

ORDINANCE NO. 20050728-074

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11410 MANCHACA ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) 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 interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0009, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.489 acre tract of land, more or less, out of the Walker Wilson League in 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 11410 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:

1. 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.
2. Development of the Property shall comply with compatibility standards as set forth in Chapter 25, Article 10 of the City Code.
3. Drive-in service is prohibited as an accessory use to a commercial use.

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

Automotive rentals
Automotive sales
Bail bond services
Commercial off-street parking
Drop-off recycling collection facility
Food preparation
Hospital services (general)
Indoor entertainment
Outdoor entertainment
Pawn shop services
Residential treatment

Automotive repair services
Automotive washing (of any type)
Business or trade school
Communications services
Exterminating services
Funeral services
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Research services
Theater

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

Community recreation (public)
Congregate living
Group home, Class II
Plant nursery

Community recreation (private)
Custom manufacturing
Hospital services (limited)
Medical offices (exceeding 5000 sq. ft.
of gross floor area)

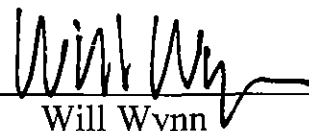
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 8, 2005.

PASSED AND APPROVED

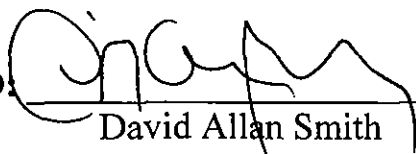
July 28, 2005

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTES
FOR

Exhibit A

1.489 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE WALKER WILSON LEAGUE IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED 1.49 ACRES AND DESIGNATED AS TRACT ONE, AS CONVEYED TO RAY PICKARD, ET.AL. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2003257665 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron pin found at the Southwest corner of said Tract One, being at the Southeast corner of Lot 2, Block A, Olympic Heights Section 1, a subdivision recorded in Document No. 200200099 of the Official Public Records of Travis County, Texas, being in the North r.o.w. line of Marcus Abrams Boulevard, for the PLACE OF BEGINNING hereof;

THENCE along the West line of said Tract One, being along the East line of said Lot 2, N 02°35'59" W for a distance of 216.08 feet to a capped iron pin found at the Northwest corner of said Tract One;

THENCE along the North line of said Tract One, N 88°04'57" E for a distance of 300.17 feet to a ½ inch iron pin found at the Northeast corner of said Tract One, being in the West r.o.w. line of Manchaca Road;

THENCE along the East line of said Tract One, being along the West r.o.w. line of Manchaca Road, S 02°32'58" E for a distance of 216.11 feet to a capped iron pin found at the Southeast corner of said Tract One, being at the Northeast corner of Lot 1, Block A of the aforesaid subdivision;

THENCE along the South line of said Tract One, being along the North line of said Lot 1, S 88°05'16" W for a distance of 299.98 feet to the PLACE OF BEGINNING and containing 1.489 acres of land, more or less.

SURVEYED BY:

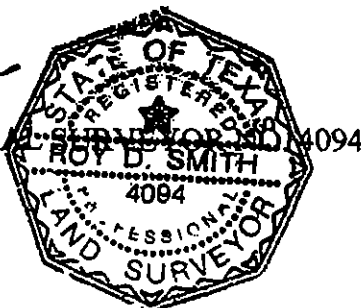
Roy D. Smith Surveyors, P.C.

