

ORDINANCE NO. 20160211-042

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 repair services |
| Automotive sales | Automotive washing (of any type) |
| Bail bond services | Business or trade school |
| Business support services | Commercial off-street parking |
| Communications services | Drop-off recycling collection facility |
| Exterminating services | Food preparation |
| Funeral services | Hospital services (general) |
| Hotel-motel | Indoor entertainment |
| Indoor sports and recreation | Outdoor entertainment |

Outdoor sports and recreation
Research services

Pawn shop services
Theater

B. The following uses are conditional uses of the Property:

Alternative financial services
Community recreation (public)
Hospital services (limited)

Community recreation (private)
Group home, class II
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)
Restaurant (general)

Personal improvement services

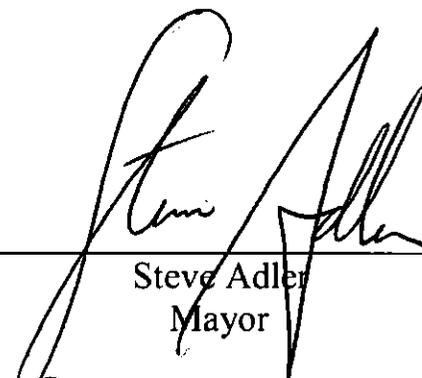
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 22, 2016.

PASSED AND APPROVED

February 11, 2016

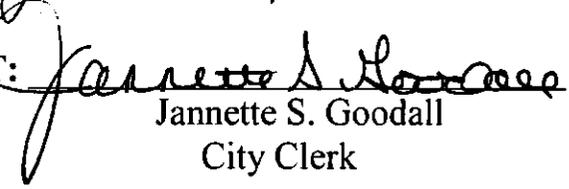
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Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:


Jannette S. Goodall
City Clerk

CRICHTON AND ASSOCIATES, INC.**LAND SURVEYORS**

6448 HIGHWAY 290 EAST

SUITE B-105

AUSTIN, TEXAS 78723

512-244-3395

FIELD NOTES

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°06'47"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°20'51E**, 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.

F.M. HIGHWAY 2304
 MANCHACA ROAD
 (R.O.W. VARIES)

B. DITTMAR ROAD
 (R.O.W. VARIES)

N 27°39'49" E
 N 27°46'18" E

(N 72°39'00" E 42.40')
 N 72°20'51" E
 42.44'

(S 62°21'49" E 70.02')
 S 62°15'32" E
 70.06'

CALC. PNT.
 (S 82°12'36" E
 R=516.70'
 L=25.92'
 S 63°47'30" E
 C=25.91')

1.0063 ACRES

KC REMAINDER OF
 5.804 ACRES LC.
 (2007055471)



R=25.00'
 L=30.23'
 N18°06'47" W
 28.42'
 (N17°24'33" W
 28.30')

PANNIER LANE
 (R.O.W. VARIES)

N 62°27'23" W
 79.97'
 (N 62°24'57" W 80.01')
 N 59°25'51" W
 25.41'
 (N 59°30'24" W 168.54')

CALC. PNT.

CRICHTON
 AND ASSOCIATES INC.
 LAND SURVEYORS

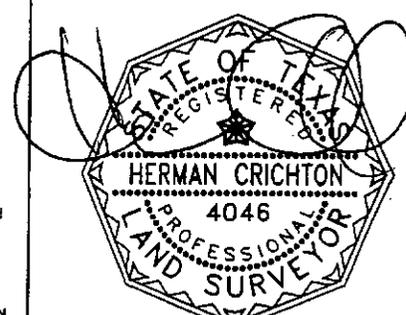
TBLS Firm # 101727-00
 6448 East Highway 290
 Suite B105
 Austin, Texas 78723
 (512) 244-3395
 Orders@CrichtonandAssociates.com

