ORDINANCE NO. ______________

AN ORDINANCE AMENDING ORDINANCE NO. 040826-59, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2902 MEDICAL ARTS STREET AND 2901 HAMPTON ROAD IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 neighborhood commercial-mixed use-conditional overlay neighbhorhood plan (LR-MU-CO-NP) combining district to community commercial-mixed use-conditional overlay neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0062, on file at the Planning and Zoning Department, as follows:

Being 0.989 of one acre of land, being portions of Lots 1, 2, 3, 13, 14, and 15, Weise Resubdivision of Outlots 5, Division C of the Government Outlots adjoining the Original City of Austin, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 459, Page 75 of the Deed Records of Travis County, Texas, and that 2,375 square feet of Park Place as vacated in Volume 4077, Page 838 of the Deed Records of Travis County, Texas, and being that same tract of land conveyed to University Cooperative Society by instrument of record in Volume 11987, Page 1298 of the Real Property Records of Travis County, Texas, said 0.989 acre of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 2902 Medical Arts Street and 2901 Hampton Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. The Hancock Neighborhood Plan was approved on August 26, 2004, under Ordinance No. 040826-59 (hereafter the “Original Ordinance”) and amended under Ordinance No. 041021-47.
PART 3. The address for Tract 507 described in the chart of the Original Ordinance is amended as shown in this Part.

<table>
<thead>
<tr>
<th>TRACT</th>
<th>ADDRESS</th>
<th>FROM</th>
<th>TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>507</td>
<td>2900, 2902 MEDICAL ARTS ST and 2901 Hampton Road</td>
<td>LR-MU-CO-NP</td>
<td>GR-MU-CO-NP</td>
</tr>
</tbody>
</table>

PART 4. Part 7 of the Original Ordinance, which established the conditional overlay, is amended to change Paragraphs 15 and 16 and to add new Paragraphs 43 and 44 to read as follows:

15. Financial services use is a conditional use of Tracts 501, [507], 507A and 546.

16. The following uses are prohibited uses of Tracts 501, [507], 507A, 546, 550 and 557:

   - Residential treatment
   - Service station
   - Medical offices (exceeding 5000 sq.ft. gross floor area)

43. The following uses are prohibited uses of Tract 507.

   - Alternative financial services
   - Automotive repair services
   - Automotive sales
   - Bail bond services
   - Drop-off recycling collection facility
   - Exterminating services
   - Pawn shop services
   - Residential treatment
   - Service station

44. The following conditions apply to Tract 507:

   The maximum height of a building or structure is 40 feet from ground level or 3 stories.

PART 5. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 6. The Property is subject to Ordinance No. 040826-59 that established zoning for the Hancock Neighborhood Plan.
PART 7. Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 040826-59, as amended, remain in effect.

PART 8. This ordinance takes effect on _________________, 2018.

PASSED AND APPROVED

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§

_____________________________
Steve Adler
Mayor

APPROVED: _____________________ ATTEST: ___________________
Anne L. Morgan
City Attorney
Jannette S. Goodall
City Clerk

Draft 12/6/2018
Page 3 of 3
COA Law Department
EXHIBIT "A"

LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION

BEING 0.289 OF ONE ACRE OF LAND, BEING PORTIONS OF LOTS 1, 2, 3, 13, 14 AND 15, WEIBE REALSUBDIVISION OF OUTLOTS 5, DIVISION C OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 699, PAGE 15 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND THAT 2,375 SQUARE FEET OF PARI MUNE AS VACATED IN VOLUME 4077, PAGE 835 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO UNIVERSITY COOPERATIVE SOCIETY BY INSTRUMENT OF RECORD IN VOLUME 13097, PAGE 1094 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

COMMENCING at a 1/2" iron rod found for the northwest corner of Lot 13, Weibe RealSubdivision of Lots 1, 2, 3, and 4, Weibe Subdivision of Outlot 5, Division C, a subdivision of record in Volume 499, Page 75 of the Deed Records of Travis County, Texas, the southwest corner of Lot 15, of said Weibe RealSubdivision of Lots 1, 2, 3, and 4, Weibe Subdivision of Outlot 5, Division C, and as conveyed to the Steve C. Moore Insurance Trust by Instrument of record in Doc. No. 2003110533 of the Official Public Records of Travis County, Texas, and being in the east right-of-way line of Hampton Road (S.C.O.T. vados), then from which we lay off found for the southwest corner of Lot 8, Weibe Subdivision of Lots 1, 2, 3, and 4, Weibe Subdivision of Outlot 5, Division C, and being the point of intersection of the east right-of-way line of said Hampton Road and the south right-of-way line of East 35th Street (S.C.O.T. vados), bears North 27°55'32" East (record - North 30°00' East) a distance of 285.15 feet [Feet of Commencing Coordinate Northings = 10,078.959, Eastings = 5,113,333.21];

