

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5107 EAST RIVERSIDE DRIVE IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-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 single-family residence standard lot (SF-2-NP) district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0088, on file at the Planning and Zoning Department, as follows:

A tract of land containing 2.145 acres, out of Lot 4, Riverside Farms Subdivision, recorded in Volume 713, Page 93 of the Plat Records of Travis County, Texas, same being out of a 2.6286 acre tract of land conveyed to Francisco Colop and Elizabeth R. Colop, in a Warranty Deed recorded in Document No. 2000167766, of the Official Public Records of Travis County, said 2.145 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 5107 East Riverside Drive 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. 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. Vehicular access from the Property to Riverside Farms Road is limited to two driveway cuts.

1 C. A 25-foot wide building setback shall be established and maintained along the  
2 southern property line.  
3

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

9 **PART 4.** The Property is subject to Ordinance No. 20061116-058 that established zoning  
10 for the Pleasant Valley Neighborhood Plan.  
11

12 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2019.  
13

14 **PASSED AND APPROVED**

15  
16 §  
17 §  
18 \_\_\_\_\_, 2019 § \_\_\_\_\_  
19 Steve Adler  
20 Mayor  
21

22  
23 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
24 Anne L. Morgan Jannette S. Goodall  
25 City Attorney City Clerk  
26

EXHIBIT "A"

2.145-ACRE TRACT, OUT OF  
LOT 4, RIVERSIDE FARMS SUBDIVISION,  
PLAT NO. 713/93  
TRAVIS COUNTY, TEXAS

FIELD NOTES

FIELD NOTES FOR A TRACT OF LAND, CONTAINING 2.145 ACRES OF LAND, OUT OF LOT 4, RIVERSIDE FARMS SUBDIVISION, RECORDED IN VOLUME 713, PAGE 93, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAME BEING OUT OF 2.6286 ACRE TRACT OF LAND CONVEYED TO FRANCISCO COLOP AND ELIZABETH R. COLOP, PER WARRANTY DEED, DOCUMENT NUMBER 2000167766, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND CONTAINING 2.145 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING POINT being a 2 1/2 inch iron pipe found in concrete on the south right of way line of East Riverside Drive, for the north corner of said 2.6286 acre tract of land, a part of said Lot 4, conveyed to Francisco Colop and Elizabeth R. Colop, per Warranty Deed, Document Number 200167766, of the Official Records of Travis County, Texas, thence S 30°12'40" E, 150.00 feet, along the common property line of Lots 4 and 5, Riverside Farms Subdivision, to a calculated point for the POINT OF BEGINNING:

- 1) THENCE S 62°22'44" E, 140.32 feet, traversing Lot 4, to a calculated point on the west right of way line of Riverside Farms Road, same being the east property line of said 2.6286-acre tract of land;
- 2) THENCE S 30°14'00" W, 670.25 feet, along the west right of way line of Riverside Farms Road, same being the east property line of said 2.6286-acre tract of land, to a 1/2' iron rod set for the south corner of said 2.6286-acre tract of land, same being the south corner of the herein described tract;
- 3) THENCE N 59°46'55" W, 139.94 feet, along the south property line of said 2.6286-acre tract of land, to a 1/2' iron rod set for the west corner of said 2.6286-acre tract of land, same being the west corner of the herein described tract;
- 4) THENCE N 30°12'40" E, 663.89 feet, along the common property line of Lots 4 and 5, to the POINT OF BEGINNING and CONTAINING 2.145 acres of land.

