

ORDINANCE NO. 20070621-140

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1210 GOBI DRIVE FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT AND LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT FOR TRACT ONE AND LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT FOR TRACT TWO.

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 on the property described in File C14-07-0017, as follows:

Tract One: From neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district.

A 3.46 acre tract of land, more or less, out of the William Cannon League Survey No. 19, Abstract No. 6, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: From limited office-mixed use-conditional overlay (LO-MU-CO) combining district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district.

A 1.71 acre tract of land, more or less, out of the William Cannon League Survey No. 19, Abstract No. 6, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as the property located at 1210 Gobi Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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. For a residential use the minimum lot size is 3,600 square feet.
- C. Drive through services is prohibited as an accessory use to a commercial use.
- D. The following commercial uses are prohibited:

Service station

Food sales

Plant nursery

Restaurant (limited)

College or university facilities

Custom manufacturing

Guidance services

General retail sales (convenience)

Off-site accessory parking

Convalescent services

Club or lodge

Residential treatment

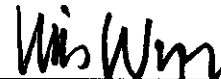
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 2, 2007.

PASSED AND APPROVED

June 21, 2007

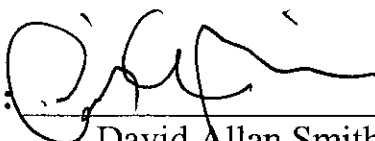
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Will Wynn

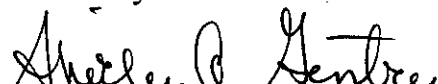
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

C14-07-0017
TRACT 1

PROFESSIONAL SURVEYORS, INC.

1904 FORTVIEW ROAD
AUSTIN, TEXAS 787074
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

February 22, 2001

DESCRIPTION OF 3.46 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE ABSTRACT NO. 6 SURVEY NO. 19 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARNATHA BAPTIST TEMPLE BY DEED RECORDED IN DOCUMENT NO. 2000031251 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the south right-of-way line of West Stassney Lane at the Northeast corner of that certain tract of land conveyed to Mamatha Baptist Temple by deed recorded in Document No. 2000031251 of the Official Public Records of Travis County, Texas, and being the Northeast corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the east line of said Mamatha tract, S 29 deg. 40' 15" W 312.24 ft. to the Southeast corner of this tract, and from which the Southeast corner of said Mamatha tract bears S 29 deg. 40' 15" W 181.68 ft.;

THENCE crossing the interior of said Mamatha tract, N 60 deg. 19' 45" W 521.68 ft. to a point in the east right-of-way line of Gobi Lane, at the Southwest corner of this tract, and from which a point of curvature bears S 30 deg. 00' 00" W 45.50 ft.;

THENCE with the east right-of-way line of Gobi Lane, the following two courses:

1) N 30 deg. 00' 00" E 253.03 ft. to a point of curvature;

2) with a curve to the right, having a radius of 15.00 ft., an arc length of 21.16 ft, and a chord bearing N 72 deg. 20' 00" E 20.20 ft. to a point in the south right-of-way line of Stassney Lane at the Northwest corner of said Mamatha tract, and being the Northwest corner of this tract;

THENCE with the south right-of-way line of West Stassney Lane, S 65 deg. 20' 00" E 508.47 ft. to the Place of Beginning, containing 3.46 Acre of land.

SURVEYED: November 1982 by J. Leroy Bush, Registered Professional Land Surveyor No. 1828, Bush Surveying, Inc.

PREPARED: February 22, 2001

BY:

Holt Carson

Holt Carson

Registered Professional Land Surveyor No. 5166

see sketch c285036

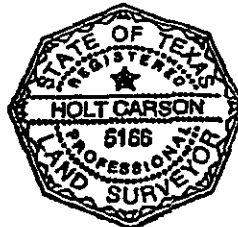


EXHIBIT A

070324-1
C14-07-0017
TRACT 2

1904 FORTVIEW ROAD
AUSTIN, TEXAS 787074
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

February 22, 2001

DESCRIPTION OF 1.71 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE ABSTRACT NO. 6 SURVEY NO. 19 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARNATHA BAPTIST TEMPLE BY DEED RECORDED IN DOCUMENT NO. 2000031251 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point at the Southeast corner of that certain tract of land conveyed to Mamatha Baptist Temple by deed recorded in Document No. 2000031251 of the Official Public Records of Travis County, Texas, and being the Southeast corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the south line of said Marantha tract the following four courses

- 1) N 52 deg. 43' 00" W 251.27 ft.;
- 2) N 37 deg. 10' 35" W 75.43 ft.;
- 3) N 19 deg. 01' 00" W 48.89 ft.;
- 4) N 88 deg. 41' 00" W 149.97 ft. to a point in the curving east right-of-way line of Gobi Lane at the Southwest corner of said Mamatha tract, and being the Southwest corner of this tract;

THENCE with the right-of-way line of Gobi Lane, the following three courses;

- 1) with a curve to the right, having a radius of 279.23 ft., an arc length of 46.80 ft. and a chord bearing N 03 deg. 01' 00" E 46.75 ft. to a point of compound curvature;
- 2) with a curve to the right, having a radius of 180.06 ft., an arc length of 72.24 ft., and a chord bearing N 18 deg. 32' 00" E 71.76 ft.;
- 3) N 30 deg. 00' 00" E 45.50 ft. to the Northwest corner of this tract, and from which the most westerly northwest corner of said Mamatha tract bears N 30 deg. 00' 00" E 253.03 ft.

THENCE crossing the interior of said Mamatha tract, S 60 deg. 19' 45" E 521.68 ft. to a point in the east line of said Mamatha tract at the Northeast corner of this tract, and from which the Northeast corner of said Mamatha tract bears N 29 deg. 40' 15" E 312.24 ft.;

THENCE with the east line of said Mamatha tract, S 29 deg. 40' 15" W 181.68 ft. to the Place of Beginning, containing 1.71 Acres of land.

SURVEYED: November 1982 by J. Leroy Bush, Registered Professional Land Surveyor No. 1828, Bush Surveying, Inc.

SURVEYED: November 1982 by J. Leroy Bush, Registered Professional Land Surveyor No. 1828, Bush Surveying, Inc.

PREPARED: February 22, 2001

Holt Carson

EXHIBIT B

