

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4004 VALLEY VIEW ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-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 from family residence (SF-3) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2017-0116, on file at the Planning and Zoning Department, as follows:

Being 0.491 of an acre, more or less, out of and a portion of Lot 31 of Theodore Low Heights subdivision, a subdivision of record in the City of Austin, Travis County, Texas, as recorded in Volume 445, Page 581, Deed Records, Travis County, Texas, and being all of that certain called 0.49 of an acre tract of land conveyed by Deed to Lisa P.H. Lin and spouse Paul C. Lin as recorded in Volume 13196, Page 1696, of the Real Property Records of Travis County, Texas, said 0.491 acre being more particularly described by metes and bounds as shown in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4004 Valley View Road in the City of Austin, Travis County, Texas, 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. The following uses are prohibited uses for the Property:

Bed and breakfast (group 2)

Art gallery

Communication services

Counseling services

Medical offices – exceeding 5,000 square feet gross floor area

Personal services

Software development

Administrative and business offices

Art workshop

Convalescent services

Off-site accessory parking

Medical offices – not exceeding
5,000 square feet gross floor area

Professional office

Hospital services (Limited)

1
2 B. The following uses are conditional uses for the Property:
3

Cultural services
Day care services (general)
Private primary educational
facilities

Day care services (commercial)
Local utility services
Safety services

4
5 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
6 developed and used in accordance with the regulations established for the limited office
7 (LO) district and other applicable requirements of the City Code.
8

9 **PART 4.** This ordinance takes effect on _____, 2018.

10
11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2018 § _____
16 Steve Adler
17 Mayor
18

19
20 **APPROVED:** _____ **ATTEST:** _____
21 Anne L. Morgan Jannette S. Goodall
22 City Attorney City Clerk
23

FIELD NOTES

BEING 0.491 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PORTION OF LOT 31 OF "THEODORE LOW HEIGHTS SUBDIVISION" AS RECORDED IN VOLUME 445, PAGE 581, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 0.49 OF AN ACRE TRACT OF LAND CONVEYED BY DEED TO LISA P. H. LIN AND SPOUSE PAUL C. LIN AS RECORDED IN VOLUME 13196, PAGE 1696 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND ALSO KNOWN AS 4004 VALLEY VIEW ROAD IN THE CITY OF AUSTIN, TEXAS, SAID 0.491 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found "X" in concrete on the existing westerly right-of-way line of Valley View Road (50' ROW) for the southwest corner of said 0.49 of an acre tract of land and this tract of land, said point also being on the south line of said Lot 31, same being the north line of Lot 33 of said subdivision;

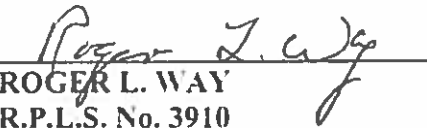
THENCE N 60° 00' 00" W, along the common dividing line between said Lots 31 and 33, same being the south line of said 0.49 of an acre tract of land and this tract of land, a distance of 317.99 feet to a found ½" iron rod for the southwest corner of said 0.49 of an acre tract of land and this tract of land;

THENCE N 29° 49' 27" E, through said Lot 31, along the west line of said 0.49 of an acre tract of land and this tract of land, a distance of 67.16 feet to a ½" iron rod found for the northwest corner of said 0.49 of an acre tract of land and this tract of land;

THENCE S 59° 58' 06", through said Lot 31, along the north line of said 0.49 of an acre tract of land and this tract of land, a distance of 319.24 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" at the point of intersection with the existing westerly right-of-way line of Valley View Road for the northeast corner of said 0.49 of an acre tract of land and this tract of land;

THENCE S 30° 53' 36" W, along said right-of-way line, same being the east line of said 0.49 of an acre tract of land and this tract of land, a distance of 66.99 feet to **THE POINT OF BEGINNING** and containing 0.491 of an acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.


ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 10B18817



10/23/17
Date

EXHIBIT A



ALL POINTS SURVEYING
1714 Fortview Road, Suite 200, Austin, TX 78704
Telephone: (512) 440-0071 Fax: (512) 440-0199



1714 FORTVIEW ROAD - SUITE 200

TELE: (512) 440-0071 - FAX: (512) 440-0199

FILM REGISTRATION / 101162000

{ } DENOTES RECORD INFORMATION

[1] BUILDING LIKE PER CITY OF AUSTIN
CURRENT ZONING ORDINANCE.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY
FLOOD ZONE DETERMINATION.

0.49 OF AN ACRE, MORE OR LESS, A PART OF LOT 31, THEODORE LOW HEIGHTS SUBDIVISION, A SUBDIVISION OF RECORD IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 445, PAGE 581, DEED RECORDS, TRAVIS COUNTY, TEXAS.

LOT No. 0.49 ACRE OF LOT 31

TRAVIS COUNTY, TEXAS
AUSTIN
CITY

• IMPORTANT NOTICE •

THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY ADJUSTMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THIS LOT.

