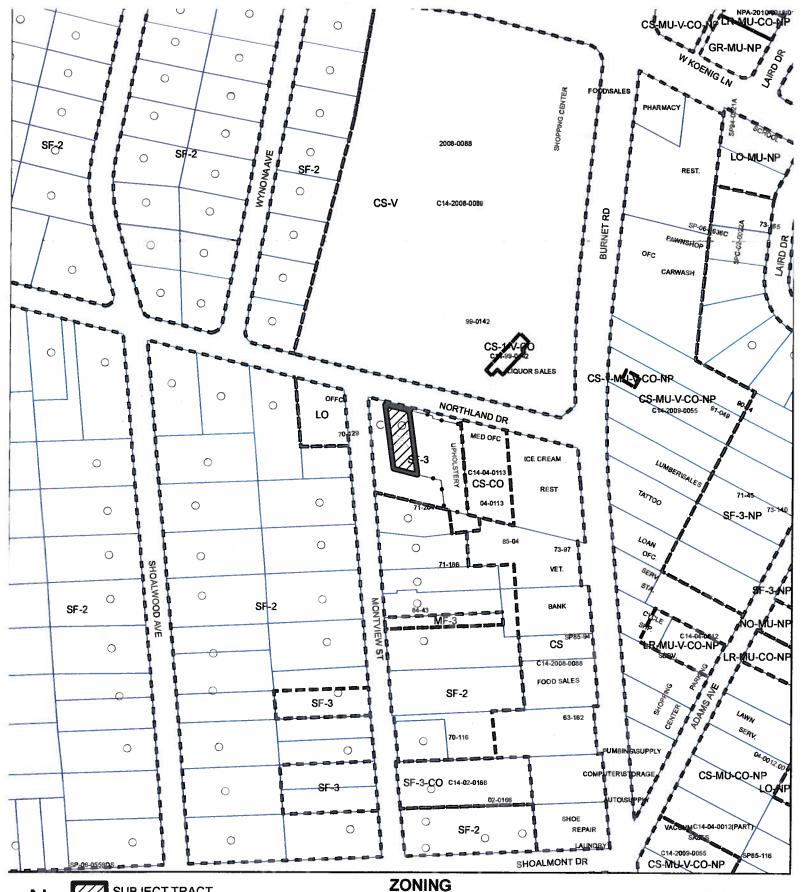
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or TX056640371MAL



Austin, Texas 78739 (512) 335-3944 * (512) 250-8685 (Fax) WM

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-2014-0029

Exhibit B

This product is for informational purposes and may not have been proposed to the engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

