

ORDINANCE NO. 20141211-174

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3100 MANCHACA ROAD FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-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 limited office-conditional overlay (LO-CO) combining district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0173, on file at the Planning and Development Review Department, as follows:

2.944 acre tract of land, more or less, out of the Henry P. Hill League the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3100 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:

- A. Development of the Property shall comply with the following regulations.
 - 1. The minimum setbacks are:
 - 25 feet for front yard,
 - 15 feet for street side yard,
 - 5 feet for interior side yard,
 - 5 feet for rear yard.
 - 2. The maximum building coverage is 50 percent.
 - 3. The maximum building height, as defined by City Code, is 40 feet or 3 stories.
 - 4. The maximum impervious cover is 70 percent.

- B. A multifamily, townhouse or condominium residential use on the Property shall conform to the standards in Chapter 25, Subchapter E, Design Standards and Mixed Use 4.2.1 of the City Code for a minimum site area per residential unit type under limited office.

The minimum site area for each dwelling unit is:

1. 1,600 square feet, for an efficiency dwelling unit,
2. 2,000 square feet, for a one bedroom dwelling unit,
3. 2,400 square feet, for a dwelling unit with two or more bedrooms.

- C. The following are conditional uses of the Property:

College and university facilities	Congregate living
Group home, Class II	Off-site accessory parking
Hospital services (limited)	Personal services
Private secondary educational facilities	Restaurant (limited)

- D. The following uses are prohibited uses of the Property:

Business or trade school	Business support services
Guidance services	Hospital services (general)
Printing and publishing	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 22, 2014.

PASSED AND APPROVED

December 11, 2014

§
§
§ Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
City Attorney

ATTEST: Jannette S. Goodall
City Clerk

2.944 ACRES
FOUR T REALTY
3100 MANCHACA ROAD

FN. NO. 14-383 (MJJ)
OCTOBER 10, 2014
JOB NO. R0109029-10007

DESCRIPTION

OF 2.944 ACRES OF LAND OUT OF THE HENRY P. HILL LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 2.92 ACRE TRACT OF LAND CONVEYED TO RODOLFO CARRERA AND ELENA MONTALVO BY DEED OF RECORD IN DOCUMENT NO. 2001216535 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.944 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the westerly right-of-way line of Manchaca Road, being the southeasterly corner of said 2.92 acre tract, for the southeasterly corner hereof;

THENCE, along the southerly and westerly lines of said 2.92 acre tract, being in part along the westerly right-of-way line of Manchaca Road and in part along the irregular northerly line of Lot 3 Carter and Hatfield Subdivision, of record in Book 82, Page 84 of the Plat Records of Travis County, Texas, for the southerly and westerly lines hereof, the following two (2) courses and distances:

- 1) S62°47'55"W, at 5.41 feet passing a 1/2 inch iron rod found at the northeasterly corner of said Lot 3 and continuing for a total distance of 814.33 feet to the southwesterly corner of said 2.92 acre tract and southwesterly corner hereof;
- 2) N07°51'36"W, a distance of 166.92 feet to a 1/2 inch iron rod found at the southwesterly corner of Lot 1 Jay Lynn Johnson Subdivision No. 2, of record in Book 82, Page 309 of said Plat Records, being the northwesterly corner of said 2.92 acre tract and northwesterly corner hereof;

THENCE, N62°52'59"E, leaving the irregular northerly line of said Lot 3, in part along the southerly line of said Lot 1 and in part along the westerly right-of-way line of Manchaca Road, being the northerly line of said 2.92 acre tract and hereof, a distance of 820.19 feet to a 1/2 inch iron rod found in the westerly right-of-way line of Manchaca Road, being the northeasterly corner of said 2.92 acre tract and the northeasterly corner hereof;

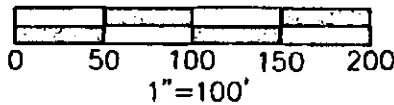
THENCE, S05°50'16"E, along the westerly right-of-way line of Manchaca Road, being the easterly line of said 2.92 acre tract, for the easterly line hereof, a distance of 167.82 feet to the POINT OF BEGINNING, containing 2.944 acres (128,259 sq. ft.) of land, more or less, within these metes and bounds.

BURY-AUS, INC.
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701

Mark J. Jezisek 10/10/14
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10107500



MANCHACA ROAD (R.O.W. VARIES)



LOT 1
JAY LYNN JOHNSON
SUBDIVISION NO. 2
BK. 82, PG. 309

RODOLFO
CARRERA
AND ELENA
MONTALVO
DOC. NO.
2001216535

LOT 3
CARTER AND
HATFIELD
SUBDIVISION
BK. 82, PG. 84

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

6.151 ACRES
RESIDENCES AT THE
SPOKE LLC
DOC. NO. 2012085079

HENRY P. HILL LEAGUE

LEGEND

- 1/2" IRON ROD FOUND
- CORNER NOT FOUND
- P.O.B. POINT OF BEGINNING

S05°50'16"E 167.82'

P.O.B.