SUBMISSION / ADDITION THEODORE LOW MEIGS

Volume: 445 Page: 581 Deed Records of Travis County, Texas
Reference: JUL WITLIF

• IMPORTANT NOTICE •

FIELD WORK	JS	10-20-17
DATE/TIME	DU	10-23-17

Job No. 10818617

404 VALLEY VIEW ROAD
(50' R.O.W.)

(S 59°59'23"E 319.24'
S 59°58'06"E 319.24'

N 60°00'00"W 317.99'
CN 60°00'00"W 317.81'
BEARING BASIS

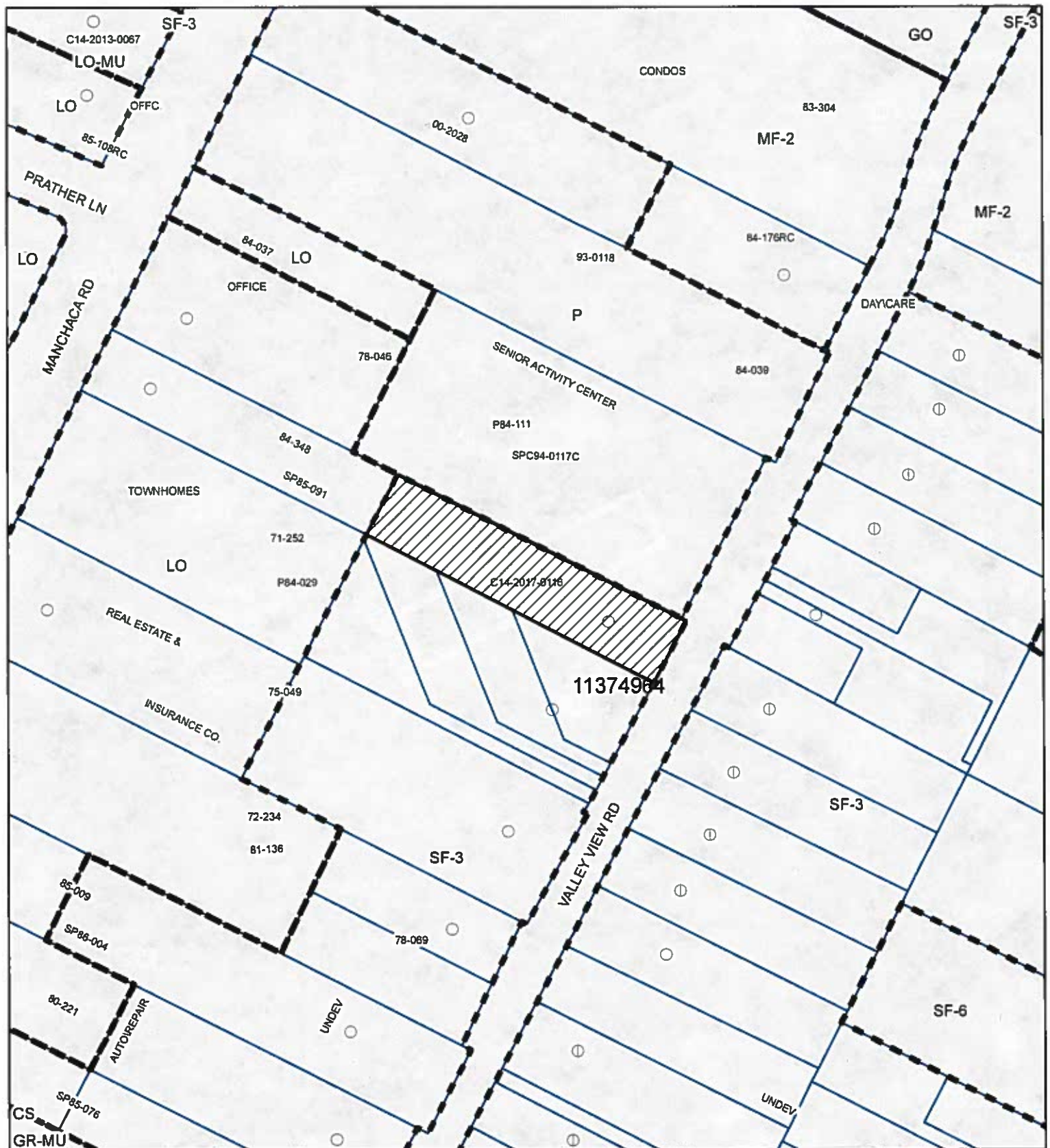
S 30°53'36"W 66.99'
(S 30°55'03"W 66.99')



Roger L. W. G.

LEGEND

- | | |
|------|--------------------|
| —// | WOOD FENCE |
| — | WROUGHT IRON FENCE |
| —BB— | CHAIN LINK FENCE |
| —Y— | UTILITY LINE |
| ⊗ | UTILITY POLE |
| ⊙ | X TOWER |
| ● | IRON ROD END. |
| ○ | CALCULATED POINT |
| BL | BUILDING LINE |






ZONING

EXHIBIT B

Zoning Case: C14-2017-0116



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 125'

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.

