




TRACT 2

TRACT 1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2019-0143

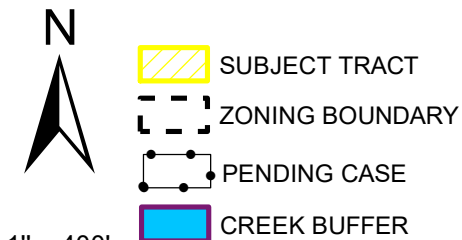
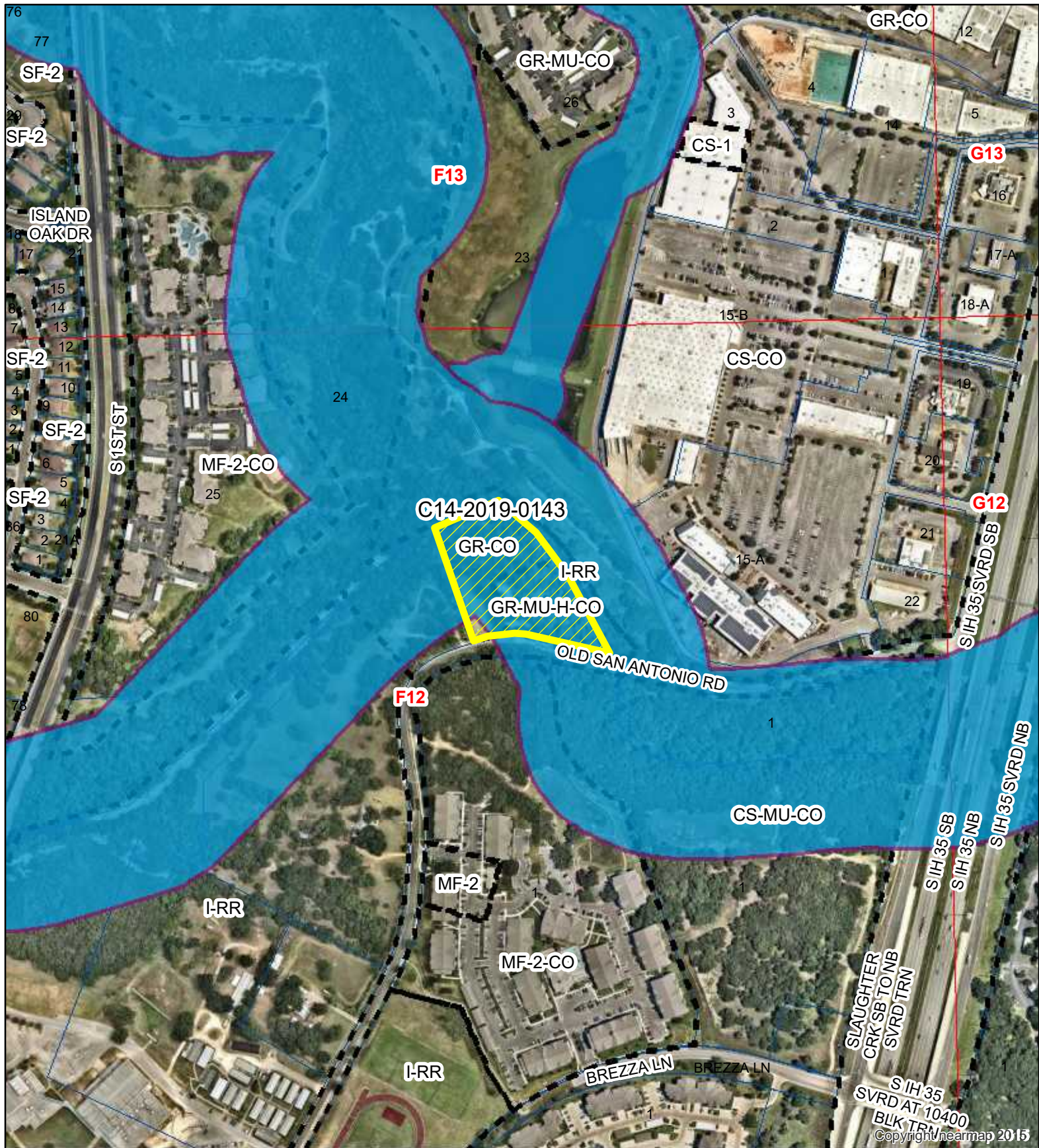
1" = 400'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/15/2019



MATTHEW BROWN HOMESTEAD Exhibit A - 1

ZONING CASE#: C14-2019-0143
 LOCATION: 10140 OLD SAN ANTONIO RD.
 SUBJECT AREA: 3.37 Acres
 GRID: F12
 MANAGER: Wendy Rhoades



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ORDINANCE NO. 011206-18

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY GENERALLY KNOWN AS THE MATTHEW BROWN HOMESTEAD, LOCATED AT 10140 OLD SAN ANTONIO ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-HISTORIC-CONDITIONAL OVERLAY (GR-MU-H-CO) COMBINING DISTRICT FOR TRACT ONE AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 districts on the property described in File C14H-01-0104, as follows:

Tract One: From interim rural residence (I-RR) district to community commercial-mixed use-historic-conditional overlay (GR-MU-H-CO) combining district.