N62°52'59"E 820.19'

S62°47'55"W 814.33'

N07°51'36"W 166.92'

BURY

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Austin, Texas 78701
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TBP# 8-F-1048 TBP# S-11-10107521
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SKETCH TO ACCOMPANY DESCRIPTION
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FOUR T
REALTY

3100 MANCHACA

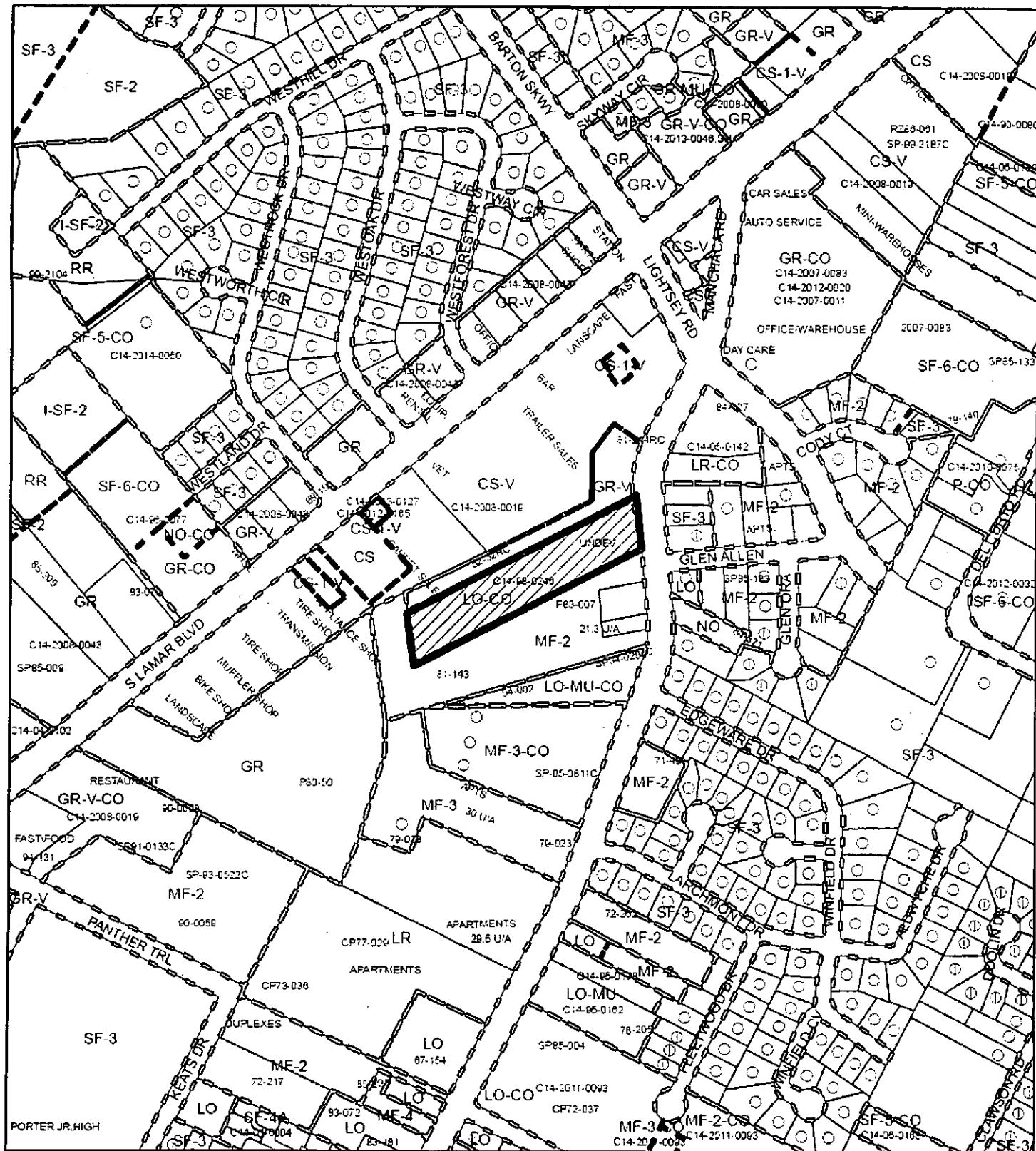
DATE: 10-10-2014

DRAWN BY: M.J.J.




FN 14 383(MJJ)

FILE H:\109029\007\109029007EX1.DWG

PROJECT No. H0109029-10007



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0173

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.

