

Plant nursery
Restaurant (general)
Service station

Printing and publishing
Restaurant (limited)

33
34 (B) The following uses are conditional uses of the Property:
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College and university facilities Private secondary educational
facilities

36
37 (C) The following site development standards and regulations apply to the
38 Property:
39

- 40 1. The minimum front yard setback is 25 feet.
- 41
- 42 2. The minimum interior side yard setback is 5 feet.
- 43
- 44 3. The minimum rear yard setback is 5 feet.
- 45
- 46 4. The maximum height of a building or structure shall not exceed 35 feet and is
47 limited to 2 stories.
- 48
- 49 5. The maximum building coverage is 35 percent.
- 50
- 51 6. The maximum impervious cover is 60 percent.
- 52
- 53 7. The maximum floor-to-area ratio (FAR) is 0.35 to 1.
- 54

55 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
56 developed and used in accordance with the regulations established for the neighborhood
57 commercial (LR) base district, mixed use (MU) combining district, and other applicable
58 requirements of the City Code.
59

60 **PART 4.** This ordinance takes effect on _____, 2022.

61
62 **PASSED AND APPROVED**

63
64 §
65 §
66 _____, 2022 § _____
67 Steve Adler
68 Mayor

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73
74

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

DRAFT

0.1179 Acres
Parcel # (17)

February 3, 1986
84325
Exhibit "A"

STATE OF TEXAS
COUNTY OF TRAVIS

FIELDNOTE DESCRIPTION of 0.1179 acres of land out of the Walker Wilson Survey No. 2 in Travis County, Texas, being a portion of that certain tract of land conveyed to Jack Spencer Moore, et ux, in Volume 1565, Page 362 as recorded in the Deed Records of Travis County, Texas; being Lot 6, Block A, Ford Oaks Subdivision as recorded in Book 4, Page 264, of the Plat Records of Travis County Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Slaughter Lane, being the northwest corner of said Lot 6 and the northeast corner of Lot 5, of the said Ford Oaks Subdivision, for the northwest corner hereof;

THENCE, with the south right-of-way line of Slaughter Lane and the north line of said Lot 6, N 87° 18' 12" E, 200.27 feet to a 1/2" iron rod found at the northeast corner of the said Lot 6; also being the northwest corner of Lot 7 of said Ford Oaks Subdivision;

THENCE, with the east line of the said Lot 6 and the west line of Lot 7, of the said Ford Oaks Subdivision, S 02° 23' 13" E, 32.58 feet to a 1/2" iron rod set;

THENCE, through said Lot 6, the following two (2) courses and distances:

- 1) S 87° 36' 47" W, 1.02 feet to a 1/2" iron rod set for a point of curvature;
- 2) Along the arc of the curve to the right 200.48 feet, having a delta angle of 11° 06' 26", a radius of 1034.17 feet, whose chord bears N 86° 50' 00" W, 200.17 feet to a 1/2" iron rod set in the west line of said Lot 6 and in the east line of said Lot 5;

THENCE, with the west line of said Lot 6 and the east line of Lot 5, of the said Ford Oaks Subdivision, N 02° 26' 44" W, 12.13 feet to the PLACE OF BEGINNING, CONTAINING 0.1179 acres (5,135 square feet) of land area.

That I, Tom H. Milo, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 3rd day of February, 1986, A.D.



