

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.

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

§
§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Rose Luckel
for Shirley A. Brown
City Clerk

C14H-01-0104
Tract 1
GR-MU-CO — H zoning
granted

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TEXAS 787074
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

October 19, 2001

FIELD NOTE DESCRIPTION FOR PROPOSED ZONING CHANGE FOR 1.32 ACRE OF LAND OUT OF THE S. F. SLAUGHTER SURVEY NO. 1 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (3.354 ACRE) TRACT CONVEYED TO MICHAEL AULICK AND WIFE, REBECCA ANN MCGAUGHY BY DEED RECORDED IN VOLUME 12070 PAGE 438 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the centerline of Slaughter Creek and being in the northerly right-of-way line of Old San Antonio Road at the southeast corner of that certain (3.354 Acre) tract conveyed to Michael Aulick and Rebecca Ann McGaughy by deed recorded in Volume 12070 Page 438 of the Real Property Records of Travis County, Texas and being an angle point of that certain (200 Acre) tract conveyed to Alma Tabb Harrell by deed recorded in Volume 538 Page 569 of the Deed Records of Travis County, and being the southeast corner and PLACE OF BEGINNING of the herein described tract of land, and from which a ½ inch iron rod set with plastic cap marked "Carson and Bush" bears S 78 deg. 56' 53" E 58.00 ft.,

THENCE with the northerly right-of-way line of Old San Antonio Road the following two courses:

- 1) N 75 deg. 48' 42" W 285.30 ft. to a point;
- 2) N 86 deg. 28' 56" W 27.81 ft. to an angle point of said (3.354 Acre) tract, and being the southwest corner of this tract;

THENCE crossing the interior of said (3.354 Acre) tract the following two courses:

- 1) N 19 deg. 21' 41" W 165.15 ft. to a point at the northwest corner of this tract;
- 2) N 69 deg. 26' 47" E 202.98 ft. to a point in the centerline of Slaughter Creek, being the common line of said (3.354 Acre) and (200 Acre) tracts, and being the northeast corner of this tract, and from which a 60 D nail found in rock at an angle point of said (3.354 Acre) tract bears N 36 deg. 46' 56" W 112.75 ft.;

EXHIBIT A

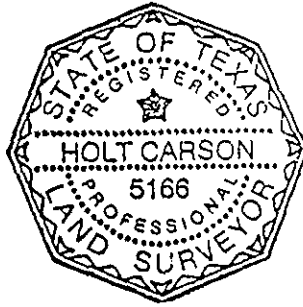
page 2 of 2
1.32 Acre proposed zoning change

THENCE with the centerline of Slaughter Creek, the following three courses:

- 1) S 36 deg. 46' 56" E 56.88 ft. to a point;
- 2) S 35 deg. 02' 25" E 56.52 ft. to a point;
- 3) S 26 deg. 21' 52" E 230.90 ft. to the Place of Beginning, containing 1.32 Acre of land.

PREPARED: October 19, 2001

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166
see sketch 620046D

**CARSON AND BUSH
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C14#01-0104
Tract 2
GR- -CO zoning
granted

October 19, 2001

FIELD NOTE DESCRIPTION FOR PROPOSED ZONING CHANGE FOR 2.05 ACRE OF LAND OUT OF THE S. F. SLAUGHTER SURVEY NO. 1 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (3.354 ACRE) TRACT CONVEYED TO MICHAEL AULICK AND WIFE, REBECCA ANN MCGAUGHY BY DEED RECORDED IN VOLUME 12070 PAGE 438 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60 D nail found in rock in the centerline of Slaughter Creek, at the most northerly corner of that certain (3.354 Acre) tract conveyed to Michael Aulick and Rebecca Ann McGaughy by deed recorded in Volume 12070 Page 438 of the Real Property Records of Travis County, Texas and being an angle point of that certain (200 Acre) tract conveyed to Alma Tabb Harrell by deed recorded in Volume 538 Page 569 of the Deed Records of Travis County, Texas, and being the most northerly corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the centerline of Slaughter creek, being the common line of said Aulick and said Harrell tracts, the following two courses:

- 1) S 50 deg. 08' 23" E 154.72 ft. to a 60 D nail found in rock;
- 2) S 36 deg. 46' 56" E 112.75 ft. to a point at the most easterly corner of this tract,

THENCE crossing the interior of said (3.354 Acre) tract, the following two courses:

- 1) S 69 deg. 26' 47" W 202.98 ft. to a point;
- 2) S 19 deg. 21' 41" E 165.15 ft. to a point in the northerly right-of-way line of Old San Antonio Road at an angle point of said (3.354 Acre) tract, and being the most southeasterly corner of this tract, and from which a ½ inch iron rod set with plastic cap marked "Carson and Bush" bears S 86 deg. 28' 56" E 27.81 ft., S 75 deg. 48' 42" E 285.30 ft., and S 78 deg. 56' 53" E 58.00 ft.;

EXHIBIT B

THENCE with the northerly right-of-way line of Old San Antonio Road, the following two courses:

- 1) S 82 deg. 51' 50" W 86.10 ft. to a point;
- 2) S 73 deg. 23' 01" W 48.47 ft. to a point at the southwest corner of said (3.354 Acre) tract and being the most southwesterly corner of this tract;

THENCE with the west line of said (3.354 Acre) tract, N 19 deg. 43' 52" W at 325.49 ft. passing a ½ inch iron pipe found, and continuing on 51.55 ft., more for a total distance of 377.04 ft., to the Place of Beginning, containing 2.05 Acre of land.

