

**ORDINANCE NO. 20180920-084**

**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)

Day care services (commercial)  
Private primary educational facilities

Safety services

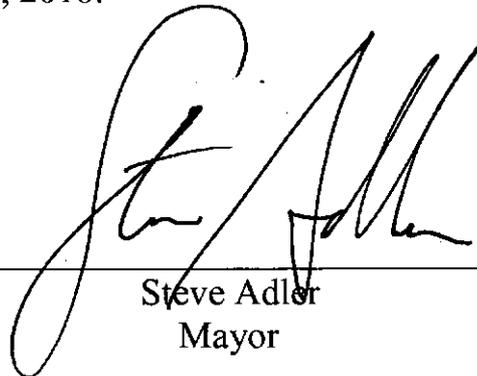
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on October 1, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, September 20, 2018

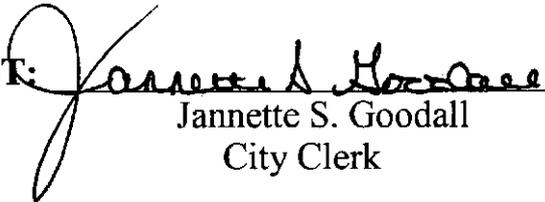
§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
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 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 1/2" iron rod for the southwest corner of said 0.49 of an acre tract of land and this tract of land;

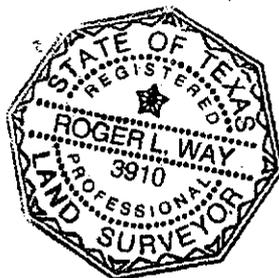
**THENCE** N 29° 49' 27" E, through said Lot 31, along the west line of said 0.49 of an acre tract of land and this tract of land, a distance of 67.16 feet to a 1/2" iron rod found for the northwest corner of said 0.49 of an acre tract of land and this tract of land;

**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 1/2" 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





AUSTIN WOODS AT  
MANHATTAN 2009 LTD  
DOC. 2009142479

CK & TL LP  
DOC. 2004225602  
(N 29°41'39"E 67.04')  
(N 29°49'27"E 67.16')

SCALE: 1"=30'



CITY OF AUSTIN  
V. 12038, P. 1509

**ALL POINTS SURVEYING**

1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX 78704  
TELE: (512) 440-0071 - FAX: (512) 440-0199  
PLM REGISTRATION # 10119000

**SURVEYOR'S NOTES**

- ( ) DENOTES RECORD INFORMATION
- (U) 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 303 LOT 31

CALLED  
0.49 ACRES  
OF LOT 31

LISA P H &  
PAUL C LIN  
V. 13197,  
P. 1696

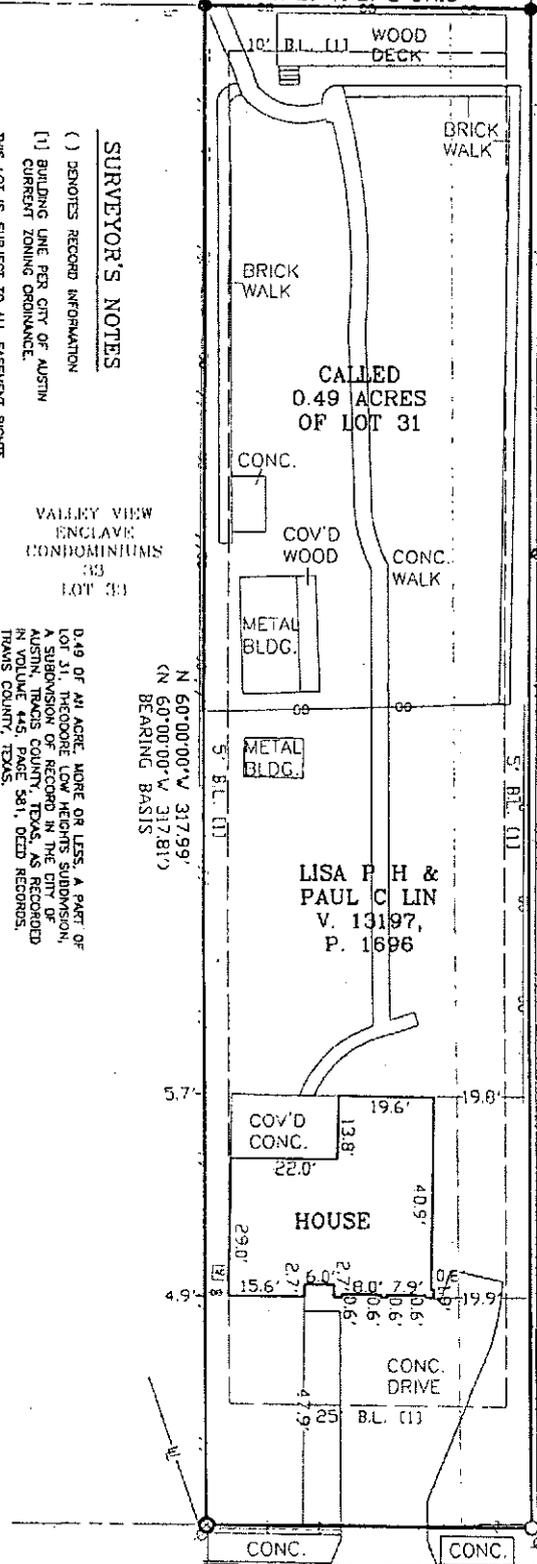
0.49 OF AN ACRE, MORE OR LESS, A PART OF LOT 31, MEASURED LOW HEIGHTS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 445, PAGE 581, DEED RECORDS, TRAVIS COUNTY, TEXAS.

LOT No. 0.49 ACRE OF LOT 31  
TRAVIS COUNTY, TEXAS  
CITY OF AUSTIN

**IMPORTANT NOTICE**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT GUARANTEE THE ACCURACY OF THE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THIS LOT.

SUBDIVISION / ADDITION THEODORE LOW HEIGHTS  
Volume: 445 Page: 581  
Reference: DJM WITLIEF  
Deed Record of Travis County, Texas



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



*Roger L. Way*

- LEGEND**
- WOOD FENCE
  - WROUGHT IRON FENCE
  - CHAIN LINK FENCE
  - UTILITY LINE
  - UTILITY POLE
  - X FOUND
  - IRON ROD FND.
  - CALCULATED POINT
  - BUILDING LINE

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

FIELD WORK	05	10-20-17
OFFICE	01	10-23-17
Job No.	10818817	



**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.

