

**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:

## Administrative and business offices

## Art workshop

## Communication services

## Convalescent services

Hospital services (limited)

## Personal services

## Art gallery

Bed and breakfast residential (group 2)

## Congregate living

### Counseling services

### Off-site accessory parking

## Professional offices

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

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

B. The following uses are conditional uses for the Property:

Cultural services  
Day care services (general)  
  
Safety services

Day care services (commercial)  
Private primary educational  
facilities

**PART 3.** 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) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, 2018      §  
                                 §  
                                 §  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk

C14-2017-0116

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 REQL 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;

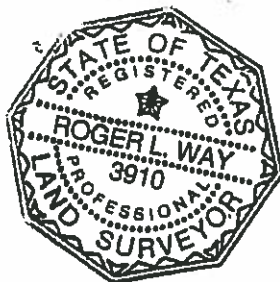
**THENCE** S 59° 58' 06", through said Lot 31, along the north line of said 0.49 of an acre tract of land and this tract of land, a distance of 319.24 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" at the point of intersection with the existing westerly right-of-way line of Valley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

Exhibit A

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



*10/23/17*  
Date



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



AUSTIN WOODS AT  
MANHATTAN 2000 LTD  
DOC 2009142179

CK & TL LP  
DOC 2001225802  
(N 29°41'39"E 67.04')  
(N 29°49'27"E 67.16')

SCALE: 1"=30'

CITY OF AUSTIN  
V. 120 B3, P. 1503

### SURVEYOR'S NOTES

- (1) DENOTES RECORD INFORMATION
- (1) BUILDING LINE 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.

VALLEY VIEW  
ENCLAVE  
CONDOMINIUMS  
(1)

0.49 OF AN ACRE, MORE OR LESS, A PART OF  
LOT 31, PREDORE 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 ACRES OF LOT 31  
CITY TRAVIS COUNTY, TEXAS

SUBDIVISION / ADDITION THROUGHOUT LOW HEIGHTS  
Volume 445 Page 581 Deed Records of Travis County, Texas  
Reference

CALLED  
0.49 ACRES  
OF LOT 31

LISA P H &  
PAUL C LIN  
V. 10197,  
P. 1696

HOUSE

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

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



*Roger L. Way*

### LEGEND

- WOOD FENCE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- UTILITY LINE
- UTILITY POLE
- X TOWER
- IRON ROD END
- CALCULATED POINT
- BUILDING LINE

### IMPORTANT NOTICE

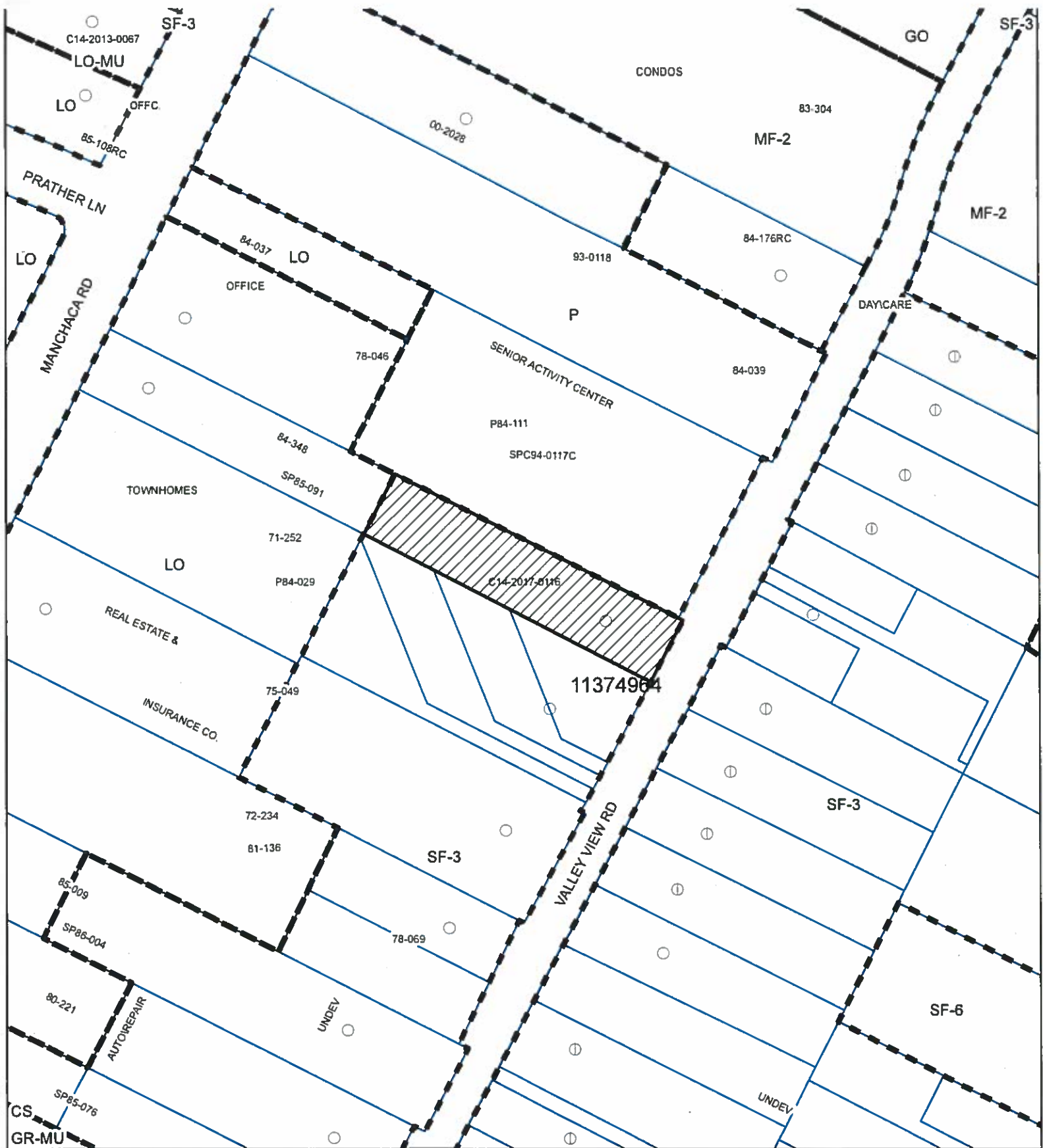
THIS SURVEY WAS PREPARED BY THE  
THE SURVEYOR AND THE BENEFIT OF A TITLE REPORT AND  
OBJECTS ONLY THOSE BOUNDARIES,  
EXISTENCES AND BUILDING LINES SHOWN  
ON THE RECORDED PLAT. BOUNDARY  
ADJUSTMENTS, ADDITIONAL EASEMENTS  
AND SETBACKS MAY AFFECT THIS LOT.

ALL POINTS SURVEYING  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX, 78704

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

PLAT REGISTRATION # 1016817

FILED	55	10-20-17
DRAWING	DJ	10-23-17
Job No.	10816817	



## ZONING

## Exhibit B

Zoning Case: C14-2017-0116



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.

1" = 125'