

ORDINANCE NO. 20170406-044

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11410 MANCHACA ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2016-0130, on file at the Planning and Zoning Department, as follows:

3,102 square feet of land to be re-zoned out of Lot 1, Block A, OFLP3 Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201100011 of the Official Public Records of Travis County, Texas, as conveyed to Manchaca Partners, Inc. by deed recorded in Document No. 2015169163 of the Official Public Records of Travis County, Texas and 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, 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 prohibited for the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business support services	Cocktail lounge
Commercial off-street parking	Communications services
Pawn shop services	Exterminating services
Food preparation	Funeral services
Hospital services (general)	Hotel-motel

Indoor entertainment
Outdoor entertainment
Drop-off recycling collection
facility

Indoor sports and recreation
Outdoor sports and recreation
Research services

B. The following uses are conditional for the Property:

Community recreation (private)
Congregate living
Group home, class II
Residential treatment
Medical offices (exceeding 5000
sq. ft. gross floor area)

Community recreation (public)
Custom manufacturing
Hospital services (limited)
Plant nursery

C. Drive-in service as an accessory use to commercial uses is conditional on the Property.

D. A restaurant (general) use is subject to the provisions of City Code Section 25-2-587(D) (*Requirements for Certain Uses in a Neighborhood Commercial (LR) District*).

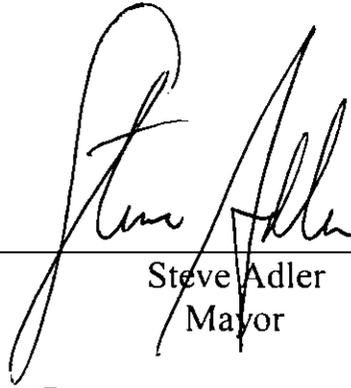
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 17, 2017.

PASSED AND APPROVED

April 6, 2017

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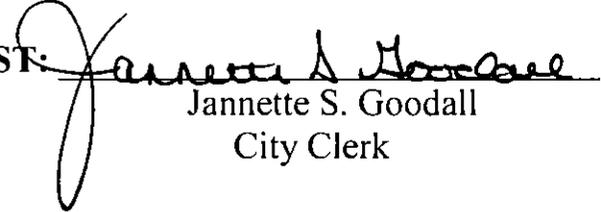
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

EXHIBIT "A"

C14-2016-0130

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
EMAIL: hci@austin.rr.com
www.hciaustin.com

FIELD NOTE DESCRIPTION OF 3,102 SQUARE FEET OF LAND TO BE RE-ZONED OUT OF LOT 1, BLOCK A, OFLP3 SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201100011 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO MANCHACA PARTNERS, INC. BY DEED RECORDED IN DOCUMENT NO. 2015169163 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at 1/2" iron rod found at the Southwest corner of Lot 1, Block A, OFLP3 subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201100011 of the Official Public Records of Travis County, Texas, same being an angle corner of Lot 17, Block B, Olympic Heights Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200200099 of the Official Public Records of Travis County, Texas, from which a capped iron rod found at the Northwest corner of said Lot 1, Block A, OFLP3 Subdivision, same being an angle corner of Lot 1, Block B, Olympic Heights Section 1 bears, N 02 deg. 39'01" W 225.98 ft., again from said beginning reference point an additional capped iron rod found in the West right-of-way line of Manchaca Road at the Northeast corner of Lot 1, Block A, Olympic Heights Outlot #2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200700273 of the Official Public Records of Travis County, Texas bears, N 88 deg. 06'53" E 102.64 ft. and N 87 deg. 34'25" E 189.10 ft.;

THENCE entering the interior of Lot 1, Block A, OFLP3 Subdivision, N 87 deg. 06'45" E 50.81 ft. to a calculated point at the Southwest corner of a one story rock an stucco building for the Southwest corner and **PLACE OF BEGINNING** of the herein described area to be re-zoned;

THENCE continuing through the interior of Lot 1, Block A, OFLP3 Subdivision, the following four (4) courses:

- 1.) N 02 deg. 29'25" W 59.00 ft. to a calculated point for the Northwest corner of the herein described area to be re-zoned;
- 2.) N 87 deg. 30'34" W 52.60 ft. crossing through the approximate centerline of an internal building wall line to a calculated point for the Northeast corner of the herein described area to be re-zoned;
- 3.) S 02 deg. 29'26" E 59.00 ft. to a calculated point at the southeast corner of said building for the Southeast corner of the herein described area to be re-zoned;
- 4.) S 87 deg. 30'34" W 52.60 ft. to the **PLACE OF BEGINNING** and containing 3,102 square feet of land.

