

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11500 MANCHACA ROAD FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR TRACT 1, COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT 2, AND WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-CO) COMBINING DISTRICT FOR TRACT 3.

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 on the property described in Zoning Case No. C14-2017-0143, on file at the Planning and Zoning Department, as follows:

**Tract 1:** from interim-rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district.

11,688 square feet of land out of Lot 1 of the Foley Subdivision, a subdivision in Travis County, Texas recorded in Document No. 200200060, Official Public Records of Travis County, Texas, said Lot 1 conveyed to JG Manchaca Property, LLC, in Document No. 2012217605 of the Official Public Records of Travis County, Texas, said 11,688 square feet more particularly described by metes and bounds incorporated into this ordinance, and

**Tract 2:** from interim-rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district.

132,837 square feet of Land, save and except 11,688 square feet of land described as Tract 1, all out of Lot 1 of the Foley Subdivision, a subdivision in Travis County, Texas, recorded in Document No. 200200060, Official Public Records of Travis County, Texas, said Lot 1 conveyed to JG Manchaca Property, LLC, in Document No. 2012217605 of the Official Public Records of Travis County, Texas, leaving a net area of 121,149 square feet of land more particularly described by metes and bounds incorporated into this ordinance, and

A 0.52 acre of land, more or less, out of the Walker Wilson League Survey No. 2, in Travis County, Texas, said 0.52 acre conveyed to Garcia Road, LLC, in

Document No. 2013032168 of the Official Public Records of Travis County, Texas, said 0.52 acre being more particularly described by metes and bounds incorporated into this ordinance, and

**Tract 3:** from interim rural residence (I-RR) district to warehouse limited office-conditional overlay (W/LO-CO) combining district.

182,585 square feet of Land, out of Lot 1 of the Foley Subdivision, a subdivision in Travis County, Texas, recorded in Document No. 200200060, Official Public Records of Travis County, Texas, said Lot 1 conveyed to JG Manchaca Property, LLC, in Document No. 2012217605 of the Official Public Records of Travis County, Texas, said 182,585square feet more particularly described by metes and bounds incorporated into this ordinance (cumulatively referred to as **Exhibit “A,”** the “Property”),

locally known as 11500 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 uses for Tract 1:

Adult-oriented businesses	Alternative financial services
Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Campground
Commercial blood plasma center	Drop-off recycling collection facility
Electronic prototype assembly	Electronic testing
Equipment repair services	Exterminating services
Funeral services	Hotel-motel
Kennels	Laundry services
Medical offices (exceeding 5,000 sq. ft. gross floor area)	Monument retail sales
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Pedicab storage and dispatch
Plant nursery	Research services

Theater  
Veterinary services

Vehicle storage

B. The following uses are prohibited uses for Tract 2:

Alternative financial services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Drop-off recycling collection facility
Exterminating services	Funeral services
Hotel-motel	Medical offices (exceeding 5,000 sq. ft. gross floor area)
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Pedicab storage and dispatch
Plant nursery	Research services
Special use historic	Theater

C. The following uses are prohibited uses for Tract 3:

Business or trade school	Electronic prototype assembly
Electronic testing	Equipment repair services
Exterminating services	Pedicab storage and dispatch

D. A 25-foot wide undisturbed, vegetative buffer shall be provided and maintained for Tract 3 along the north and west property lines. Improvements permitted in the buffer are limited to drainage, underground utilities, or those improvements that may otherwise be required by the City of Austin.

E. Outdoor lighting applications on Tract 3 shall be illuminated by fixtures that are fully-shielded.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.