Tom H. Milo
Registered Public Surveyor
No. 4334 - State of Texas

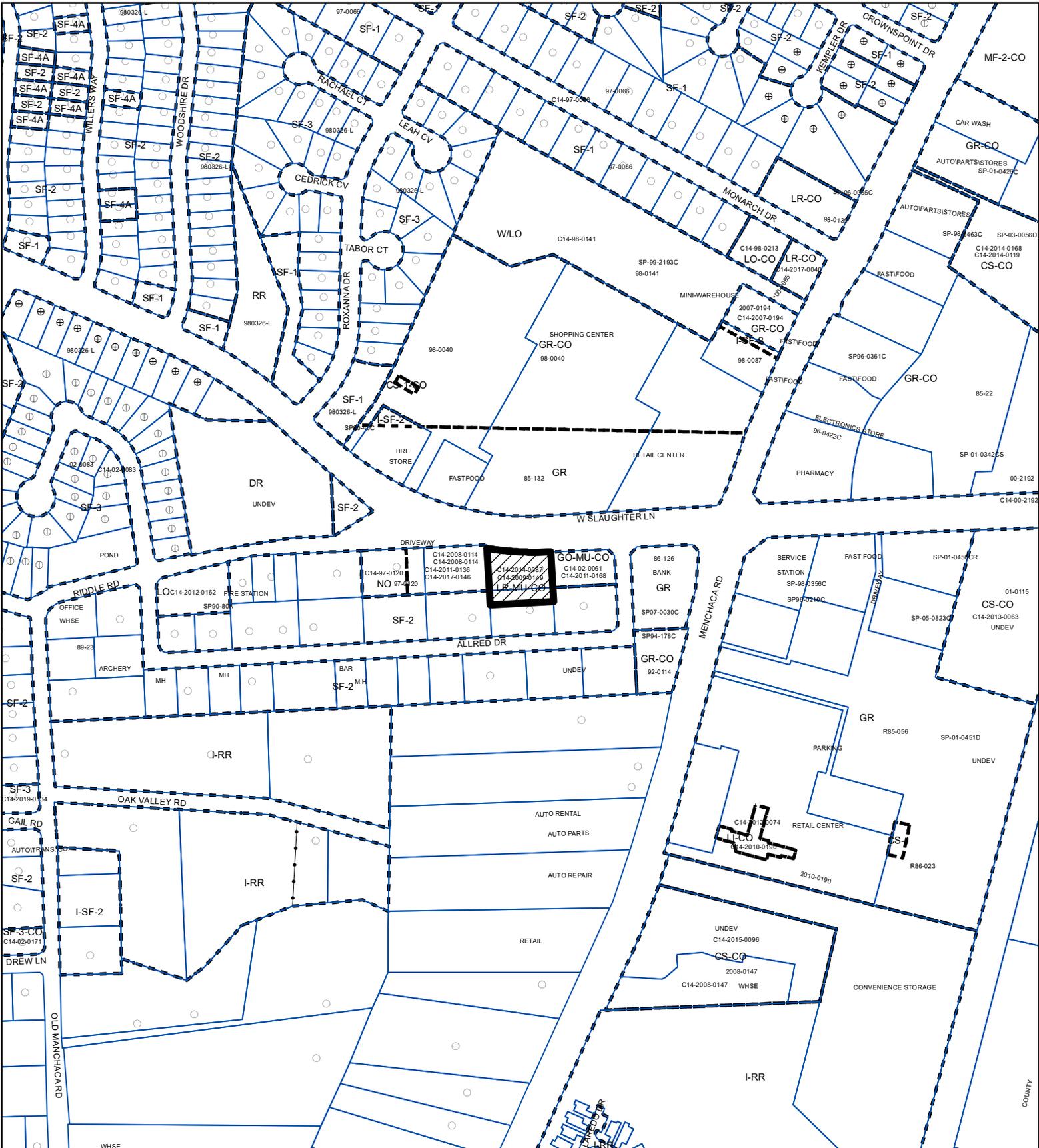
DISTRICTS COUNTY OFFICES
I hereby certify that the instrument was FILED in the files and of the files assigned herein by me, and is duly RECORDED, in the Volume and Page of the records of Travis County, Texas, on

NOV 30 1987



FILED
NOV 30 PM 4:10
DANA DE JUANVOR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

10503 0622



ZONING Exhibit "B"

ZONING CASE#: C14-2022-0020



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 2/28/2022