PREPARED: November 15, 2016

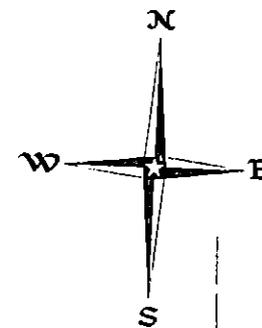
Holt Carson
Registered Professional Land Surveyor No. 5166
Texas Licensed Surveying Firm Registration No. 10050700
see accompanying map: C977146



SCALE: 1" = 20'

Legend

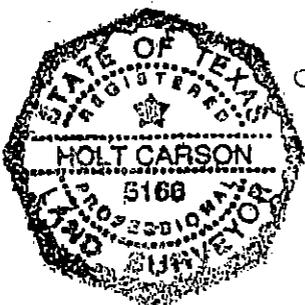
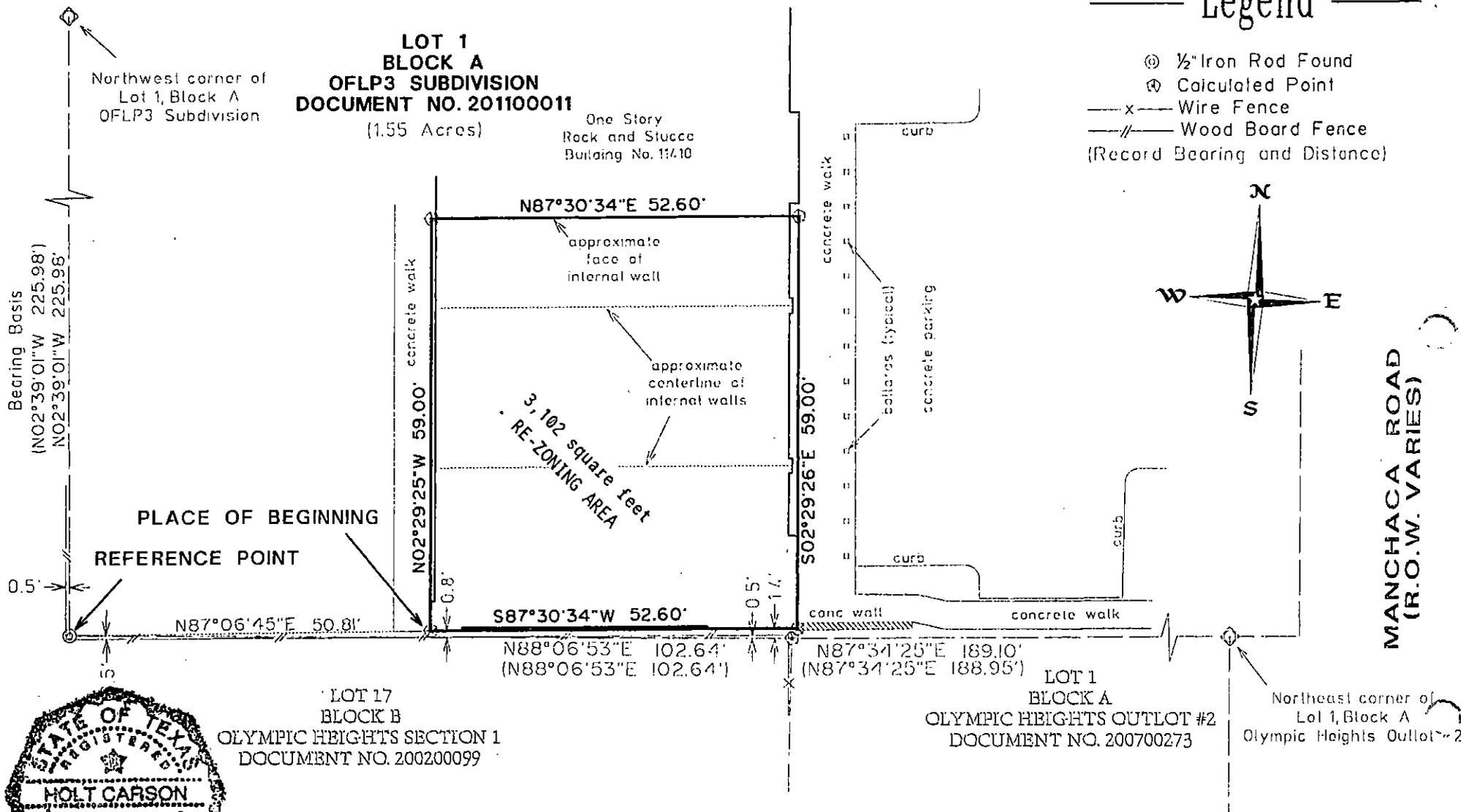
- ⊙ 1/2" Iron Rod Found
- ⊕ Calculated Point
- x— Wire Fence
- //— Wood Board Fence
- (Record Bearing and Distance)



**LOT 1
BLOCK A
OFLP3 SUBDIVISION
DOCUMENT NO. 201100011**

(1.55 Acres)

One Story
Rock and Stucco
Building No. 11710



PREPARED: NOVEMBER 15, 2016.

