

ORDINANCE NO. 20060525-072

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11100 BLOCK OF SOUTH FIRST STREET FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0063, on file at the Neighborhood Planning and Zoning Department, as follows:

A 27.964 acre tract of land, more or less, out of the S.F. Slaughter League No. 1, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at the 11100 Block of South First Street, 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:

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

Automotive rentals
Bail bond services
Exterminating services
Indoor entertainment
Pawn shop services
Theater

Automotive sales
Drop-off recycling collection facility
Hotel-motel
Outdoor entertainment
Residential treatment

2. The maximum number of residential units on the Property is 430 units.

3. Vehicular access to the portion of Old San Antonio Road north of the Property is prohibited. Vehicular access to the section of Old San Antonio Road to the east of the Property is prohibited until the road is upgraded to City standards and realigned to provide a direct connection to IH-35 at the Slaughter Creek overpass.

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. This ordinance takes effect on June 5, 2006.

PASSED AND APPROVED

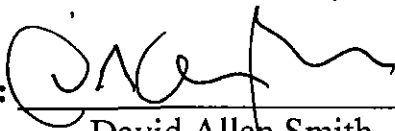
_____, May 25 _____, 2006

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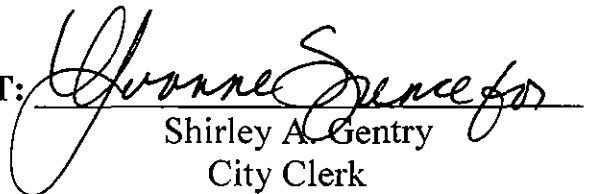
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

27.964 ACRES
PORTION OF RIDDELL : CT
ZONING TRACT 3

N. NO. 02-320(MJJ)
NOVEMBER 8, 2002
BPI JOB NO. 652-39.08

EXHIBIT A
DESCRIPTION

OF A 27.964 ACRE TRACT OF LAND OUT OF THE S.F. SLAUGHTER LEAGUE NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 229.899 ACRE TRACT OF LAND CALLED "TRACT ONE" CONVEYED TO THE RIDDELL FAMILY LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12246, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 27.964 ACRE TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a concrete monument found in the northerly line of F.M. 1626 (R.O.W. varies - Hwy. Sta. 107+01.3), being the southeasterly corner of the remaining portion of said "Tract One", for the southeasterly corner hereof;

THENCE, N75°06'11"W, along the northerly line of F.M. 1626, being the southerly line of the remaining portion of said "Tract One" and the southerly line hereof, a distance of 861.72 feet to a 1/2 inch iron rod with cap set at the intersection of the northerly line of F.M. 1626 with the easterly line of South First Street (120' R.O.W.), for the southwesterly corner hereof;

THENCE, leaving the northerly line of F.M. 1626, along a portion of the easterly line of South First Street, along a curve to the right having a radius of 30.00 feet, a central angle of 50°43'12", an arc length of 26.56 feet and a chord which bears N50°45'33"W, a distance of 25.70 feet to a 1/2 inch iron rod with cap found at the southeasterly corner of that certain 0.380 acre tract of land conveyed to the City of Austin by deed of record in Document No. 2000101517 of the Official Public Records of Travis County, Texas, for an angle point hereof;

THENCE, along the easterly line of said 0.380 acre tract, being the westerly line hereof, the following ten (10) courses and distances:

- 1) N17°34'51"E, a distance of 149.60 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) N18°18'33"E, a distance of 100.18 feet to a 1/2 inch iron rod with cap found for an angle point;
- 3) N20°43'32"E, a distance of 98.79 feet to a 1/2 inch iron rod with cap found for an angle point;
- 4) N14°53'19"E, a distance of 101.78 feet to a 1/2 inch iron rod with cap found for an angle point;
- 5) N11°30'51"E, a distance of 91.70 feet to a 1/2 inch iron rod with cap set for an angle point;
- 6) N18°59'26"E, a distance of 96.16 feet to a 1/2 inch iron rod with cap found for an angle point;
- 7) N22°15'57"E, a distance of 99.98 feet to a 1/2 inch iron rod with cap set for an angle point;

- 8) N18°50'00"E, a distance of 100.16 feet to a 1/2 inch iron rod with cap found for an angle point;
- 9) N20°09'06"E, a distance of 100.03 feet to a 1/2 inch iron rod with cap found for an angle point;
- 10) N20°28'36"E, a distance of 156.34 feet to a 1/2 inch iron rod with cap found in the easterly line of South First Street, being the most northerly corner of said 0.380 acre tract for the point of curvature of a curve to the left;

THENCE, along the easterly line of South First Street, being a portion of the westerly line hereof, along said curve to the left having a radius of 1060.00 feet, a central angle of 09°44'30", an arc length of 180.23 feet and a chord which bears N17°23'05"E, a distance of 180.01 feet to a 1/2 inch iron rod with cap set at the southwesterly corner of the remaining portion of that certain 51.126 acre tract of land conveyed to the Austin Independent School District by deed of record in Document No. 2000022808 of said Official Public Records, for the northwesterly corner hereof;

THENCE, S60°13'41"E, leaving the easterly line of South First Street, along the southerly line of the remaining portion of said 51.126 acre tract, being the northerly line hereof, a distance of 1157.19 feet to a 1/2 inch iron rod found in the westerly line of Old San Antonio Road (R.O.W. varies), being the southeasterly corner of the remaining portion of said 51.126 acre tract, for the northeasterly corner hereof;