**ZONING TRACT 1**

**BEING 11,688 SQUARE FEET OF LAND OUT OF LOT 1 OF THE FOLEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS RECORDED IN DOCUMENT NO. 200200060, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 CONVEYED TO JG MANCHACA PROPERTY, LLC, IN DOCUMENT NUMBER 2012217605 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 11,688 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** at a capped 1/2" iron rebar found in the west line of Manchaca Road at the northeast corner of said Lot 1, same being the southeast corner of that certain tract conveyed to 720 Lamar Place, L.C., in Document No. 2005200008, Official Public Records of Travis County, Texas;

**THENCE** leaving the west line of said Manchaca Road, with the north line of said Lot 1 and the south line of said 720 Lamar Place tract S 89° 51' 15" W a distance of 282.65 feet to a point;

**THENCE** over and across said Lot 1 S 00° 08' 45" E a distance of 31.52 feet to a point for the northeast corner and **PLACE OF BEGINNING** hereof;

**THENCE** within said Lot 1 the following courses:

1. S 00° 05' 51" E a distance of 72.55 feet to a point for the southeast corner hereof;
2. S 89° 50' 38" W a distance of 161.10 feet to a point for the southwest corner hereof;
3. N 00° 04' 32" W a distance of 72.57 feet to a point for the northwest corner hereof;
4. N 89° 50' 57" E a distance of 161.07 feet to the **PLACE OF BEGINNING**, containing 11,688 square feet of land, more or less.

**THIS DESCRIPTION TO BE USED WITH THE ATTACHED SKETCH ONLY.**

  
Michael Lancaster, R.P.L.S. 5529

09/15/17  
Date

**Exhibit A**

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969  
[www.bandgsurvey.com](http://www.bandgsurvey.com)  
Firm Reg. No. 100363-00



B0806417\_Tract 1

**121149 Sq. Ft. Portion of Zoning Tract 2**

**BEING 132,837 SQUARE FEET OF LAND, SAVE AND EXCEPT 11,688 SQUARE FEET OF LAND DESCRIBED AS TRACT 1, ALL OUT OF LOT 1 OF THE FOLEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS RECORDED IN DOCUMENT NO. 200200060, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 CONVEYED TO JG MANCHACA PROPERTY, LLC, IN DOCUMENT NUMBER 2012217605 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LEAVING A NET AREA OF 121,149 SQUARE FEET OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a capped 1/2" iron rebar found in the west line of Manchaca Road at the northeast corner of said Lot 1, same being the southeast corner of that certain tract conveyed to 720 Lamar Place, L.C., in Document No. 2005200008, Official Public Records of Travis County, Texas;

**THENCE** with the west line of said Manchaca Road, with the east line of said Lot 1 S 00° 10' 01" E a distance of 171.66 feet to a capped 1/2" iron rebar set at a point of curvature at the easternmost southeast corner of said Lot 1, same being the northernmost northeast corner of a 0.520 acre tract conveyed to Garcia Road, LLC, in Document No. 2013032168, Official Public Records of Travis County, Texas, for the easternmost southeast corner hereof;

**THENCE** with a curve to the right with a radius of 25.00 feet, an arc length of 39.60 feet, a chord bearing S 43° 51' 34" W, a distance of 35.59 feet to a 1/2" iron rebar found at a southeast corner of the said Lot 1 in the north line of said Garcia Road tract;

**THENCE** with the south line of said Lot 1 and the north line of said Garcia Road tract N 89° 52' 31" W a distance of 361.36 feet to capped 1/2" iron rebar set for an angle point;

**THENCE** continuing with the common line of said Lot 1 and said Garcia Road tract S 89° 53' 23" W a distance of 59.67 feet to a capped 1/2" iron rebar set for the northwest corner of said Garcia Road tract and an interior corner hereof;

**THENCE** continuing with the common line of said Lot 1 and said Garcia Road tract S 00° 10' 53" E a distance of 50.00 feet to a capped 1/2" iron rebar set in the north line of Lot 1 of Jackie's Gymnastics Subdivision, a subdivision of record in Volume 91, Page 327, Plat Records of Travis County, Texas, at the southernmost southeast corner of said Foley's Subdivision Lot 1 and the southwest corner of said Garcia Road tract for the southernmost southeast corner hereof;

**THENCE** continuing with the south line of said Foley's Subdivision Lot 1 and the north line of said Jackie's Gymnastics Lot 1 N 89° 54' 31" W a distance of 185.38 feet to a point for the southwest corner hereof;

**THENCE** over and across said Foley's Subdivision Lot 1 N 00° 10' 01" W a distance of 244.87 feet to a point in the north line of said Foley's Subdivision Lot 1 at the common corner of Lots 17 and 18, Block B of Olympic Heights Section 1, a subdivision of record in Document No. 200200099, Official Public Records of Travis County, Texas, for the northwest corner hereof;