BY

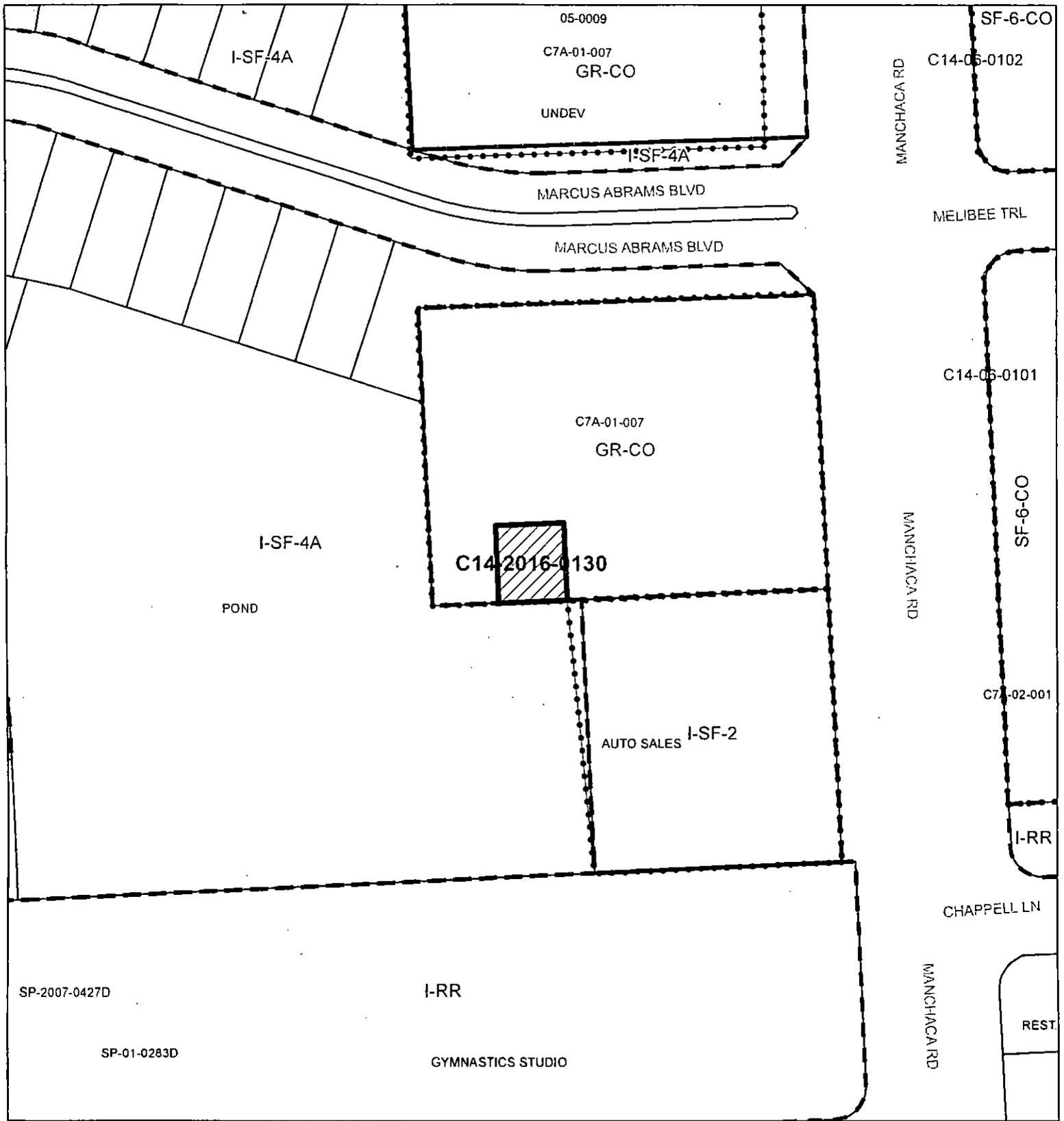
Holt Carson

Registered Professional Land Surveyor No. 5166

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF 3,102 SQUARE FEET OF LAND TO BE RE-ZONED, OUT OF LOT 1, BLOCK A, OFLP3 SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201100011 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED TO MANCHACA PARTNERS, INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015169163 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**HOLT CARSON, INCORPORATED
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AUSTIN, TX 78704
(512) 442-0990**

Texas Licensed Surveying Firm Registration No. 10050700



ZONING

EXHIBIT B

Case#: C14-2016-0130

-  N
-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 100'

Created: 3/22/2017