

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2123 NORTHLAND DRIVE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 family residence (SF-3) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2015-0085, on file at the Planning and Zoning Department, as follows:

A 0.14 acre of land out of the George W. Spear League Travis County, Texas and being that 0.14 acre described in a deed to Jack A. Gilmore and Luann K. Gilmore recorded in Document Number 2012085494 of the Official Public Records of Travis County, Texas, the said 0.14 acre being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2123 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. Vehicular access from the Property to Northland Drive is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through adjacent property.

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

Medical offices – exceeding 5,000
sq. ft. gross floor area

Medical offices – not exceeding
5,000 sq. ft. gross floor area

Except as specifically restricted under 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.

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37 **PART 3.** This ordinance takes effect on _____, 2015.
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40 **PASSED AND APPROVED**

41
42 §
43 §
44 _____, 2015 § _____

45 Steve Adler
46 Mayor
47

48
49 **APPROVED:** _____ **ATTEST:** _____
50 Anne L. Morgan Jannette S. Goodall
51 Interim City Attorney City Clerk

**FIELD NOTE DESCRIPTION TO ACCOMPANY MAP OF SURVEY
0.14 ACRE OUT OF THE
GEORGE W, SPEAR LEAGUE
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 0.14 ACRE OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE TRAVIS COUNTY, TEXAS AND BEING THAT 0.14 ACRE DESCRIBED IN A DEED TO JACK A. GILMORE AND LUANN K. GILMORE RECORDED IN DOCUMENT NUMBER 2012085494 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.14 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

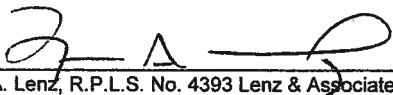
BEGINNING at a ½ inch diameter steel pin found with cap stamped "Tri-Tech" in the east line of MONTVIEW STREET and the south line of NORTHLAND DRIVE the same being the northwest corner of the said 0.14 acre tract

THENCE, S 73°20'15" E, a distance of 49.79 feet along the south line of Northland Drive to a ½ inch diameter steel pin found at the northeast corner of the 0.14 acre tract, also being the northwest corner of the 0.147 acre tract described in a deed to Keri Golden recorded in Document No. 2005155487 of the Official Public Records of Travis County, Texas

THENCE, S 04°12'51" E, along the west line of the said 0.147 acre tract a distance of 133.70 feet to a ½" diameter steel pin found in the north line of a tract conveyed to Michael E. Burgh in a deed recorded in Volume 12542, Pg. 714, of the Real Property Records of Travis County, Texas.

THENCE, N 73°48'56" W, a distance of 50.17 feet along the north line of the said Michael E. Burgh Tract to a ½ inch diameter steel pin found in the East line of Montview Street.

