ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10701 MANCHACA ROAD FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-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 neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0002, on file at the Planning and Development Review Department, as follows:

> 1.54 acre tract of land, more or less, out of the Walker Wilson League the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 10701 Manchaca Road in the City of Austin, Travis County, Texas, and 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. A building constructed for a restaurant (general) use may not exceed 7,500 square feet of gross floor area.

C. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Alternative financial services	Bail bond services

Commercial off-street parking
Exterminating services
Hospital services (general)
Pawn shop services
Service station
Drop-off recycling collection facility
Funeral services
Outdoor sports and recreation
Residential treatment

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

PART 3. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

§
§
_____, 2014 § _____
Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard
City Attorney
Jannette S. Goodall
City Clerk

DRAFT

1.547 ACRES
WALKER WILSON LEAGUE
AUSTIN, TX

FIELD NOTE FILE: 13.006
PROJECT NO.: 233-001
NOVEMBER 15, 2013

FIELD NOTES

BEING A 1.547 ACRE TRACT OUT OF THE WALKER WILSON LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 72.940 ACRE TRACT CONVEYED TO HMAP DEVELOPMENT, LTD., BY DEED OF RECORD IN VOLUME 13228, PAGE 1420, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.547 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of Manchaca Road (F.M. 2304, R.O.W. varies), being the northeast corner of that certain 4.72 acre tract conveyed to Mark Reynolds, by Deed of record in Volume 12625, Page 970, of said Real Property Records, for the southwesterly corner of said 72.940 acre tract and hereof;

THENCE, along said east right-of-way line of Manchaca Road, being the west line of said 72.940 acre tract, the following two (2) courses and distances:

1) N44°14'35"E, a distance of 116.21 feet to a TxDOT Type II monument (brass disc in concrete) found, for an angle point;

2) N43°09'50"E, a distance of 70.56 feet to a 1/2-inch iron rod found in asphalt at the intersection of said east right-of-way line of Manchaca Road and the southwest right-of-way line of Old Manchaca Road (70' R.O.W.), at the beginning of a curve to the right, for the northwesterly corner hereof;

THENCE, leaving said east right-of-way line of Manchaca Road, over and across said 72.940 acre tract, along said southwest right-of-way line of Old Manchaca Road, the following three (3) courses and distances:

1) Along said curve to the right, having a radius of 25.00 feet, a central angle of 99°59'22", an arc length of 43.63 feet, and a chord which bears S87°02'03"E, a distance of 38.30 feet to a 1/2-inch iron rod with "KBGE" cap set at the point of compound curvature of a curve to the right, for the northeasterly corner hereof;

2) Along said curve to the right, having a radius of 435.00 feet, a central angle of 30°41'04", an arc length of 232.96, and a chord which bears S21°28'17"E, a distance of 230.19 feet to a 1/2-inch iron rod with "KBGE" cap set at the point of tangency of said curve;

3) S06°07'56"E, a distance of 108.17 feet to a 1/2-inch iron rod with "KBGE" cap set at the northeasterly corner of Lot 1, Block A, Saddlewood Estates Section One, a subdivision of record in Document No. 200000043, of the Official Public Records of Travis County, Texas, for the southeasterly corner hereof;

1.547 ACRES
WALKER WILSON LEAGUE
AUSTIN, TX

FIELD NOTE FILE: 13.006
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THENCE, S87°35'08"W, leaving said southwest right-of-way line of Old Manchaca Road, continuing over and across said 72.940 acre tract, along the north line of said Block A, Saddlewood Estates Section One, a distance of 255.30 feet to a 1/2-inch iron rod found at the northwest corner of Lot 4, of said Block A, being in the west line of said 72.940 acre tract, also being in the east line of said 4.72 acre tract, for the southwesterly corner hereof;

THENCE, N02°23'16"W, along the east line of said 4.72 acre tract, being the west line of said 72.940 acre tract, a distance of 199.96 feet to the **POINT OF BEGINNING,** and containing 1.547 acres (67,393 square feet) of land, more or less.

BASIS OF BEARING FOR THIS DESCRIPTION IS THE TEXAS COORDINATE SYSTEM, NAD 83(HARN), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED BASED UPON A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION DURING THE MONTH OF NOVEMBER, 2013, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Abram C. Dashner, R.P.L.S. 5901
KBGE Engineering
105 W. Riverside Drive #110
Austin, TX 78704
Project No. 198-002

STATE OF TEXAS
REGISTERED
ABRAM C. DASHNER
5901
PROFESSIONAL
LAND SURVEYOR

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING CASE

C14-2014-0002

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 geographi
by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839

Exhibit B