**THENCE** with the north line of said Foley's Subdivision Lot 1 and the south line of said Lot 17 N 89° 53' 04" E a distance of 244.99 feet to a 1/2" iron rebar found point for an angle point hereof;

**THENCE** with the north line of said Foley's Subdivision Lot 1 N 89° 51' 15" E a distance of 386.13 feet to the **PLACE OF BEGINNING**, containing 132,837 square feet of land, save and except Tract 1 described as follows:

**COMMENCING** at a capped 1/2" iron rebar found in the west line of Manchaca Road at the northeast corner of said Lot 1, same being the southeast corner of that certain tract conveyed to 720 Lamar Place, L.C., in Document No. 2005200008, Official Public Records of Travis county, Texas;

**THENCE** leaving the west line of said Manchaca Road, with the north line of said Lot 1 and the south line of said 720 Lamar Place tract S 89° 51' 15" W a distance of 282.65 feet to a point;

**THENCE** over and across said Lot 1 S 00° 08' 45" E a distance of 31.52 feet to a point for the northeast corner and **PLACE OF BEGINNING** hereof;

**THENCE** within said Lot 1 the following courses:

1. S 00° 05' 51" E a distance of 72.55 feet to a point for the southeast corner hereof;
2. S 89° 50' 38" W a distance of 161.10 feet to a point for the southwest corner hereof;
3. N 00° 04' 32" W a distance of 72.57 feet to a point for the northwest corner hereof;
4. N 89° 50' 57" E a distance of 161.07 feet to the **PLACE OF BEGINNING**, containing 11,688 square feet of land.

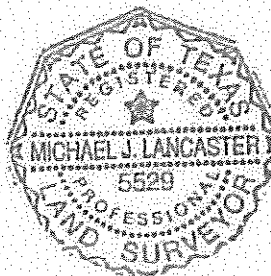
Net area for this portion of Zoning Tract 2 is 121,149 square feet of land, more or less.

**THIS DESCRIPTION TO BE USED WITH THE ATTACHED SKETCH ONLY.**

  
Michael Lancaster, R.P.L.S. 5529

09/15/17  
Date

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[www.bandgsurveying.com](http://www.bandgsurveying.com)  
Firm Reg. No. 100363-00



B0806417\_Tract 2

**0.52 Ac. Portion of Zoning Tract 2**

**BEING 0.52 ACRE OF LAND, MORE OR LESS, OUT OF THE WALKER WILSON LEAGUE SURVEY NO. 2, IN TRAVIS COUNTY, TEXAS, SAID 0.52 ACRE CONVEYED TO GARCIA ROAD, LLC, IN DOCUMENT NUMBER 2013032168 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.52 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** at a 1/2" iron rebar found in the north line of Lot 1, The Foley Subdivision, a subdivision recorded in Document No. 200200060 of the Official Public Records of Travis County, Texas, from which a capped 1/2" iron rebar found at the northwest corner of said Lot 1 bears S 89° 53' 04" W, a distance of 886.61 feet;

**THENCE** along the north line of said Lot 1 N 89° 51' 15" E, a distance of 386.13 feet to a capped 1/2" iron rebar found in the west right of way line of Manchaca Road at the northeast corner of said Lot 1, same being the northwest corner of that 2104 square foot tract conveyed to the State of Texas in Volume 11460, Page 1596 of the Real Property Records of Travis County, Texas;

**THENCE** along the west right of way line of said Manchaca Road, S 00° 10' 01" E, a distance of 171.66 feet to a capped 1/2" iron rebar set, and along a curve to the right with a radius of 25.00 feet, a chord bearing and distance of S 43° 51' 34" W, 35.59 feet to a 1/2" iron rebar found in the north line of the said Garcia Road tract at a southeast corner of said Lot 1, same being the southwest corner of the said 2104 square foot tract, for the **PLACE OF BEGINNING** hereof;

**THENCE** along the south line of said 2104 square foot tract and the north line of the said Garcia Road tract S 89° 52' 31" E, a distance of 33.97 feet to a calculated point at the southeast corner of the said 2104 square foot tract, for the northeast corner hereof;