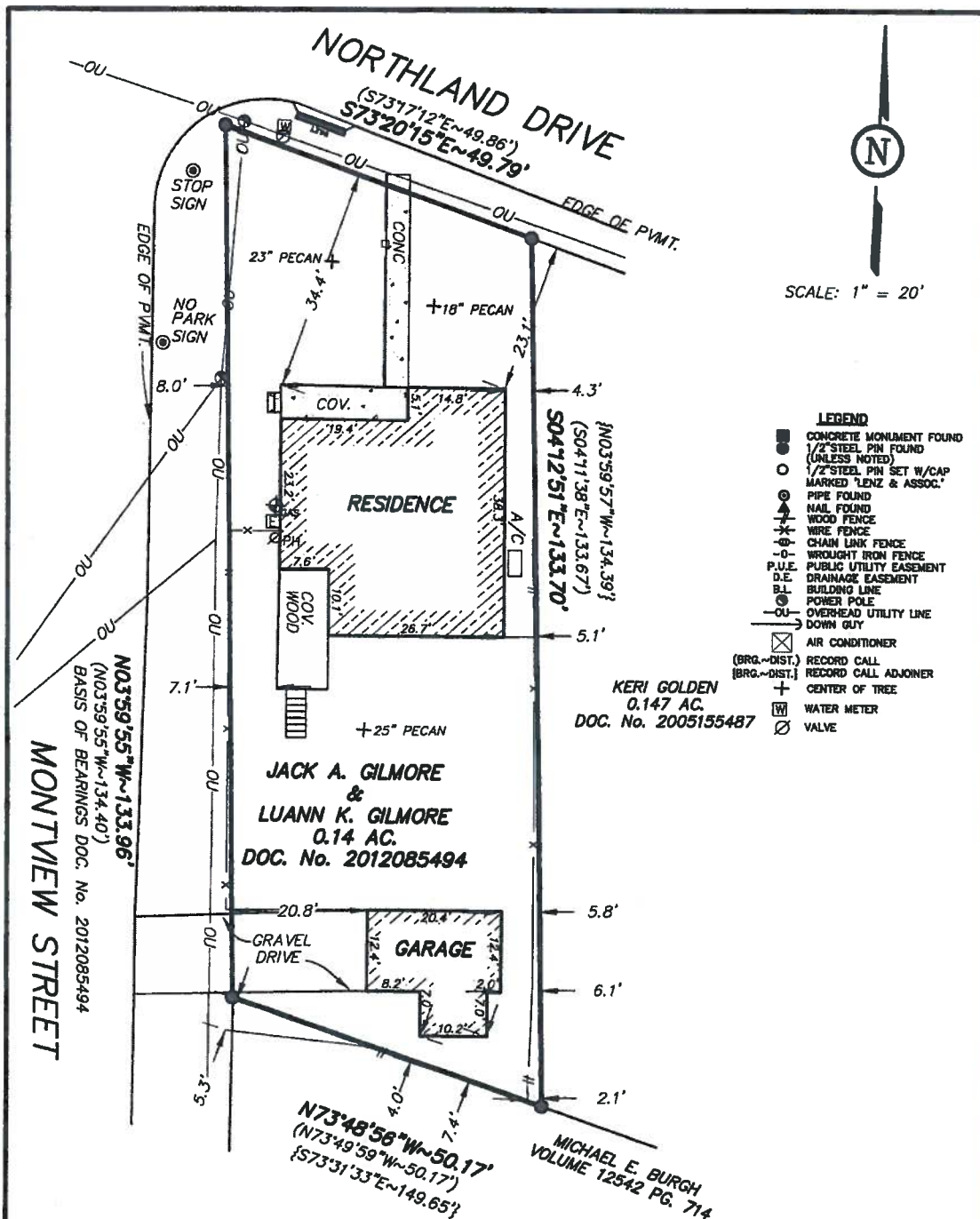
THENCE, N 03°59'55" W, a distance of 133.96 feet along the east line of Montview Street and the west line of the said 0.14 acre tract to the **PLACE OF BEGINNING**, containing 0.14 acre of land, more or less.



Timothy A. Lenz, R.P.L.S. No. 4393 Lenz & Associates, Inc.
Firm No. 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174

(2014-0575.doc)





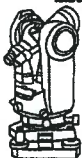
TO THE OWNER AND/OR LIENHOLDER AND OLD REPUBLIC NATIONAL TITLE THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATES THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT VISIBLE AND APPARENT IMPROVEMENTS, UTILITIES, AND/OR ROADWAYS ARE SHOWN HEREON, AND THAT EXCEPT AS SHOWN HEREON, THIS PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY. THIS SURVEY IS IN COMPLIANCE WITH THE MINIMUM STANDARDS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE OF SURVEY: NOVEMBER 3, 2014



LENZ & ASSOCIATES, INC.

