ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8701 MANCHACA ROAD FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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-conditional overlay (LR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2015-0148, on file at the Planning and Zoning Department, as follows:

A 1.0063 acre tract of land out of the William Cannon Survey No.19, A-6 in Travis County, Texas, being out of and a part of a 5.804 acre tract of land conveyed to KC 5 Dittmar LC by deed recorded in Document No. 2007055471, Official Public Records, Travis County, Texas. The said 1.0063 acre tract being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 8701 Manchaca Road 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. The following uses are not permitted uses of the Property:

- Automotive rentals
- Automotive sales
- Bail bond services
- Business support services
- Communications services
- Exterminating services
- Funeral services
- Hotel-motel
- Indoor sports and recreation

- Automotive repair services
- Automotive washing (of any type)
- Business or trade school
- Commercial off-street parking
- Drop-off recycling collection facility
- Food preparation
- Hospital services (general)
- Indoor entertainment
- Outdoor entertainment
B. The following uses are conditional uses of the Property:

   Alternative financial services  Community recreation (private)
   Community recreation (public)  Group home, class II
   Hospital services (limited)    Residential treatment

C. The maximum height of a building or structure on the Property shall not exceed 50 feet.

D. The following uses are subject to the provisions of City Code Section 25-2-587
(Requirements for Certain Uses in a Neighborhood Commercial (LR) District):

   General retail sales (general)  Personal improvement services
   Restaurant (general)            

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)
district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on ________________, 2016.

PASSED AND APPROVED

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__________________________, 2016

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Steve Adler
Mayor

APPROVED: ___________________________  ATTEST: ___________________________
Anne L. Morgan                Jannette S. Goodall
City Attorney                 City Clerk

Draft 2/1/2016
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COA Law Department
FIELD NOTES FOR A 1.0063 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON SURVEY NO. 19, A-6 IN TRAVIS COUNTY, TEXAS, BEING OUT OF AND A PART OF A 5.804 ACRE TRACT OF LAND CONVEYED TO KC 5 DITTMAR LC BY DEED RECORDED IN DOCUMENT NO. 2007055471, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. THE SAID 1.0063 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND DESCRIPTION AS FOLLOWS:

BEGINNING at a ½” iron rod found on the South R.O.W Line of Dittmar Road, at the most Northerly Northwest corner of the said 5.804 acre tract, and this tract, for the POINT OF BEGINNING of this tract, from which an ½” iron rod found on the East R.O.W. line of Manchaca Road bears S72°20'51"W, a distance of 42.44 feet.

THENCE along the South R.O.W. line of Dittmar Road, the Following two (2) courses:

1) S62°15'32"E, a distance of 70.06 feet to a ½” iron rod found at the beginning of a curve to the left.

2) With a curve to the left, with an arc length of 25.92 feet, a radius of 516.70 feet, a Chord that bears S63°47'30"E, a distance of 25.91 feet to a calculated point on the North line of the of the said 5.804 acre tract, for the Northeast Corner of this tract.

THENCE S27°46'18"W, through the interior of the said 5.804 acre tract, a distance of 354.76 feet to a calculated point on the North line of Pannier Lane, at the Southeast corner of this tract.

THENCE along the North R.O.W. line of Pannier Lane, the following three (3) courses

1) N59°25'51"W, a distance of 25.41 feet to a ½” iron rod found on the South line of the said 5.804 acre tract.

2) N62°27'23"W, a distance of 79.97 feet to a ½” iron rod found at the beginning of a curve to the right for the most Southerly Southwest corner of this tract.

3) With a curve to the right, with an arc length of 30.23 feet, a radius of 25.00 feet, a Chord that bears N18°96'47"W, a distance of 28.42 feet to a ½” iron rod found on West R.O.W. line of Manchaca road, for the Most Northerly Southwest corner of the said 5.804 acre tract and this tract.

THENCE along the West R.O.W. line of Pannier Lane, the following two (2) courses:

1) N27°46'18"E, a distance of 303.08 feet to a ½” iron rod found for the Most Southerly Northwest corner of the said 5.804 acre tract, and this tract.
2) N72°20'51"E, a distance of 42.44 feet to THE POINT OF BEGINNING and containing 1.0063 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this 8th day of September, 2015

Herman Crichton, R P L S  4046

Job. No. 15_185zone
SKETCH TO ACCOMPANY FIELD NOTES FOR A 1.0063 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON SURVEY NO. 19, A-6 IN TRAVIS COUNTY, TEXAS, BEING OUT OF AND A PART OF A 5.804 ACRE TRACT OF LAND CONVEYED TO KC 5 DITTMAR LC BY DEED RECORDED IN DOCUMENT NO. 2007055471, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.