**THENCE** along the east line of said Garcia Road tract S 00° 11' 26" E, a distance of 50.00 feet to a calculated point at the northeast corner of a 883 square foot tract conveyed to the State of Texas in Volume 11421, Page 1118 of the Real Property Records of Travis County, Texas, for the southeast corner hereof;

**THENCE** along south line of the said Garcia Road tract, and the north of the said 883 square foot tract and north line of Lot 1 of Jackie's Gymnastics Subdivision, a subdivision of record in Volume 91, Page 327 of the Plat Records of Travis County, Texas, N 89° 54' 22" W, a distance of 455.00 feet to a capped 1/2" iron rebar set at the southernmost southeast corner of the said Lot 1, of The Foley Subdivision for the southwest corner hereof;

**THENCE** along the east line of said Lot 1 and the west line of the said Garcia Road tract, N 00° 10' 53" W, a distance of 50.00 feet to a capped 1/2" iron rebar set at an interior corner of the said Lot 1 for the northwest corner hereof;

**THENCE** along the south line of said Lot 1 and the north line of the said Garcia Road tract, N 89° 53' 23" E, a distance of 59.67 feet to a capped 1/2" iron rebar set at an angle point hereof;

**THENCE** continuing along the south line of said Lot 1 and the north line of the said Garcia Road tract, S 89° 52' 31" E, a distance of 361.36 feet to the **PLACE OF BEGINNING**, containing 0.52 acre of land, more or less.

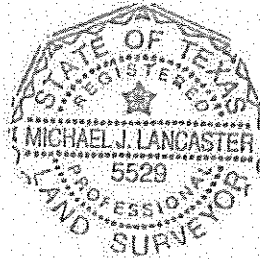


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Michael Lancaster, R.P.L.S. 5529

11/6/17  
Date

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Firm Reg. No. 100363-00  
B1017117



SHEET 2 OF 2

JOB #: B1017117\_TA  
DATE: 11/06/17  
SCALE: 1" = 60'

	1/2" MEDIAN STRAND
	1/4" CAPPED MEDIAN STR
	CAPPED MEDIAN STRAND
	CALCULATED POINT
( )	PER DOT. 200200000
C.A.	CENTER, MORRISON
K.O.R.	RIGHT OF WAY
[ ]	PER DOT. 200200000
P.O.C.	PLACE OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING

NOTE:  
IMPROVEMENTS EXIST ON THIS TRACT  
THAT ARE NOT SHOWN HEREON.

LOT 1  
JACKIE'S GYMNASTICS SUBDIVISION  
91/327

LOT 1  
THE FOLEY SUBDIVISION  
(DOC. NO. 200200060)

L1 S 89°52'31" E 33.97'

W 89°54'22" W 455.00'

**GARCIA ROAD LLC**      **0.52 AC.**  
**[IDOC. NO. 2013032168]**      **[0.52 AC.]**

PORTION OF  
ZONING TRACT Z

5° W 50.00'

11 05'11"42" 50.00

N 89°53'23" E 59.67'

5 89°52'31" E 361.36'

L=39.60' R=25.00'  
CB=S 43°51'34" W 35.59'  
(CB=S 44°27'03" W 35.30')

S 00°10'01" E 171.66'


S 00°11'26" E 50.00'

883 SQ. FT. R.O.W. WIDENING PER 11421/1118

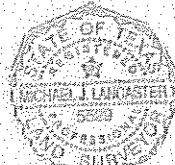
**MANCHACA ROAD (R.O.W. VARIES)**



**B & O SURVEYING, LLC**  
FIRM REGISTRATION NO. 100383-00  
WWW.BANDGSURVEY.COM  
1404 West North Loop Blvd.  
Austin, Texas 78756  
Office 512\*458-6969

  
MICHAEL LANCASTER, R.P.L.S. 5529  
DATE 2/11/6/17

I, Michael Tomaster, claimed to practice Land Surveying in the State of Texas, hereby certify that the foregoing notes and bounds legal description and sketch were based on an on the ground survey.