PREPARED: October 19, 2001

BY:



Holt Carson

Registered Professional Land Surveyor No. 5166

see sketch 620046D

P9700Z9 C

SKETCH TO ACCOMPANY FIELD NOTES FOR
PROPOSED ZONING CHANGES FOR PORTIONS OF
THAT CERTAIN (3.354 ACRE) TRACT OF LAND OUT
OF THE S.F.SLAUGHTER SURVEY NO.1 IN TRAVIS
COUNTY, TEXAS, WHICH WAS CONVEYED
TO MICHAEL AULICK AND WIFE, REBECCA ANN
MCGAUGHY BY DEED RECORDED IN VOLUME
12070 PAGE 438 OF THE REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS.

S. F. SLAUGHTER SURVEY

22

in rock,

N20°09'15"W
40.91'

ET 30° 37' E 2.5

08°23'E
15472
bearing Basis
from prior survey

iron pipe found

(b) (5) DPP, (b) (5) ACP

1000

TRACT 2
205 ACRES

577 04

16515' N192°4'W

57323'05W
48.47' 01L

OLD SAN ANTONIO ROAD

[illegible]

08-06-2007

09:00 AM

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

Prepared: October 19, 2001

8Y

Robert Carson

Holt Carson

Registered Professional Land Surveyor No. 5166

LEGEND:

© ½" Iron Rod Found

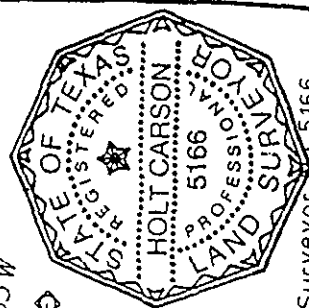
◆ ½" Iron Rod Set with Plastic Cap Marked
"Carson and Bush Professional Surveyors"
In February 2001

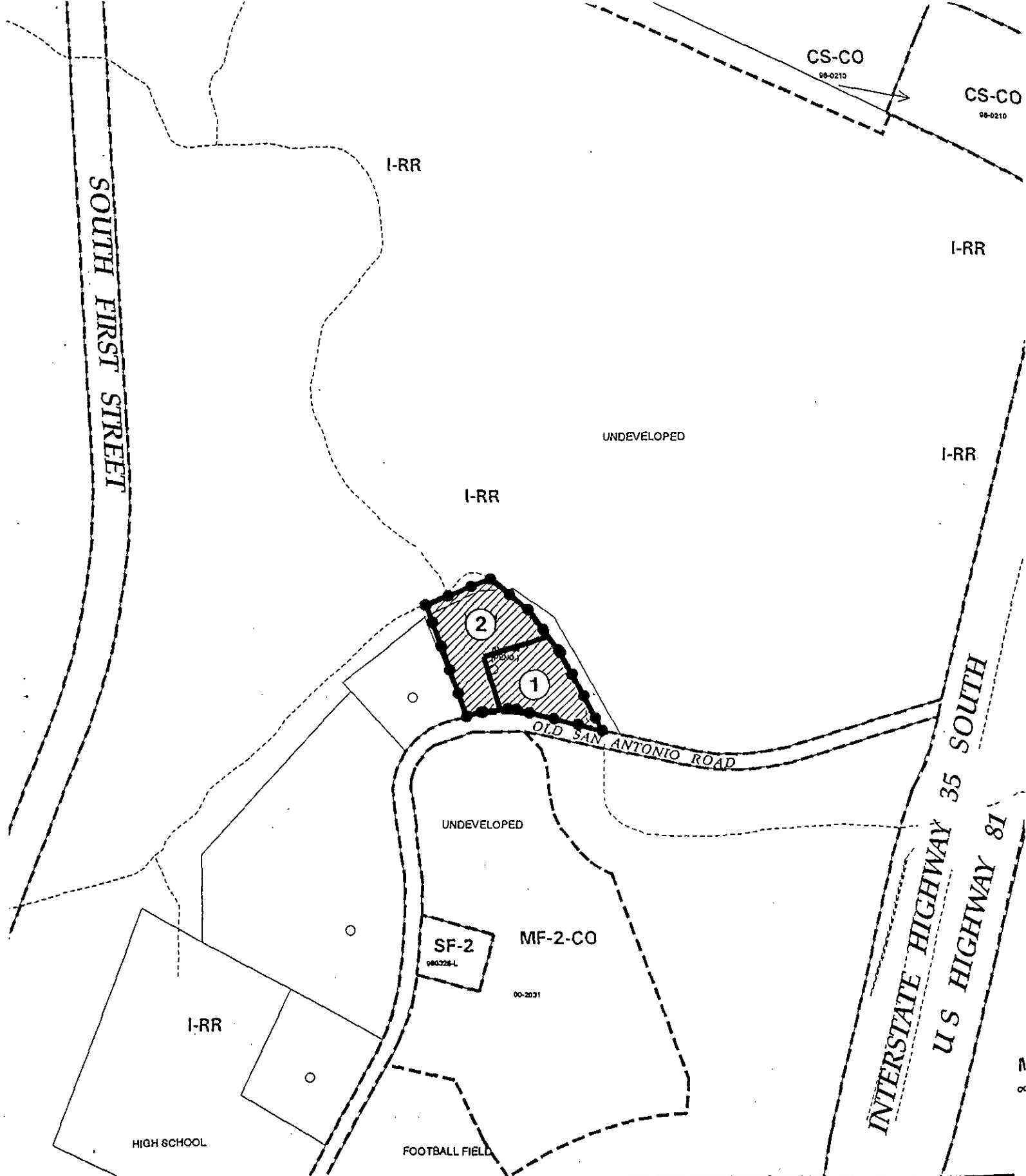
△ 60 D Nail Found





⊗ Calculated Point

FOR-Place of Residence

ALMA TABS HARRELL
(200 ACRES) REMANDER
1901 (1945) 538 540F 550





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