Date Prepared: March 12, 2019

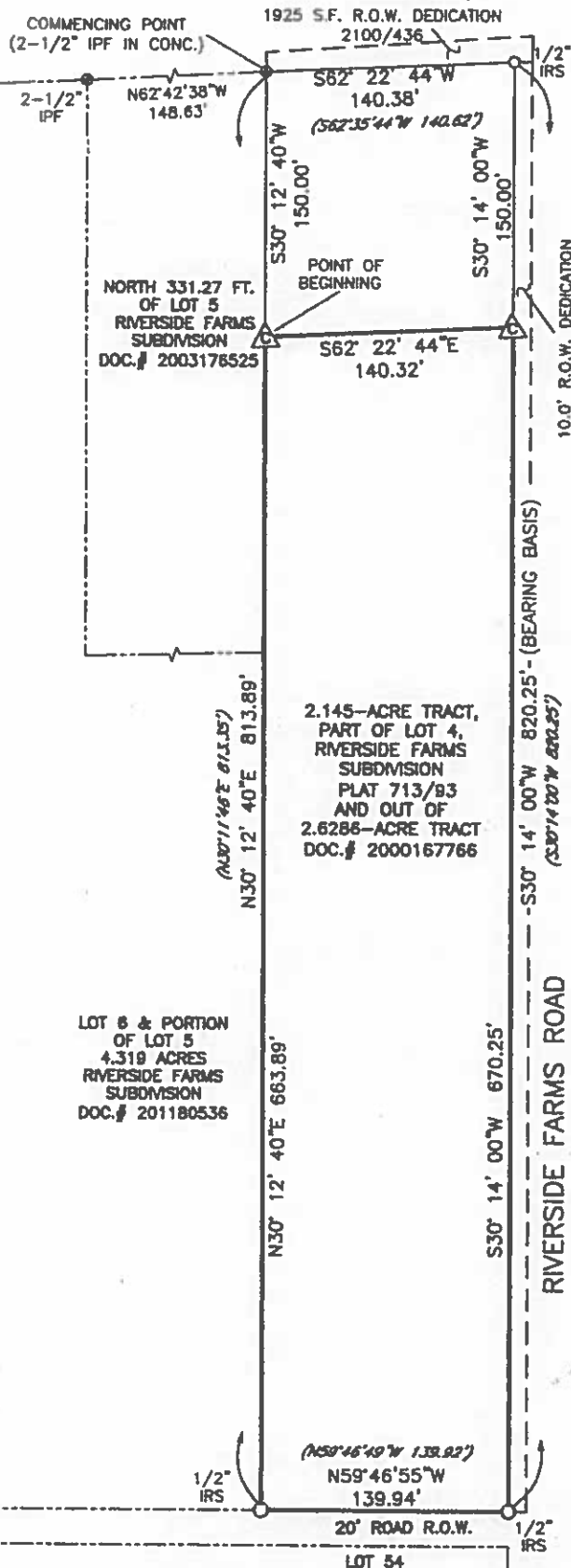


By: \_\_\_\_\_

I T Gonzalez, R.P.L.S. No. 2780  
I T Gonzalez Engineers  
3501 Manor Rd  
Austin, Tx 78723  
512-447-7400

# EAST RIVERSIDE DRIVE

(120.0' R.O.W.)



## LEGEND

- BOUNDARY LINE
- - - PROPERTY LINE
- x - x - EXISTING FENCE
- - - - - EXISTING ASPHALT
- (XXX) PER RECORD
- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- PROPERTY CORNER SET
- △ CALCULATED POINT



SCALE: 1.0" = 100.0'

## SURVEYOR'S CERTIFICATION

The undersigned does hereby certify that this boundary survey, was this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown here on. This survey was performed with out the benefit of a title search.



I.T. GONZALEZ  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
REG. NO. 2780