**ZONING TRACT 3**

C14-2017-0143  
W/L0-C0

**BEING 182,585 SQUARE FEET OF LAND OUT OF LOT 1 OF THE FOLEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS RECORDED IN DOCUMENT NO. 200200060, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 CONVEYED TO JG MANCHACA PROPERTY, LLC, IN DOCUMENT NUMBER 2012217605 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 182,585 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** at a capped 1/2" iron rebar found in the west line of Manchaca Road at the northeast corner of said Lot 1, same being the southeast corner of that certain tract conveyed to 720 Lamar Place, L.C., in Document No. 2005200008, Official Public Records of Travis County, Texas;

**THENCE** leaving the west line of said Manchaca Road, with the north line of said Lot 1 and the south line of said 720 Lamar Place tract and the south line of Lot 17, Block B of Olympic Heights Section 1, a subdivision of record in Document No. 200200099 of the Official Public Records of Travis County, Texas, S 89° 51' 15" W a distance of 386.13 feet to a 1/2" iron rebar found, and S 89° 53' 04" W a distance of 244.99 feet to a point at the southwest corner of said Lot 17, same being the southeast corner of Lot 18, Block B of said Olympic Heights Section 1, for the northeast corner and **PLACE OF BEGINNING** hereof;

**THENCE** over and across said Lot 1 S 00° 10' 01" E a distance of 244.87 feet to a point in the south line of said Lot 1 and the north line of Lot 1, Jackie's Gymnastics Subdivision, a subdivision of record in Volume 91, Page 327 of the Plat Records of Travis County, Texas, for the easternmost southeast corner hereof;

**THENCE** with the south line of said Foley's Subdivision Lot 1 and the north line of said Jackie's Gymnastics Lot 1, N 89° 54' 31" W a distance of 502.80 feet to a 1/2" iron rebar found at the northwest corner of said Jackie's Gymnastics Lot 1 for an inside corner hereof;

**THENCE** with an east line of said Foley's Subdivision Lot 1 and the west line of said Jackie's Gymnastics Lot 1, S 00° 03' 50" W a distance of 192.11 feet to a 1/2" iron rebar found in the north line of a 12.659 acre tract conveyed to Deborah Teague in Document No. 1999036451 of the Official Public Records of Travis County, Texas, at the southwest corner of said Jackie's Gymnastics Lot 1 and the southernmost southeast corner of said Foley's Subdivision Lot 1, for the southernmost southeast corner hereof;

**THENCE** with the south line of said Foley's Subdivision Lot 1 and the north line of said Teague tract, S 89° 37' 46" W, passing at 9.1 feet a 1/2" iron rebar found, a total distance of 135.73 feet to a 1/2" iron rebar found in the east line of Lot 40, Block B, Olympic Heights Section 2, a subdivision of record in Document No. 200200216 of the Official Public Records of Travis County, Texas, at the northwest corner of said Teague tract, same being the southwest corner of said Foley's Subdivision Lot 1, for the southwest corner hereof;

**THENCE** with the west line of said Foley's Subdivision Lot 1 and the east line of said Block B, Olympic Heights Section 2 N 00° 29' 56" W a distance of 435.78 feet to a capped 1/2" iron rebar found at a northeast corner of Lot 31 and a southwest corner of Lot 30 of said Block B, same being the northwest corner of said Foley's Subdivision Lot 1, for the northwest corner hereof;

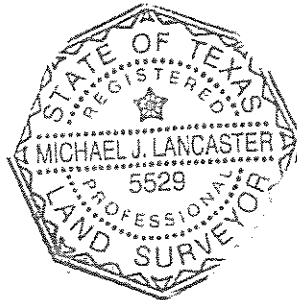
**THENCE** with the north line of Foley's Subdivision Lot 1 N 89° 53' 04" E a distance of 641.82 feet to the **PLACE OF BEGINNING**, containing 182,585 square feet of land, more or less.

