

ORDINANCE NO. 20080724-104

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2609 ROGGE LANE IN THE PECAN SPRINGS-SPRINGDALE NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT FOR TRACTS ONE AND TWO AND NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT FOR TRACT THREE.

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 Zoning Case No C14-2007-0130, on file at the Neighborhood Planning and Zoning Department, as follows

Tracts One and Two. From family residence-neighborhood plan (SF-3-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district

A 1.25 acre tract of land, more or less, out of the Resubdivision of the Willard Bostic 2 Acre Tracts Subdivision, in the City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Three. From family residence-neighborhood plan (SF-3-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district.

A 0.61 acre tract of land, more or less, out of the Resubdivision of the Willard Bostic 2 Acre Tracts Subdivision, in the City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

(all tracts known as the "Property"),

locally known as 2609 Rogge Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C"

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use combining district, and other applicable requirements of the City Code

PART 3. 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 The following uses are prohibited uses of the Property

Automotive repair services
Automotive sales
Business support services
Commercial off-street parking
Community recreation (private)
Congregate living
Cultural services
Day care services (general)
Exterminating services
Funeral services
Hospital services (general)
Hotel-motel
Local utility services
Off-site accessory parking
Outdoor entertainment
Pawn shop services
Research services
Residential treatment
Theater

Automotive rentals
Automotive washing (of any type)
College and university facilities
Communication services facilities
Community recreation (public)
Counseling services
Day care services (commercial)
Day care services (limited)
Drop-off recycling collection facility
Guidance services
Hospital services (limited)
Indoor sports & recreation
Bed & breakfast residential (Group 1)
Bed & breakfast residential (Group 2)
Outdoor sports & recreation
Private primary educational facilities
Private secondary educational facilities
Service station
Medical offices (of any size)

C A permitted non-residential use of the Property may not exceed 8000 square feet gross floor area

PART 4. The Property is subject to Ordinance No 021107-Z-12a that established the Pecan Springs-Springdale neighborhood plan combining district

PART 5. This ordinance takes effect on August 4, 2008

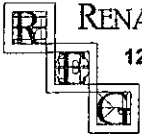
PASSED AND APPROVED

July 24, 2008

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§
§ _____
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A Gentry
City Clerk



RENAISSANCE ENGINEERING GROUP, INC

1201 JUSTIN LANE, AUSTIN, TEXAS 78757

(512) 220-3881

EXHIBIT A

3000 ROGGE ZONING EXHIBIT - METES AND BOUNDS DESCRIPTION

TRACTS 1 + 2

GR-MU-CO

All that certain tract or parcel of land situated in the City of Austin, Travis County, Texas in the Thomas Eldridge Survey No. 26, Abstract No 258, being a part of the Resubdivision of a Part of the Willard Bostic 2 Acre Tract, a subdivision record in Book 8, Page 91, Plat Records of Travis County, Texas, also being a part of that tract described as 1.86 acres in a Warranty Deed granted to Willie James Hayes, et ux, dated August 7, 1987 and recorded in Volume 10377, Page 869, Real Property Records of Travis County, Texas and being all of that tract described in Document No 2006054485, Official Public Records of Travis County, Texas and further described by metes and bounds as follows

BEGINNING at 1/2" iron rod found in north line of Rogge Lane, in the south line of the remainder of that tract described as 2.00 acres in a Deed granted to Willard Bostic, dated June 7, 1943 and recorded in Volume 713, Page 622, Deed Records of Travis County, Texas, for the southwest corner of said Conley tract and this tract, whence, a 1/2" iron pipe found for the southwest corner of said Bostic tract bears N 61°57'43" W 46.55 feet;

THENCE N 17°32'29" W 231.89 feet to a 1/2" iron rod with a cap inscribed "SURVETEX LLC" set in the south line of Manor Estates, a subdivision recorded in Volume 53, Page 52, Plat Records of Travis County, Texas and the north line of said Bostic tract, for the northwest corner of said Hayes tract and this tract,

THENCE S 84°39'14" E 174.47 feet along the south line of said Manor Estates, to a 1/2" iron rod with an orange cap which inscribing is illegible found in the west line of Crestland, a subdivision recorded in Volume 16, Page 17, said plat records, for the northeast corner of said Hayes tract and this tract,

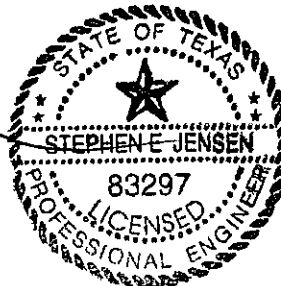
THENCE into said Hayes tract S 5°20'41" W 234.14 feet,