Project No. S19.02.07.01

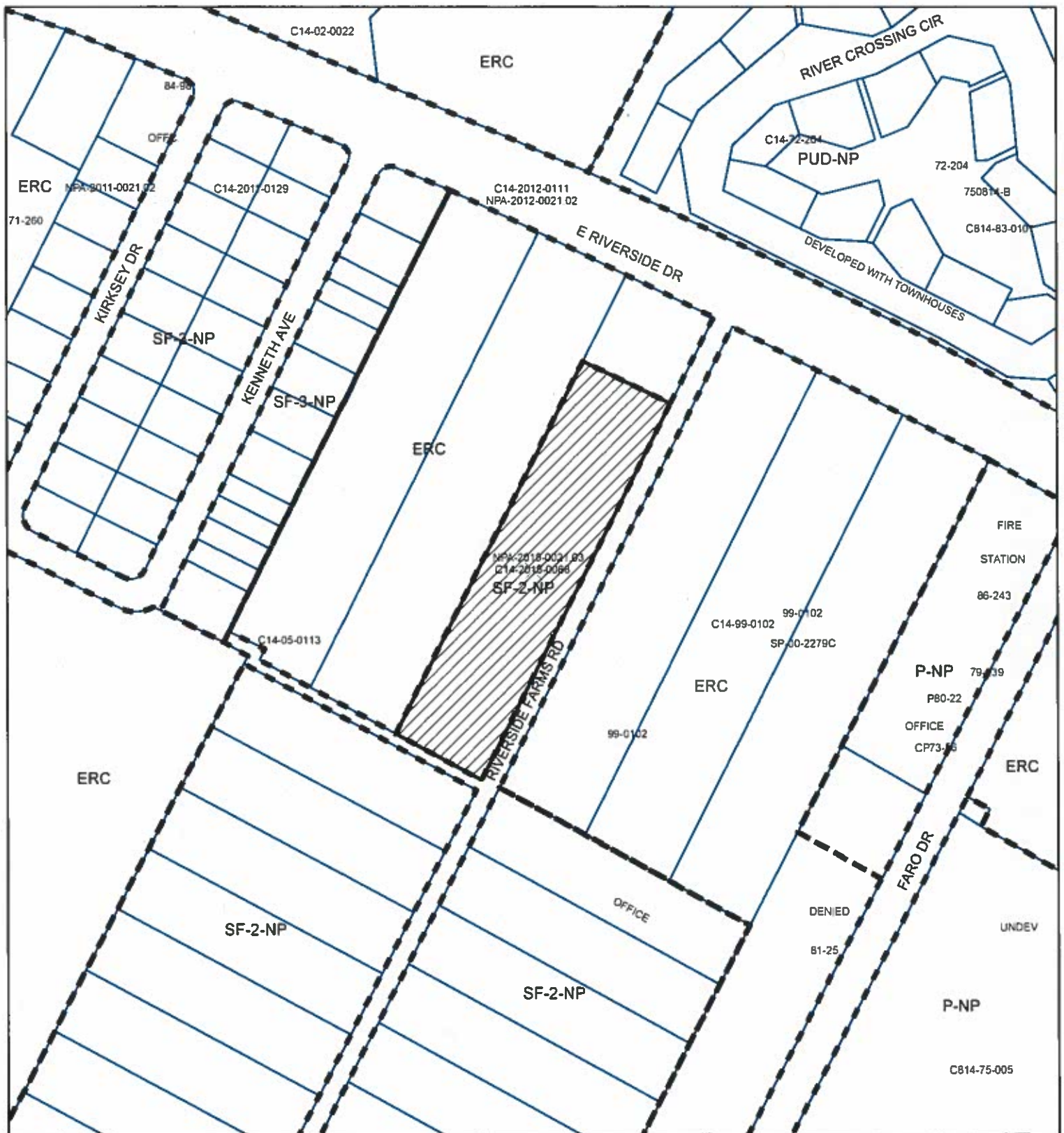
DATE: 03-12-2019

BOUNDARY SURVEY - 2.145-ACRE TRACT,  
PART OF LOT 4, RIVERSIDE FARMS SUBDIVISION

5107 EAST RIVERSIDE DRIVE  
AUSTIN, TEXAS 78741

**ITG** I T Gonzalez  
Engineers

SURVEYING FIRM REGISTRATION No. 100573-0  
3501 MANOR RD.  
(512) 447-7400 AUSTIN, TEXAS 78723 FAX (512) 447-6389



## ZONING CASE

Exhibit B

Zoning Case: C14-2018-0088



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

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.