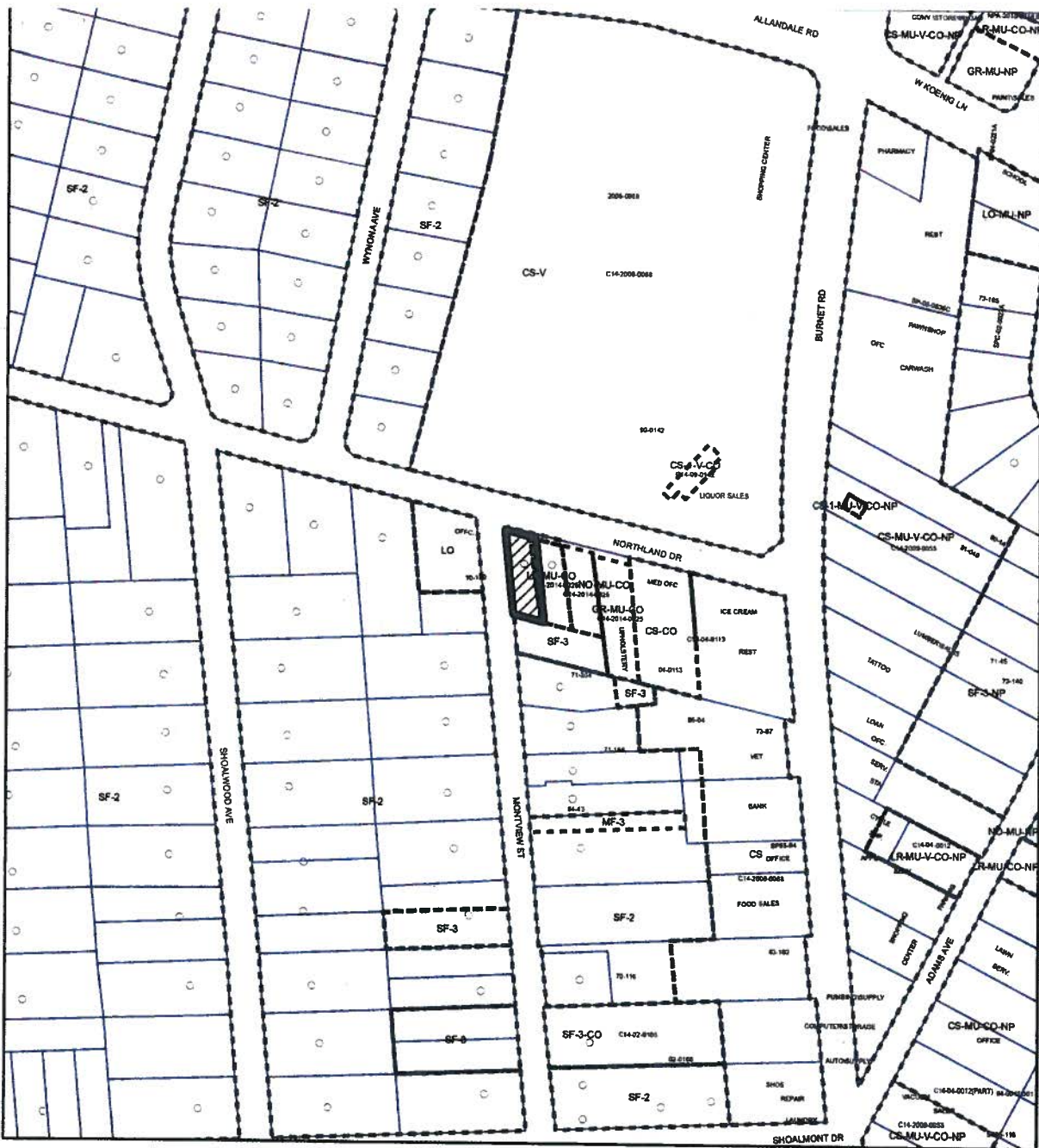
FIRM No. 100290-00
 512/443-1174
 4303 RUSSELL DRIVE
 AUSTIN, TEXAS 78704






SURVEY No.: 2014-0575 F.B.#: 977/24

REFERENCE: BETCO AFFORD HOUSING LLC OR ASIGNS
 G.F. No.: 1424234-BAL
 ADDRESS: 2123 NORTHALND DRIVE

LEGAL DESC.: 0.14 ACRE OF LAND OUT OF THE
 GEORGE W. SPEAR LEAGUE IN TRAVIS COUNTY, TEXAS
 BEING MORE PARTICULARLY DESCRIBED BY METES AND
 BOUNDS ATTACHED.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

ZONING

ZONING CASE#: C14-2015-0085

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.



Exhibit B