LEGEND

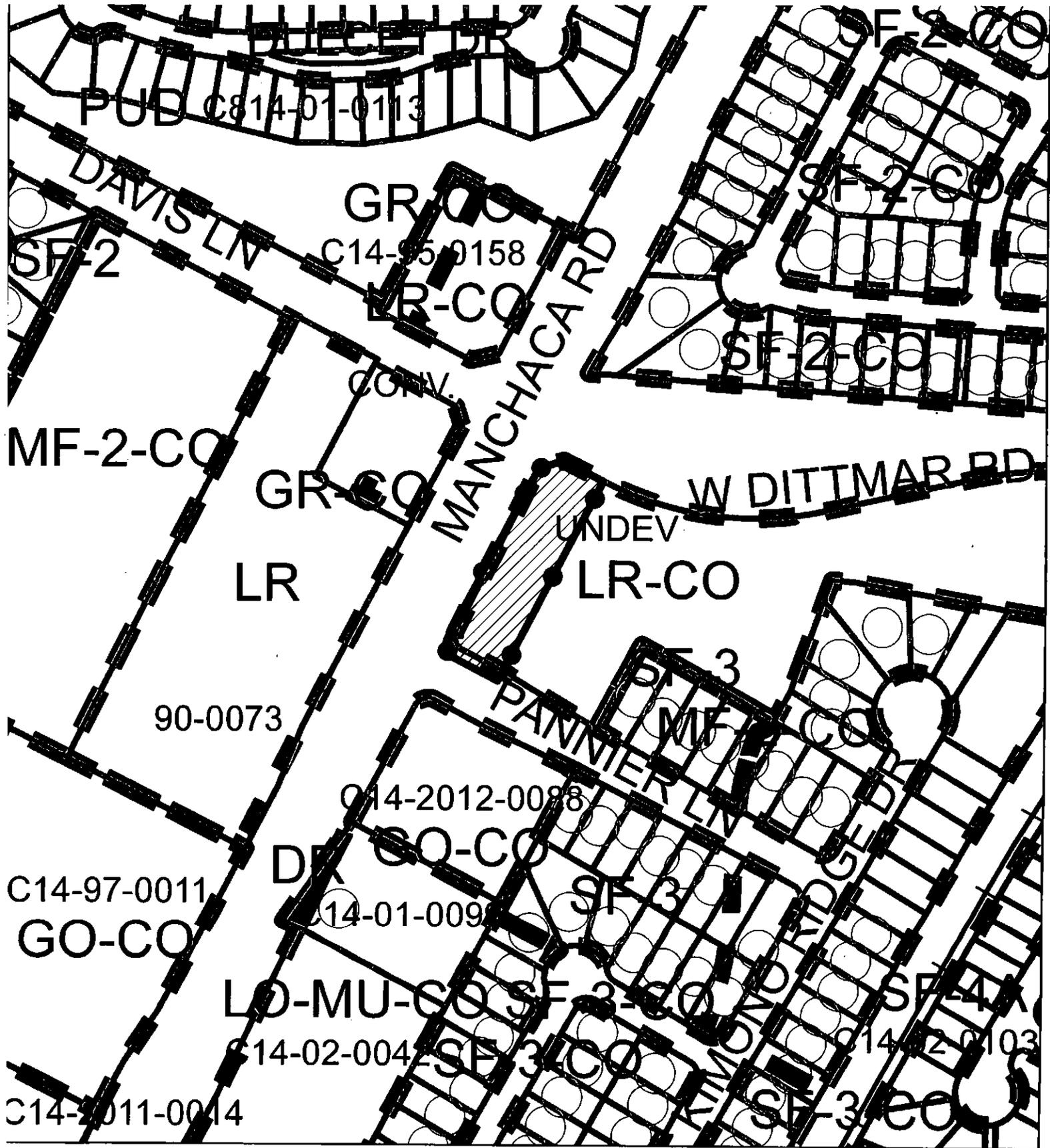
- | | | | |
|------|-------------------------|------|-----------------------|
| ● | 1/2" IRON PIN FOUND | ⊠ | UG UTIL. WARNING SIGN |
| ○ | 1/2" IRON PIN SET | □ | UTILITY PEDESTAL |
| △ | NAIL FOUND | ⊙ | GAS METER |
| ⊙ | LIGHT POLE | ⊙ | WATER MANHOLE |
| ⊙ | POWER POLE | ⊙ | WATER WELL |
| ⊙ | HIGH VOLTAGE POWER POLE | ⊙ | WATER METER |
| ⊙ | GUY WIRE | ⊙ | WATER VALVE |
| —E— | OVERHEAD ELECT. LINE | ⊙ | FIRE HYDRANT |
| ⊙ | ELECTRIC METER | ⊙ | PVC RISER |
| ⊙ | ELECTRIC MANHOLE | ⊙ | SANITARY SEWER MH |
| ⊙ | TELEPHONE MANHOLE | ⊙ | SEWER CLEANOUT |
| ⊙ | CONC. PAD WITH ELEC. | ⊙ | SEPTIC LID |
| ⊙ | ELECTRIC BOX | ⊙ | STORM SEWER MH |
| — — | METAL FENCE | () | RECORD INFORMATION |
| —//— | WOOD FENCE | —oo— | CHAIN LINK FENCE |
| | | —x— | WIRE FENCE |

SCALE: 1" = 50'

JOB NUMBER: 15_185



DATE: SEPT. 8TH, 2015



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Zoning Case: C14-2015-0148

Exhibit B

1" = 200'

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.

