

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1007 AND 1011 MONTOPOLIS DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-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 limited office-conditional overlay-neighborhood plan (LO-CO-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. C14-2014-0127, on file at the Planning and Development Review Department, as follows:

4.81 acre tract of land, more or less, out of the Santiago Del Valle Grant the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1007 and 1011 Montopolis Drive 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. Medical office use of the Property shall not exceed 1,500 square feet.

1 C. The maximum height, as defined by City Code, of a building or structure on the
2 Property may not exceed 2 stories or 35 feet.

3
4 D. A 6 foot high solid fence shall be constructed along the northern property line

5
6 E. The following uses are not permitted uses of the Property:
7

Art gallery
Communication services

Art workshop
Medical offices-exceeding 5000 sq.
ft gross floor area

Offsite accessory parking
Professional office

Personal improvement services
Software development

8
9 Except as specifically restricted under this ordinance, the Property may be developed and
10 used in accordance with the regulations established for the limited office (LO) base district,
11 the mixed use combining district, and other applicable requirements of the City Code.
12

13 **PART 4.** The Property is subject to Ordinance No. 010927-028 that established the
14 Montopolis neighborhood plan combining district.

15
16 **PART 5.** This ordinance takes effect on _____, 2014.
17

18
19 **PASSED AND APPROVED**

20
21 §
22 §
23 _____, 2014 § _____
24

25 Lee Leffingwell
26 Mayor

27
28 **APPROVED:** _____ **ATTEST:** _____
29

30 Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

AUSTIN SURVEYORS

P.O. BOX 180243
AUSTIN, TEXAS 78718

2105 JUSTIN LANE #103
(512) 454-6605

FIELD NOTES FOR 4.801 ACRES

All that certain tract or parcel of land situated in the Santiago del Valle Grant in Travis County, Texas and being all of a tract of land called 1.9106 acres, designated as Tract One, and all of a tract of land called 2.8886 acres, designated as Tract Two, conveyed to PRJ Development LLC in Document #2014095624 of the Official Public Records of Travis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found on the Southeast line of Montopolis Drive, in the West corner of the above mentioned Tract One, for the West corner of this tract.

THENCE N 29°37'01" E with the Southeast line of Montopolis Drive at 100.00 feet pass the North corner of the said Tract One and the West corner of the above mentioned Tract Two and continue for a total of 251.29 feet to an iron pin found in the West corner of Mary Vice Estates, a subdivision recorded in Book 101, Page 321 of the Plat Records of Travis County, Texas and the North corner of the said Tract Two for the North corner of this tract.

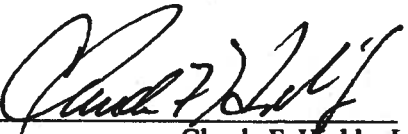
THENCE S 46°57'32" E 862.83 feet to an iron pin found on the Northwest line of Chernovsky Subdivision #15 as recorded in Book 5, Page 92 of the above mentioned Plat Records for the South corner of Mary Vice Estates, the East corner of the said Second Tract, and the East corner of this tract.

THENCE S 33°49'22" W with the Northwest line of the above mentioned Chernovsky Subdivision at 148.58 feet pass the South corner of the said Tract Two and the East corner of the said Tract One, at 217.18 feet pass the approximate North line of Montana Street and continue for a total of 248.87 feet to an iron pin found in the South corner of the said Tract One for the South corner of this tract.