Roy D. Smith

ROY D. SMITH

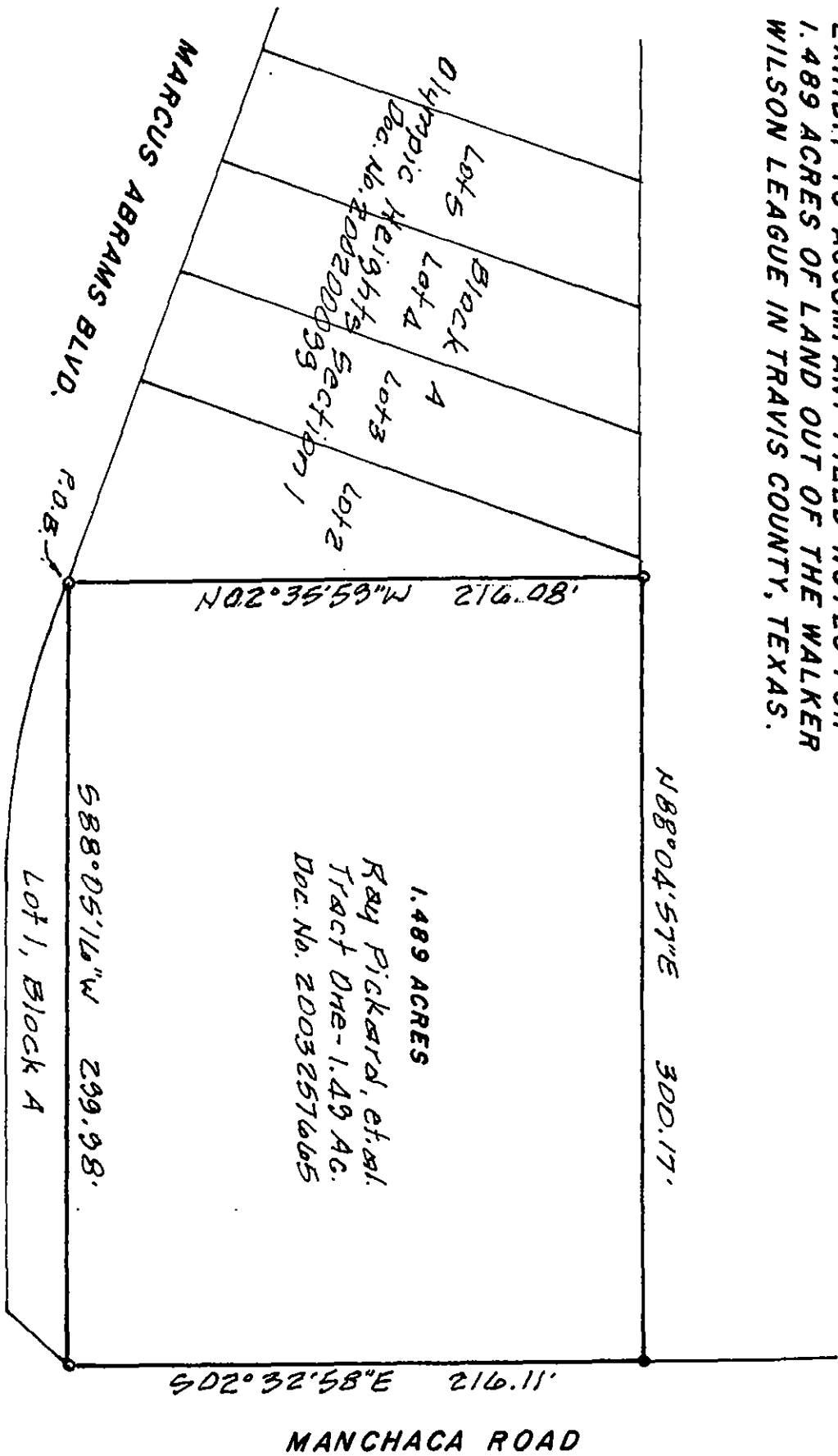
REGISTERED PROFESSIONAL

December 28, 2004



1.489 ac. - W. Wilson League

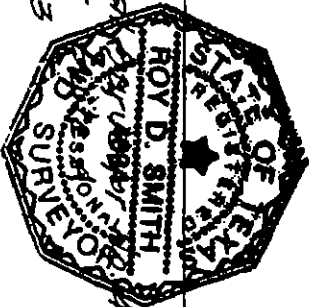
EXHIBIT TO ACCOMPANY FIELD NOTES FOR
1.489 ACRES OF LAND OUT OF THE WALKER
WILSON LEAGUE IN TRAVIS COUNTY, TEXAS.



SURVEYED BY
ROY D. SMITH SURVEYORS, P.C.

