

**ORDINANCE NO. 20141211-143**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1018 WEST 31<sup>ST</sup> STREET IN THE WINDSOR ROAD NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-CO-NP) 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 multifamily residence low density-neighborhood plan (MF-2-NP) combining district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2014-0148, on file at the Planning and Development Review Department, as follows:

0.360 acre tract of land, more or less, out of the Martha E. Whitten Addition and Lot 1, Seton Medical Center Addition no. Four Subdivisions the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1018 West 31<sup>st</sup> Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

**PART 3.** 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 2,000 trips per day.

- B. Vehicular access to the Property from West 31<sup>st</sup> Street is prohibited except for access to three parking spaces that are allowed in the front yard setback. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- C. For a use allowed in the limited office (LO) base district, the maximum height, as defined by City Code, of a building or structure on the Property may not exceed 30 feet or 2 stories.
- D. Development of the Property with a residential use shall comply with the following regulations.
1. The minimum lot size is 8,000 square feet.
  2. The minimum rear yard setback is 10 feet.
  3. The maximum building coverage is 45 percent.
  4. The maximum impervious cover is 55 percent.
  5. The maximum density is 17 residential units.
- E. The following uses are prohibited uses of the Property:

Art gallery	Art workshop
Communication services	Residential treatment
Off-site accessory parking	Safety services
Personal services	Professional office
Software development	Community garden
Urban farm	Club or lodge
College & university facilities	Communication service facilities
Community events	Community recreation-private
Community recreation – public	Congregate living
Convalescent services	Counseling services
Cultural services	Day care services (commercial)
Day care services (general)	Day care services (limited)
Local utility services	Private secondary educational facilities
Public primary educational facilities	Public secondary educational facilities
Medical offices-exceeding 5000 sq. ft gross floor area	Medical offices-not exceeding 5000 sq. ft. gross floor area
Hospital services (general)	Hospital services (limited)

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

**PART 4.** The Property is subject to Ordinance No. 20100923-13 that established the Windsor Road neighborhood plan combining district.

**PART 5.** This ordinance takes effect on December 22, 2014.

**PASSED AND APPROVED**

December 11, 2014      §  
§  
§ Lee Leffingwell  
Lee Leffingwell  
Mayor

**APPROVED:** Karen M. Kennard  
Karen M. Kennard  
City Attorney

**ATTEST:** Jannette S. Goodall  
Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.**  
**Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**0.360 ACRES, PORTION OF LOT 1-A  
MARTHA E. WHITTEN ADDITION  
ZONING DESCRIPTION**

A DESCRIPTION OF A DESCRIPTION OF 0.360 ACRES (APPROXIMATELY 15,677 SQ. FT.), BEING A PORTION OF LOT 1-A, AMENDED PLAT OF LOTS 1 AND 2, BLOCK 1, MARTHA E. WHITTEN ADDITION AND LOT 1, SETON MEDICAL CENTER ADDITION NO. FOUR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 95, PAGE(S) 344 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.360 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the north right-of-way line of West 31<sup>st</sup> Street (right-of-way width varies) for the southeast corner of said Lot 1-A, being also in the west line of an 111' x 102-1/2' wide tract described in document 2006198573 of the Official Public Records of Travis County Texas;

Thence with the north line of W. 31st Street, being also the south line of Lot 1-A, the following six courses and distances:

1. With a curve to the right, having a radius of 183.85 feet, a delta angle of 09°30'29", an arc length of 30.51 feet, and a chord which bears North 56°38'19" West, a distance of 30.47 feet to a Mag nail with Chaparral washer set;
2. North 44°09'19" West, a distance of 29.72 feet to a 1/4" iron pipe found;
3. North 36°49'38" West, a distance of 49.05 feet to a 1/2" rebar with Chaparral cap set;
4. With a curve to the right, having a radius of 183.85 feet, a delta angle of 01°39'18", an arc length of 5.31 feet, and a chord which bears North 26°03'06" West, a distance of 5.31 feet to a 1/2" rebar with Chaparral cap set;
5. North 25°33'10" West, a distance of 96.85 feet to a 1/4" iron pipe found;
6. With a curve to the right, having a radius of 10.69 feet, a delta angle of 53°23'17", an arc length of 9.96 feet, and a chord which bears North

00°54'45" East, a distance of 9.60 feet to a 1/2" rebar found for an angle point in said line;

**THENCE** over and across Lot 1-A the following two courses and distances:

1. South 62°47'57" East, a distance of 109.84 feet to a calculated point;
2. North 27°12'03" East, a distance of 26.03 feet to a cotton spindle found at an angle point in the north line of Lot 1-A being also the southeast corner of Lot 2-A of said Martha E Witten Addition;

**THENCE** North 26°10'26" East, with the common line of Lot 1-A and Lot 2-A, a distance of 12.55 feet to a 1/2" iron pipe found for an angle point in the southwest line of Lot 2, Seton Medical Addition No. Four, a subdivision of record in Volume 83, Page 143B of the Plat Records of Travis County, Texas;

**THENCE** with the north line of Lot 1-A being also the south line of Lot 2 the following two courses and distances:

1. South 62°54'06" East, a distance of 78.16 feet to a 1/2" iron pipe found;
2. South 27°02'36" West, a distance of 39.99 feet to a 3/4" iron pipe found for an angle point in the southwest line of Lot 2, being also the northwest corner of the said 111' x 102-1/2' wide tract;

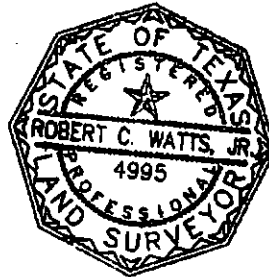
**THENCE** South 27°02'32" West, with the common line of Lot 1-A and the 111' x 102-1/2' wide tract, a distance of 103.40 feet to the **POINT OF BEGINNING**, containing 0.360 acres of land, more or less.

Surveyed on the ground on June 24, 2014.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing 1038-001-Z1.

*Robert C. Watts, Jr.* 9.29.14  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995  
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.360 ACRES (APPROXIMATELY 15,677 SQ. FT.), BEING A PORTION OF LOT 1-A, AMENDED PLAT OF LOTS 1 AND 2, BLOCK 1, MARTHA E. WHITTEN ADDITION AND LOT 1, SETON MEDICAL CENTER ADDITION NO. FOUR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 95, PAGE(S) 344 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