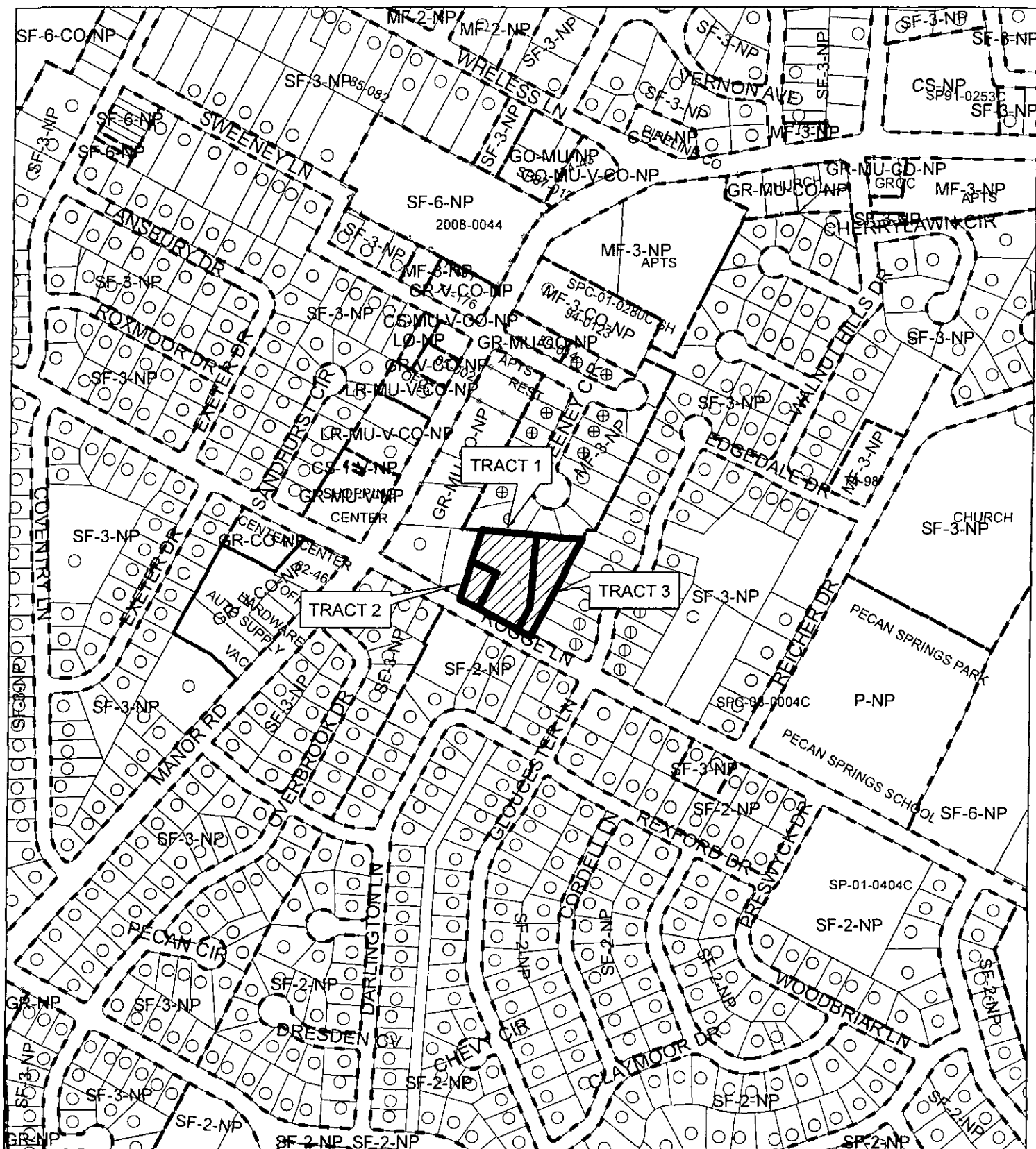
THENCE S 27°42'10" W 79.30 feet,

THENCE N 61°57'43" W 209.55 feet with the north line of Rogge Lane, to the POINT OF BEGINNING, and containing 1.25 acres of land.

Stephen E Jensen, PE – Texas P.E License No 83297




June 23, 2008





ZONING EXHIBIT C



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2007-0130
 ADDRESS 2906 ROGGE LANE
 SUBJECT AREA 1.86 ACRES
 GRID M25
 MANAGER R HEIL

OPERATOR S MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.