

ORDINANCE NO. 040729-Z-7

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3003 NORTHLAND DRIVE FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 general office-conditional overlay (GO-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-04-0065, on file at the Neighborhood Planning and Zoning Department, as follows:

A 4.75 acre tract of land, more or less, out of the James P. Davis Survey No. 14, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 3003 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:

1. Except as provided in subsections a, b, and c, the Property shall comply with the SF-2 district site development regulations set forth in Section 25-2-492 of the Code.
 - a. The maximum height of a building or structure is 60 feet from ground level.
 - b. The maximum impervious cover is 80 percent.
 - c. The maximum floor area ratio is 0.5 to 1.0.
2. 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.

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

Administrative and business offices
Art and craft studio (limited)
Business or trade school
Business support services
Communications services
Medical offices (exceeding 5000 sq. ft.
gross floor area)
Local utility services
Personal services
Software development
Safety services

Communication service facilities
Convalescent services
Counseling services
Cultural services
Hospital services (limited)
Medical offices (not exceeding
5000 sq. ft. gross floor area)
Private secondary educational facilities
Professional office
College and university facilities

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

PART 3. This ordinance takes effect on August 9, 2004.

PASSED AND APPROVED

_____, July 29, 2004

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§ _____
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk

METES AND BOUNDS DESCRIPTION

BEING 4.75 ACRES OF LAND LOCATED IN THE JAMES P. DAVIS SURVEY No. 14, TRAVIS COUNTY, TEXAS; SAME ALSO BEING ALL OF THE REMAINDER OF THAT CERTAIN CALLED 3.00 ACRE TRACT OF LAND CONVEYED TO COVENANT PRESBYTERIAN CHURCH RECORDED IN VOLUME 2686, PAGE 331 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF THAT CERTAIN CALLED 2.00 ACRE TRACT CONVEYED TO COVENANT PRESBYTERIAN CHURCH BY DEED RECORDED IN VOLUME 3769, PAGE 1191 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.75 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron pipe found for the southeast corner of said 2.00 acre tract, same being the southwest corner of Lot 1, Northwest Recreation Center recorded in Volume 76, Page 171 of the Plat Records of Travis County, Texas, said iron pipe also being in the north line of that certain tract of land conveyed to Austin Memorial Park by deed recorded in Volume 407, Page 16 of the Deed Records of Travis County, Texas;

THENCE N 60°39'00" W along the common line between said 2.00 acre tract and said Austin Memorial Park tract a distance of 237.32 feet to a ½-inch iron rod found for the southwest corner of said 2.00 acre tract, same being the southeast corner of said remainder of a 3.00 acre tract;

THENCE N 60°40'01" W along the common line between said remainder of a 3.00 acre tract and said Austin Memorial Park tract a distance of 342.52 feet to a ½-inch iron rod found for the southwest corner of said remainder of a 3.00 acre tract in the east line of MoPac Boulevard (Loop 1) (ROW Varies);

THENCE northerly along said east line of MoPac Boulevard, same being the west line of said remainder of a 3.00 acre tract the following two (2) courses:

1. N 30°52'57" E a distance of 240.44 feet to a ½-inch iron rod found for corner;
3. N 67°06'18" E a distance of 163.16 feet to a ½-inch iron rod found for corner in the south line of Northland Drive (100' ROW);

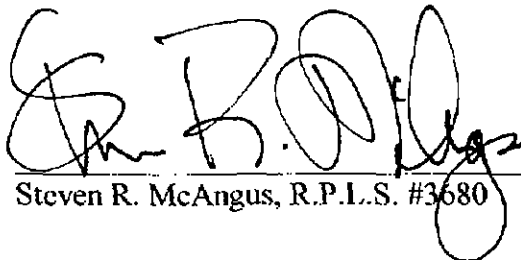
THENCE S 59°43'00" E along said south line of Northland Drive, same being the north line of said remainder of a 3.00 acre tract a distance of 245.50 feet to a nail in asphalt found for the northeast corner of said remainder of a 3.00 acre tract, same being the northwest corner of the aforementioned 2.00 acre tract;

THENCE easterly continuing along said south line of Northland Drive, same being the north line of said 2.00 acre tract the following three (3) courses:

1. S 59°43'00" E a distance of 70.59 feet to the beginning of a curve to the left;
2. a distance of 165.72 feet along the arc of said curve to the left having a central angle of 07°46'30", a radius of 1,221.23 feet and a chord which bears S 64°02'28" E a distance of 165.60 feet to a ½-inch iron rod found for the end of said curve;
3. S 70°18'16" E a distance of 1.89 feet to a ½-inch iron rod set for the northeast corner of said 2.00 acre tract, same being the northwest corner of the aforementioned Lot 1, Northwest Recreation Center;

THENCE S 30°50'14" W along the common line between said 2.00 acre tract and Lot 1 a distance of 374.34 feet to the POINT OF BEGINNING of the herein described tract and containing 4.75 acres, more or less.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.L.S. #3680



(The bearings shown hereon are referenced to the deed recorded in Volume 2686, Page 331 of the Deed Records of Travis County, Texas.)