**THIS DESCRIPTION TO BE USED WITH THE ATTACHED SKETCH ONLY.**

  
Michael Lancaster, R.P.L.S. 5529

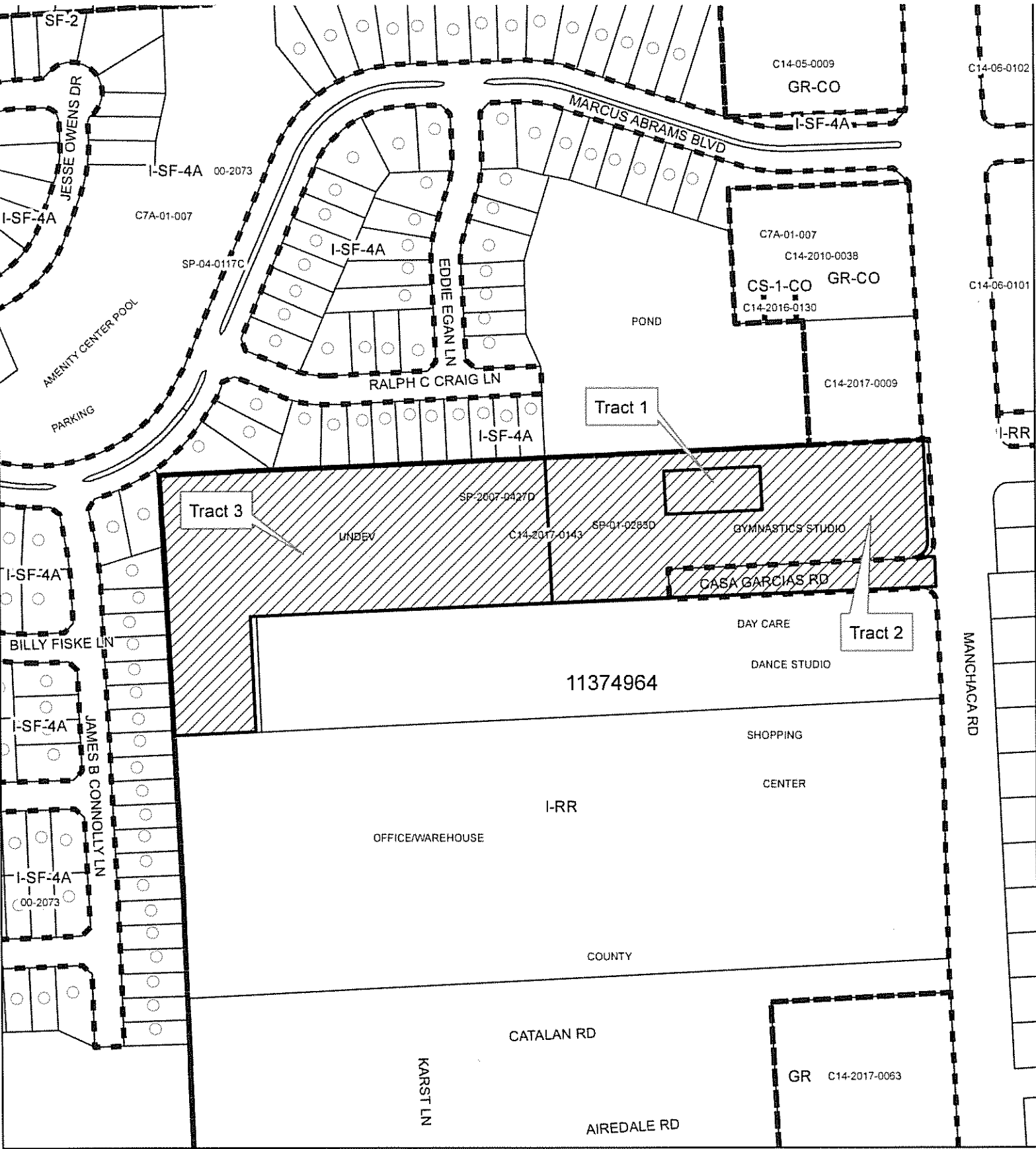
09/15/17  
Date




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Firm Reg. No. 100363-00



B0806417\_Tract 3





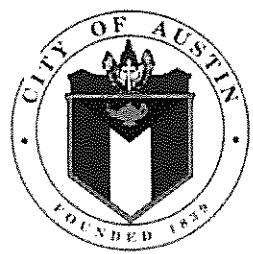
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 212'

## ZONING

Zoning Case: C14-2017-0143

## EXHIBIT B



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.