THENCE South 62°51'22" East (record - South 60°00' East), along the north line of said Lot 13, Weibe RealSubdivision of Lots 1, 2, 3, and 4, Weibe Subdivision of Outlot 5, Division C and the south line of said Lot 15, Weibe RealSubdivision of Lots 1, 2, 3, and 4, Weibe Subdivision of Outlot 5, Division C, a distance of 5.00 feet (record - 5.00 feet) to a 1/2" iron rod with plastic cap, stamped "Baseline Inc." for the northwest corner of said 0.289 of one acre tract, and being the POINT OF BEGINNING [Feet of Beginning Coordinate Northings = 10,078.959, Eastings = 5,113,333.66];

THENCE along the north line of the 0.289 of one acre tract and the southeast line of Lot 12, Weibe RealSubdivision of Lots 1, 2, 3, and 4, Weibe Subdivision of Outlot 5, Division C, the following two (2) courses:

1. South 62°51'22" East a distance of 109.94 feet (record - South 60°00' East) to a 1/2" iron rod with plastic cap, stamped "Baseline Inc." for the southwest corner of Lot 14, Weibe RealSubdivision of Lots 1, 2, 3, and 4, Weibe Subdivision of Outlot 5, Division C;

2. North 27°22'56" East a distance of 32.80 feet (record - North 30°00' East) a distance of 32.80 feet to a 1/2" iron rod with plastic cap, stamped "Baseline Inc." for the southwest corner of Lot 4, Weibe RealSubdivision of Lots 1, 2, 3, and 4, Weibe Subdivision of Outlot 5, Division C, as conveyed to RY 2905 Properties, LLC by Instrument of record in Doc. No. 2003110533 of the Official Public Records of Travis County, Texas;

Exhibit "A"
THENCE South 62°33'04" East (record — South 60°02' East), along the north line of the 0.989 of one acre tract and the south line of said Lot 4, Wade Subdivision of Lots 1, 2, 3, and 4, Wade Subdivisions of Lots 5, Divisions C, a distance of 112.00 feet (record — 112.00 feet) to an iron post found for the northeast corner of the 0.989 of one acre tract, the southeast corner of Lot 4, Wade Subdivision of Lots 1, 2, 3, and 4, Wade Subdivision of Lots 5, Divisions C, and being in the west right-of-way line of Medical Arts Street (R.O.W. varies):

THENCE along the west line of the 0.989 of one acre tract and the west right-of-way line of said Medical Arts Street the following three (3) courses:

1. South 28°34'17" West a distance of 132.91 feet (record — South 31°26' West a distance of 122.91 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc."

2. South 34°39'17" West a distance of 75.61 feet (record — South 37°30' West a distance of 75.61 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature.

3. Along a tangent to the right having a radius of 42.00 feet (record — 42.00 feet), an arc length of 21.85 feet, a delta angle of 23°44'04", and a chord which bears South 49°21'17" West a distance of 21.60 feet (record — South 52°15' West a distance of 21.60 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the southwest corner of the 0.989 of one acre tract and being the point of intersection of the west right-of-way line of Medical Arts Street and the north right-of-way line of East Dean Keaton Street (R.O.W. varies):

THENCE along the south line of the 0.989 of one acre tract and the north right-of-way line of said East Dean Keaton Street the following two (2) courses:

1. North 62°50'43" West a distance of 76.17 feet (record — North 59°59' West a distance of 76.17 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature.

2. Along a non-tangential curve to the left having a radius of 632.96 feet (record — 632.96 feet), an arc length of 126.77 feet, a delta angle of 11°28'31", and having a chord which bears North 40°05'17" West a distance of 126.56 feet (record — North 45°28' West a distance of 126.57 feet) to a 1/2" rebar set with plastic cap which reads "Baseline Inc." for the southwest corner of the 0.989 of one acre tract, and being the point of intersection of the north right-of-way line of East Dean Keaton Street and the east right-of-way line of Hampton Road:

THENCE North 27°05'32" East (record — North 30°00' East) along the west line of the 0.989 of one acre tract and the east right-of-way line of Hampton Road, a distance of 162.84 feet (record — 162.84 feet) to the POINT OF BEGINNING.

This parcel contains 0.989 of one acre of land, more or less, in the City of Austin, Travis County, Texas. Bearing Basic Texas State Plane Coordinates, Conform to Section 96203.

Bruce W. Bryan
Registered Professional Land Surveyor
State of Texas No. 5529

Exhibit "A"
Land
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2002 Medical Arts Street, Austin, Texas
LAND TITLE SURVEY OF 0.969 OF ONE ACRE OF LAND OUT OF OUTLOT 5, DIVISION C, IN THE CITY OF AUSTIN, AND BEING THE SAME TRACT OF LAND CONVEYED AS 0.969 OF ONE ACRE TO UNIVERSITY COOPERATIVE SOCIETY BY INSTRUMENT OF RECORD IN VOLUME 11987, PAGE 1296 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.