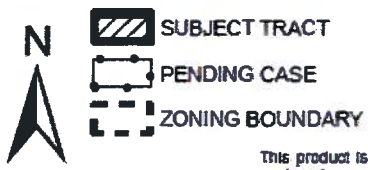
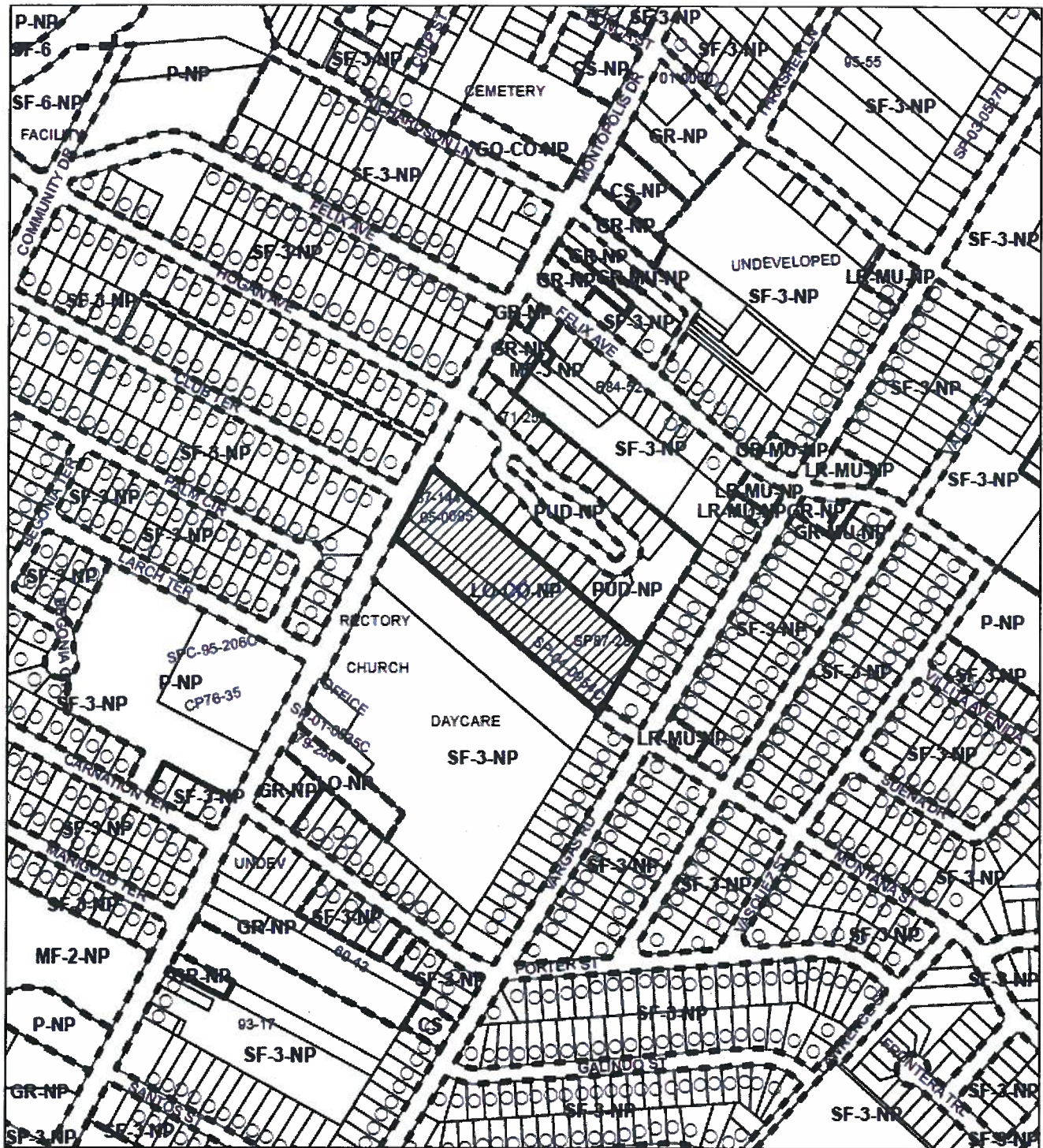
THENCE N 46°52'32" W 844.36 feet to the POINT OF BEGINNING containing 4.801 acres of land, more or less.

I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from public records and calculations made by me on 29 July 2014 and are correct to the best of my knowledge and belief. These field notes were prepared for a zoning application. Use for any other purpose is expressly prohibited.




Claude F. Hinkle, Jr.
R.P.L.S. No. 4629

JUL 30 2014
Date stafford.doc



ZONING CASE
C14-2014-0127



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, 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.