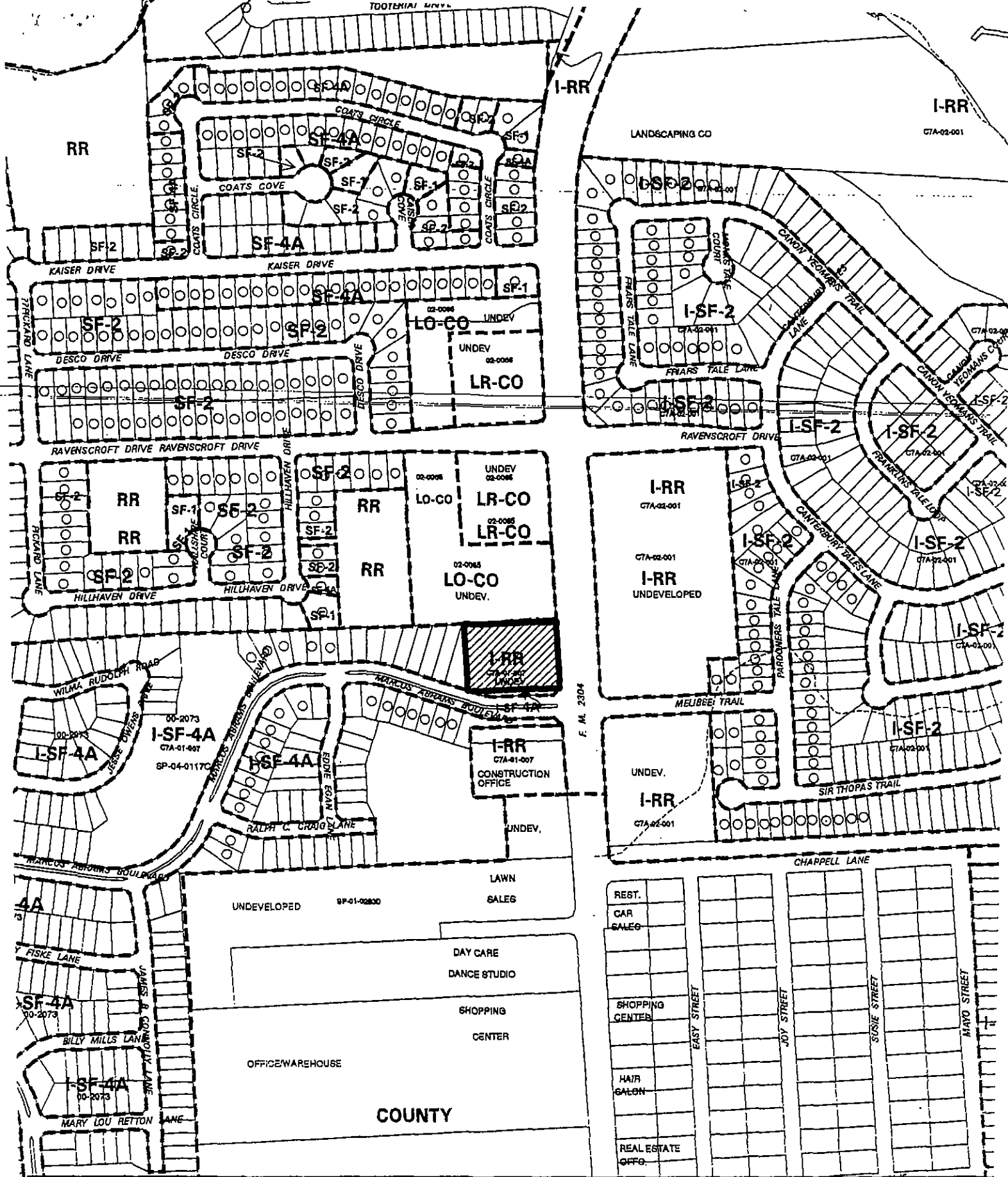
Roy D. Smith

ROY D. SMITH
Registered Professional Surveyor
1214 West 5th Street
Austin, Texas 78703
Ph. (512) 478-9821
December 28, 2004



SCALE 1"=60'

- LEGEND
- 1/2" Iron Pin Found
 - Capped Iron Pin Found



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: W. WALSH



CASE #: C14-05-0009

ADDRESS: 11410 MANCHACA RD

SUBJECT AREA (acres): 1.489

ZONING EXHIBIT B

DATE: 05-02

INTLS: SM

CITY GRID
REFERENCE
NUMBER

D12

1" = 400'