THENCE, S26°30'11"W, along the westerly line of Old San Antonio Road, being the easterly line of the remaining portion of said "Tract One" and the easterly line hereof, a distance of 912.56 feet to a concrete monument found at the intersection of the westerly line of Old San Antonio Road with the northerly line of F.M. 1626;

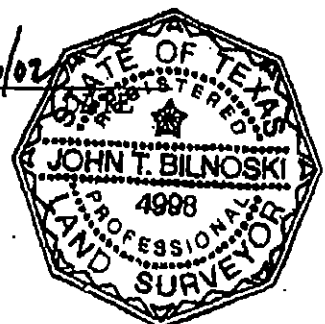
THENCE, S68°34'49"W, along the westerly right-of-way cut-back line of F.M. 1626, being the easterly line of the remaining portion of said "Tract One" and a portion of the easterly line hereof, a distance of 156.54 feet to the **POINT OF BEGINNING**, containing an area of 27.964 acres (1,218,118 sq. ft.) of land, more or less, within these metes and bounds.

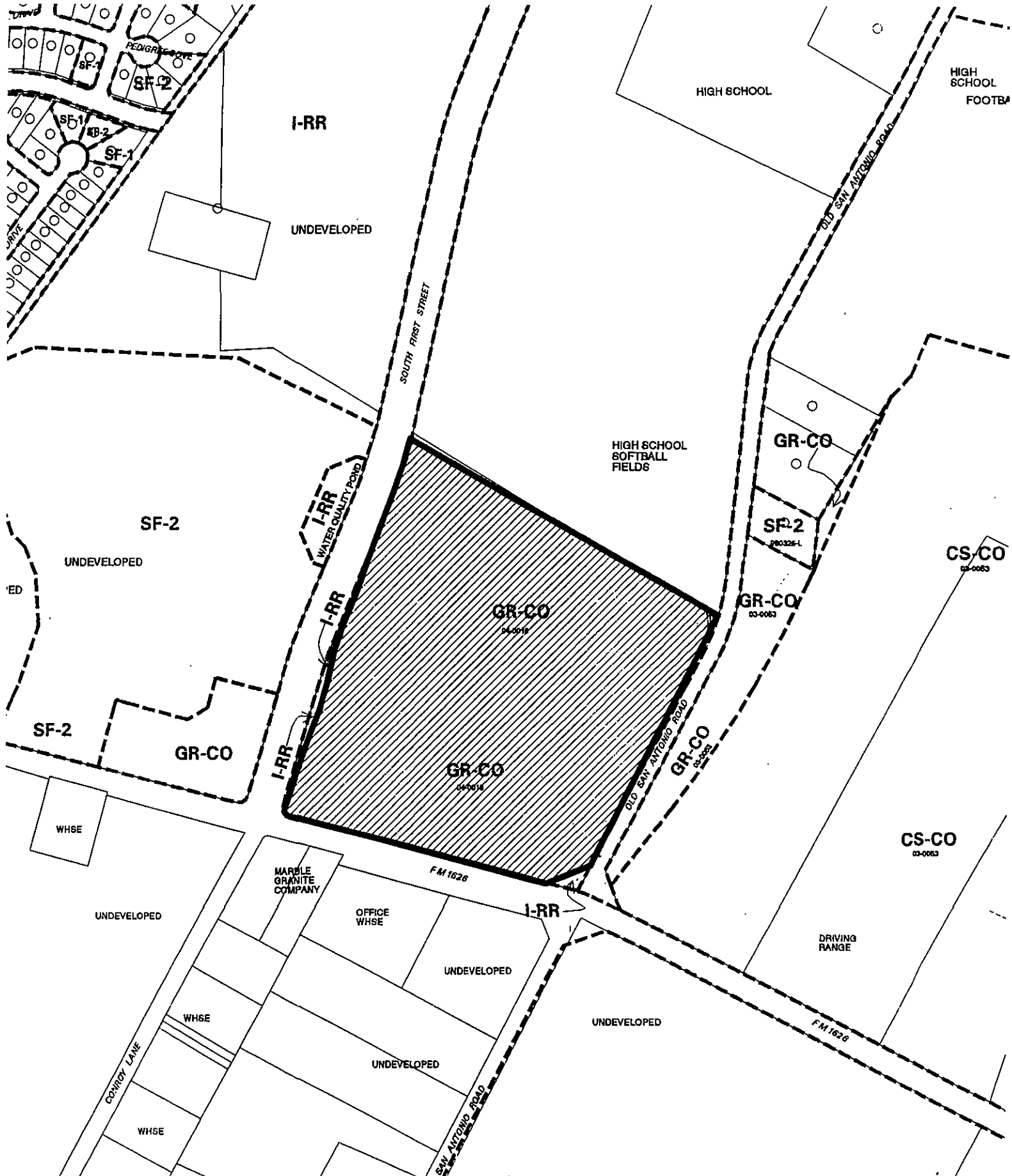
BEARING BASIS IS TEXAS CENTRAL ZONE NAD83. CONTROL MONUMENTS USED FOR THIS SURVEY ARE CITY OF AUSTIN AND LOWER COLORADO RIVER AUTHORITY MONUMENTATION.





I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746


JOHN T. BILNOSKI
NO. 4998
STATE OF TEXAS





 1" = 400' OFFICE	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W.WALSH	  	ZONING EXHIBIT P CASE #: C14-06-0063 ADDRESS: 11100 BLOCK OF S 1ST ST SUBJECT AREA (acres): 27.964	DATE: 06-04 INTLS: SM CS-MU-CO	CITY GRID REFERENCE NUMBER F11
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