A 1.32 acre tract of land, more or less, out of the S.F. Slaughter Survey No. 1, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: From interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district.

A 2.05 acre tract of land, more or less, out of the S.F. Slaughter Survey No. 1, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

generally known as the Matthew Brown Homestead, locally known as 10140 Old San Antonio Road, 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:

1. A building or structure or portion of a building or structure may not exceed a height of 35 feet above ground level.

[Exhibit B - 2001 Ordinance](#)

2. Development of the Property may not exceed 60 percent impervious coverage.
3. Building coverage of the Property may not exceed 50 percent.
4. The following uses of the Property are prohibited:

Administrative and business office
Automotive rentals
Automotive sales
Business trade school
Commercial off-street parking
Consumer convenience services
Drop-off recycling collection facility
Financial services
Funeral services
General retail sales (general)
Indoor sports and recreation
Off-site accessory parking
Pawn shop services
Personal services
Plant nursery
Research services
Service station
Special use historic
Custom manufacturing
College or university facilities
Community recreation (public)
Congregate living
Cultural services
Day care services (general)
Guidance services
Hospital services (limited)
Private primary educational facilities
Public primary educational facilities
Residential treatment
Telecommunication tower
Community events

Art and craft studio (limited)
Automotive repair services
Automotive washing (of any type)
Business support services
Communication services
Consumer repair services
Exterminating services
Food sales
General retail sales (convenience)
Hotel-motel
Medical offices
Outdoor sports and recreation
Personal improvement services
Pet services
Professional office
Restaurant (drive-in, fast food)
Software development
Theater
Club or lodge
Communication service facilities
Community recreation (private)
Counseling services
Day care services (commercial)
Day care services (limited)
Hospital services (general)
Local utilities services
Private secondary educational facilities
Public secondary educational facilities
Safety services
Urban farm

5. 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 1,000 trips per day.

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 and other applicable requirements of the City Code.

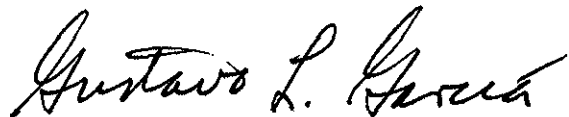
PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on December 17, 2001.

PASSED AND APPROVED

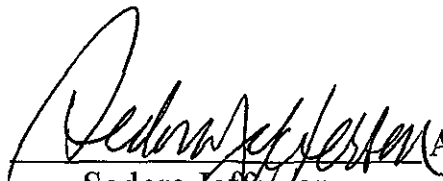
December 6, 2001

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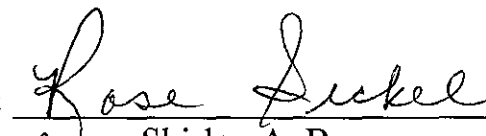


