ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3904 MEDICAL PARKWAY FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE (LO-MU) 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 family residence (SF-3) district to limited office-mixed use (LO-MU) combining district on the property described in Zoning Case No. C14-2017-0152, on file at the Planning and Zoning Department, as follows:

Being the north 93.78 feet of Lot 4, Block 4, of Henry B. Seiders Subdivision, an addition to the City of Austin, Travis County, Texas, according to the plat thereof recorded in Volume 1, Page 60, Plat Records, Travis County, Texas, and a portion of a 20 foot alley vacated in Volume 2165, Page 418, Real Property Records, Travis County, Texas, and being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”), locally known as 3904 Medical Parkway in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on ________________, 2018.

PASSED AND APPROVED

§§

__________________________, 2018

__________________________, 2018

Steve Adler
Mayor

APPROVED: ___________________________ ATTEST: ___________________________

Anne L. Morgan  Jannette S. Goodall
City Attorney  City Clerk
BEING THE NORTH 93.78 FEET OF LOT 4, BLOCK 4, OF HENRY B. SEIDERS SUBDIVISION, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 50, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF A 20 FOOT ALLEY VACATED IN VOLUME 2165, PAGE 418, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE EAST CORNER OF SAID LOT 4 AND THE SOUTH CORNER OF DUNN ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 93, SAID PLAT RECORDS, SAID IRON PIPE BEING ON THE NORTHWEST LINE OF MEDICAL PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 30° 00' 00" WEST, A DISTANCE OF 93.78 FEET ALONG SAID NORTHWEST LINE TO A 5/8-INCH IRON ROD FOUND;

THENCE NORTH 60° 00' 00" WEST, DEPARTING SAID NORTHWEST LINE, PASSING THE EAST CORNER OF THE O. E. BRADSHAW ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 76, PAGE 295, AFORESAID PLAT RECORDS, AT A DISTANCE OF 4.86 FEET AND CONTINUING ALONG THE NORTHEAST LINE OF SAID O. E. BRADSHAW ADDITION, PASSING THE COMMON LINE OF AFORESAID LOT 4 AND AFORESAID ALLEY AT A DISTANCE OF 152.00 FEET AND CONTINUING A TOTAL DISTANCE OF 162.00 FEET TO A POINT FROM WHICH A FENCE CORNER BEARS NORTH 51° 53' EAST - 1.7 FEET, SAID POINT BEING THE NORTH CORNER OF SAID O. E. BRADSHAW ADDITION, AND BEING ON THE SOUTHEAST LINE OF L. L. THE "CRANE" SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 93, PAGE 59, SAID PLAT RECORDS;

THENCE NORTH 30° 00' 00" EAST, A DISTANCE OF 93.78 FEET ALONG THE SOUTHEAST LINE OF SAID L. L. THE "CRANE" SUBDIVISION TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID SUBDIVISION, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF AFORESAID DUNN ADDITION;

THENCE SOUTH 60° 00' 00" EAST ALONG SAID SOUTHWEST LINE, PASSING THE NORTH CORNER OF AFORESAID LOT 4 AND THE SOUTHEAST LINE OF AFORESAID ALLEY AT A DISTANCE OF 10.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 4 AND SAID DUNN ADDITION A TOTAL DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,192 SQUARE FEET OR 0.349 OF ONE ACRE OF LAND.

Survey Plat of even date attached hereto and made a part hereof.

Date: 10/31/17