

**ORDINANCE NO. 20140807-138**

**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:
  - 1. 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.

C. The following are conditional uses of the Property:

College and university facilities	Private secondary educational facilities
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D. The following uses are prohibited uses of the Property:

Alternative financial services	Club or lodge
Consumer repair services	Custom manufacturing
Cultural Services	Financial services
General retail sales (general)	Guidance services
Medical offices (not exceeding 5,000 square feet of gross floor area)	Medical offices (exceeding 5,000 square feet gross floor area)
Hospital services (limited)	Off-site accessory parking
Pedicab storage and dispatch	Personal improvement services
Personal services	Pet services
Plant nursery	Printing and publishing
Restaurant (general)	Restaurant (limited)
Service station	Consumer convenience services

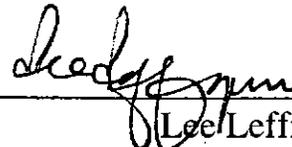
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use combining district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 18, 2014.

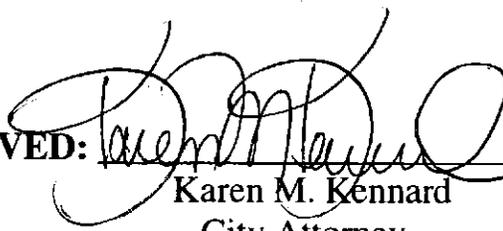
**PASSED AND APPROVED**

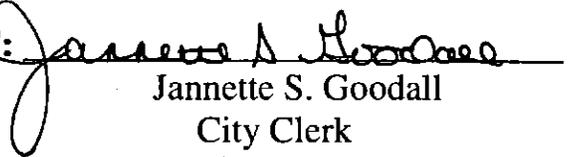
\_\_\_\_\_  
August 7, 2014

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Lee Leffingwell  
Mayor

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

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

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 1/2" 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 1/2" 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 1/2" 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



SCANNED

FEB 21 2014

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



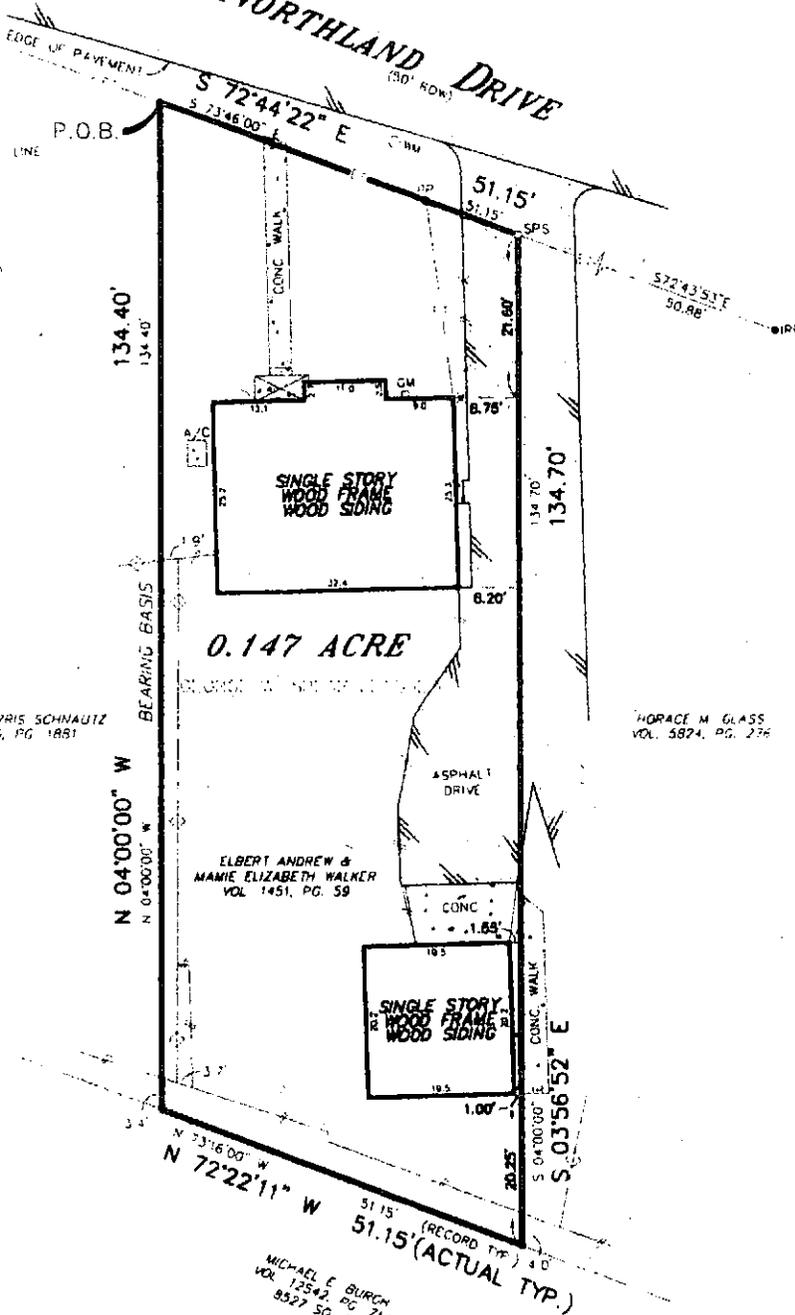
Dana DeBeauvoir, County Clerk  
By Deputy:

**P. MACHADO**

# NORTHLAND DRIVE

## LEGEND

- POWER POLE
- OVERHEAD ELEC / TELE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- WATER METER
- GAS METER
- SPINDLE SET
- 1/2" IRON ROD FOUND



MAYBELLE MORRIS SCHNAUTZ  
VOL. 4926, PG. 1881

HORACE M. GLASS  
VOL. 5824, PG. 276

ELBERT ANDREW &  
MAMIE ELIZABETH WALKER  
VOL. 1451, PG. 59

MICHAEL E. BURCH  
VOL. 12542, PG. 714  
8527 SQ. FT.

\* GEORGE W. SPEAR LEAGUE (FIELD NOTES ATTACHED)

## PLAT OF SURVEY

Survey No. **05787**

SCALE: 1" = 20'

OF TX056640371MAL

Said lot is in Zone X as identified by the  
Federal Emergency Management Agency, on  
Community Panel No. 48453C 0160E  
Dated JUNE 16, 1993

All corners are 1/2" iron rod found unless  
otherwise noted. To the land holders and/or  
the owners of the premises surveyed.

LOT NO. \_\_\_\_\_ BLOCK NO. \_\_\_\_\_  
ADDITION OR SUBDIVISION: 0.147 ACRE OF LAND, MORE OR LESS, OUT OF THE  
STREET ADDRESS: 2121 NORTHLAND DRIVE CITY: AUSTIN COUNTY: TRAVIS  
SURVEY FOR: NORTH AMERICAN TILE COMPANY REFERENCE: KERI GOLDEN  
TO: STEWART TILE GUARANTY COMPANY



STATE OF TEXAS, COUNTY OF TRAVIS  
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT AND THAT  
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN  
PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON  
SNS ENGINEERING, INC.

12466 Los Indios Trail, Suite 101  
Austin, Texas 78729  
(512) 335-3944 • (512) 250-8885 (Fax) WM

540/21

*Mary P. Hawkins*  
Date: 08-10-2005



NPA-2010-0019/01

**ZONING**

ZONING CASE#: C14-2014-0029

Exhibit B

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