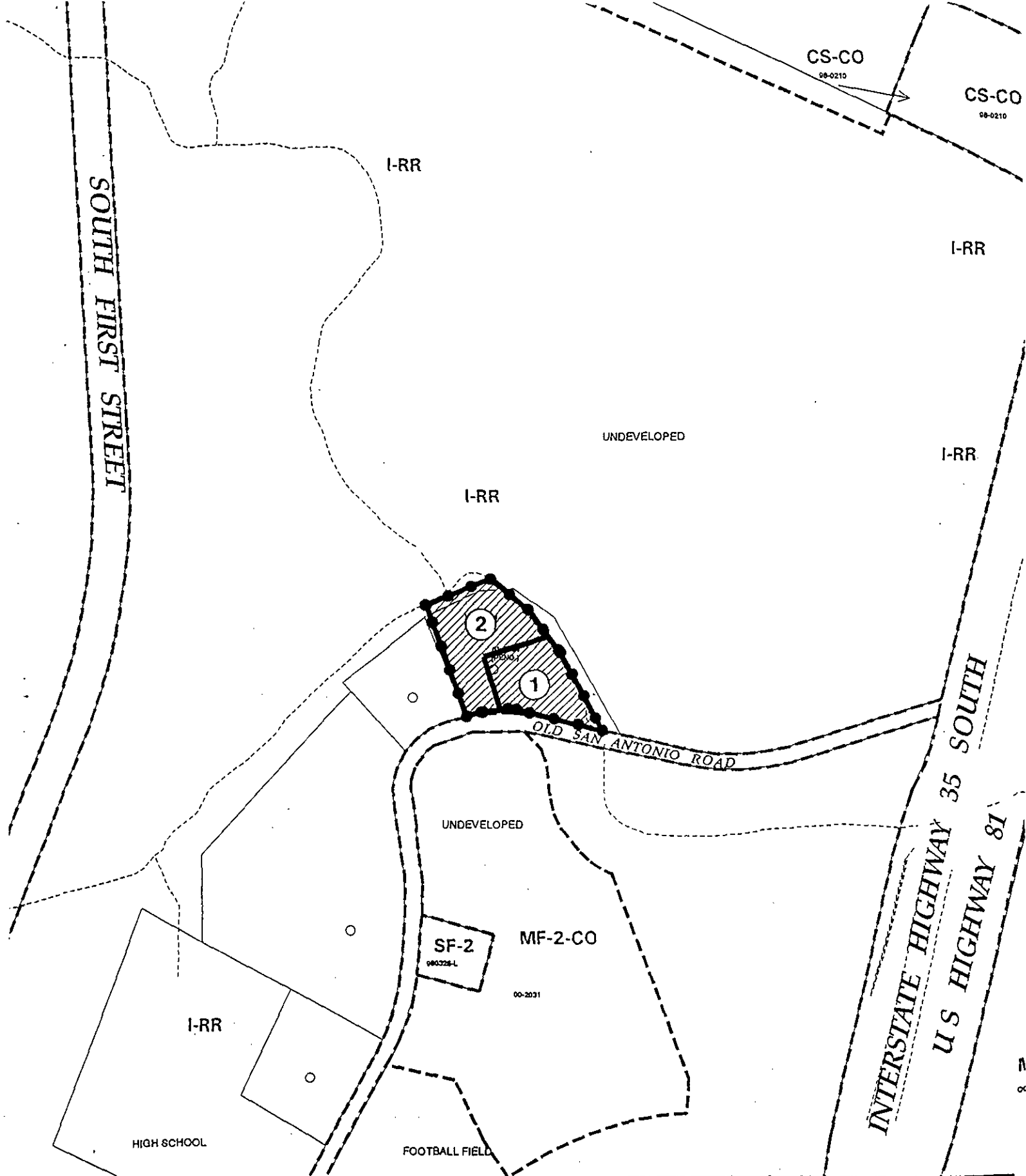
Gustavo L. Garcia
Mayor





APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


for Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT		HISTORIC ZONING EXHIBIT C	CITY GRID REFERENCE NUMBER F12
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: B. STOCKLIN			
CASE #: C14H-01-0104		DATE: 01-09		
ADDRESS: 10140 OLD SAN ANTONIO ROAD		INTLS: SM		
SUBJECT AREA (acres): 3.354				

RESOLUTION NO. 20190919-090

WHEREAS, the Parks and Recreation Department (PARD) owns parkland at 10140 Old San Antonio Road, which includes a parcel not currently zoned Public (P) district; and

WHEREAS, the intention of purchasing the parcel was to add to the City's green space for infill parks, destination parks, preserves, and land along creeks for future recreation and leisure uses including greenways and trails; and

WHEREAS, in the Imagine Austin Comprehensive Plan, quality of life, healthy living, and conservation and environmental policies depend on the need to expand and preserve the City's green infrastructure; and

WHEREAS, the historic Matthew Brown Homestead is situated on the parcel, the portion of the parcel with the house (Tract 1) has historic zoning, and the portion without the house (Tract 2) does not have historic zoning; and

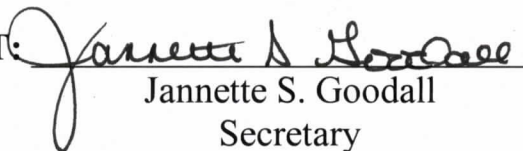
WHEREAS, the rezoning of the parcel to Public (P) base district will enable PARD to establish a fully staffed office at this location, to work on future programs for the park, and to maintain the historic house; and **NOW, THEREFORE**,

[Exhibit C - September 2019 Council Resolution](#)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The Council initiates the rezoning of the parcel of land with the Property ID Number 775980, located at 10140 Old San Antonio Road, and known as the Matthew Brown Homestead, from GR-MU-H-CO to Public-Historic (P-H) combining district for Tract 1 and from GR-CO to Public (P) district for Tract 2.

ADOPTED: September 19, 2019

ATTEST: 
Jannette S. Goodall
Secretary