

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11530 MENCHACA ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMERCIAL LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT ON TRACT 1 AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT ON TRACT 2.

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 commercial liquor sales-conditional overlay (CS-1-CO) combining district on Tract 1 and general commercial services-conditional overlay (CS-CO) combining district on Tract 2 on the property described in Zoning Case No. C14-2021-0187, on file at the Housing and Planning Department, as follows:

Tract 1:

0.25 acre of land being a part of Lot 1, of Jackie's Gymnastics Subdivision, a subdivision in Travis County, Texas according to the plat or map recorded in Volume 91, Page 327, Plat Records of Travis County, Texas, said 0.25 acres of land being more particularly described by metes and bounds in **Exhibit "A-1"** incorporated into this ordinance, and

Tract 2:

4.655 acres of land being a part of Lot 1, of Jackie's Gymnastics Subdivision, a subdivision in Travis County, Texas according to the plat or map recorded in Volume 91, Page 327, Plat Records of Travis County, Texas, said 4.655 acres of land being more particularly described by metes and bounds in **Exhibit "A-2"** incorporated into this ordinance (Tracts 1 and 2 collectively referred to as the "Property"),

locally known as 11530 Menchaca 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:

1 (A) The following uses are prohibited uses on the Property:
2

Adult-oriented businesses	Automotive repair services
Bail bond services	Campground
Drop-off recycling collection facility	Kennels
Outdoor entertainment	Outdoor sports and recreation
Service station	

3
4 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
5 developed and used in accordance with the regulations established for the commercial
6 liquor sales (CS-1) base district on Tract 1, general commercial services (CS) base district
7 on Tract 2, and other applicable requirements of the City Code.
8

9 **PART 4.** This ordinance takes effect on _____, 2022.

10
11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2022 § _____
16 Steve Adler
17 Mayor
18

19
20 **APPROVED:** _____ **ATTEST:** _____
21 Anne L. Morgan Myrna Rios
22 City Attorney City Clerk
23

EXHIBIT A-1
METES AND BOUNDS DESCRIPTION
0.25 ACRE FOR RE-ZONING APPLICATION

BEING PART OF LOT 1 OF "JACKIE'S GYMNASTICS SUBDIVISION" A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME 91, PAGE 327 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (SAID LOT 1 BEING ALSO KNOWN AS "11530 MANCHACA CONDOMINIUMS", RECORDED IN DOCUMENT NO. 2016053317 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [OPRTCT]), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail found, with washer stamped "Chapparal", on the west right-of-way line (ROW) of Manchaca Road (formerly Manchaca Road), at a point of tangency where Manchaca Road intersects with Jackie's School Road (also known as Casa Garcia Road), for the most easterly northeast corner and POINT OF BEGINNING hereof;

THENCE with the west ROW line of Manchaca Road, S 00°11'27" E 49.52 feet to a calculated point for the southeast corner hereof;

THENCE with the back of the curb along the north side of a driveway, S 89°54'08" W 147.42 feet to a calculated point for the southwest corner hereof;

THENCE N 00°16'10" W 74.97 feet to a calculated point on the south ROW line of Jackie's School Road, also known as Casa Garcia Road, for the northwest corner hereof;

THENCE with the south ROW line of said road, S 89°55'33" E 122.30 feet to a calculated point at a point of curve to the right;

WITH said curve to the right, whose central angle is 90°45'54", radius is 25.00 feet, and whose long chord bears S 45°18'57" E 35.59 feet to the POINT OF BEGINNING and containing 0.25 acre of land, more or less.

Prepared from records of a survey on the ground dated April 20, 2016,
by Samford and Associates Land Surveying
Texas Firm No. 10103700; 1400 Hillside Terrace, Buda Tx., 78610
(512) 441-5601
February 4, 2022

JAMES M. GRANT
R.P.L.S. 1919

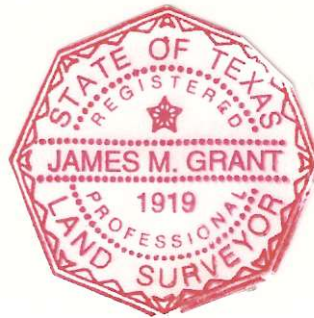


EXHIBIT A-2
METES AND BOUNDS DESCRIPTION
4.655 ACRES FOR RE-ZONING APPLICATION

BEING PART OF LOT 1 OF "JACKIE'S GYMNASTICS SUBDIVISION" A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME 91, PAGE 327 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (SAID LOT 1 BEING ALSO KNOWN AS "11530 MANCHACA CONDOMINIUMS", RECORDED IN DOCUMENT NO. 2016053317 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [OPRTCT]), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the east line of Lot 1 of "Foley Subdivision", a subdivision in Travis County, Texas as recorded in Document No. 200200060 of the OPRTCT, at the northwest corner of said Lot 1, Jackie's Gymnastics Subdivision, on the south right-of-way (ROW) line of a 50' access easement locally known as Jackie's School Road (also known as Casa Garcia Road), recorded in Volume 8053, Page 117 and Volume 11793, Page 1380 and Document No. 200200060 and Document No. 2012140256 (all of the OPRTCT), for the northwest corner and POINT OF BEGINNING hereof;

THENCE with the south ROW line of said 50' access easement, S 89°55'33" E 986.00 feet to a calculated point for the most northerly northeast corner hereof;

THENCE, crossing through Lot 1 of Jackie's Gymnastics Subdivision, the following two courses:

- 1) S 00°16'10" E 74.97 feet to a calculated point for an inside corner hereof;
- 2) with the back of the curb along the north side of a driveway, N 89°54'08" E 147.42 feet to a calculated point on the west ROW line of Manchaca Road, for the most easterly northeast corner hereof;

THENCE with the west ROW line of Manchaca Road, S 00°11'27" E 110.67 feet to a ½" iron rod found stamped Chaparral at the southeast corner of Lot 1, Jackie's Gymnastics Subdivision, for the southeast corner hereof;

THENCE with the south and west lines of Lot 1, Jackie's Gymnastics Subdivision, the following two courses:

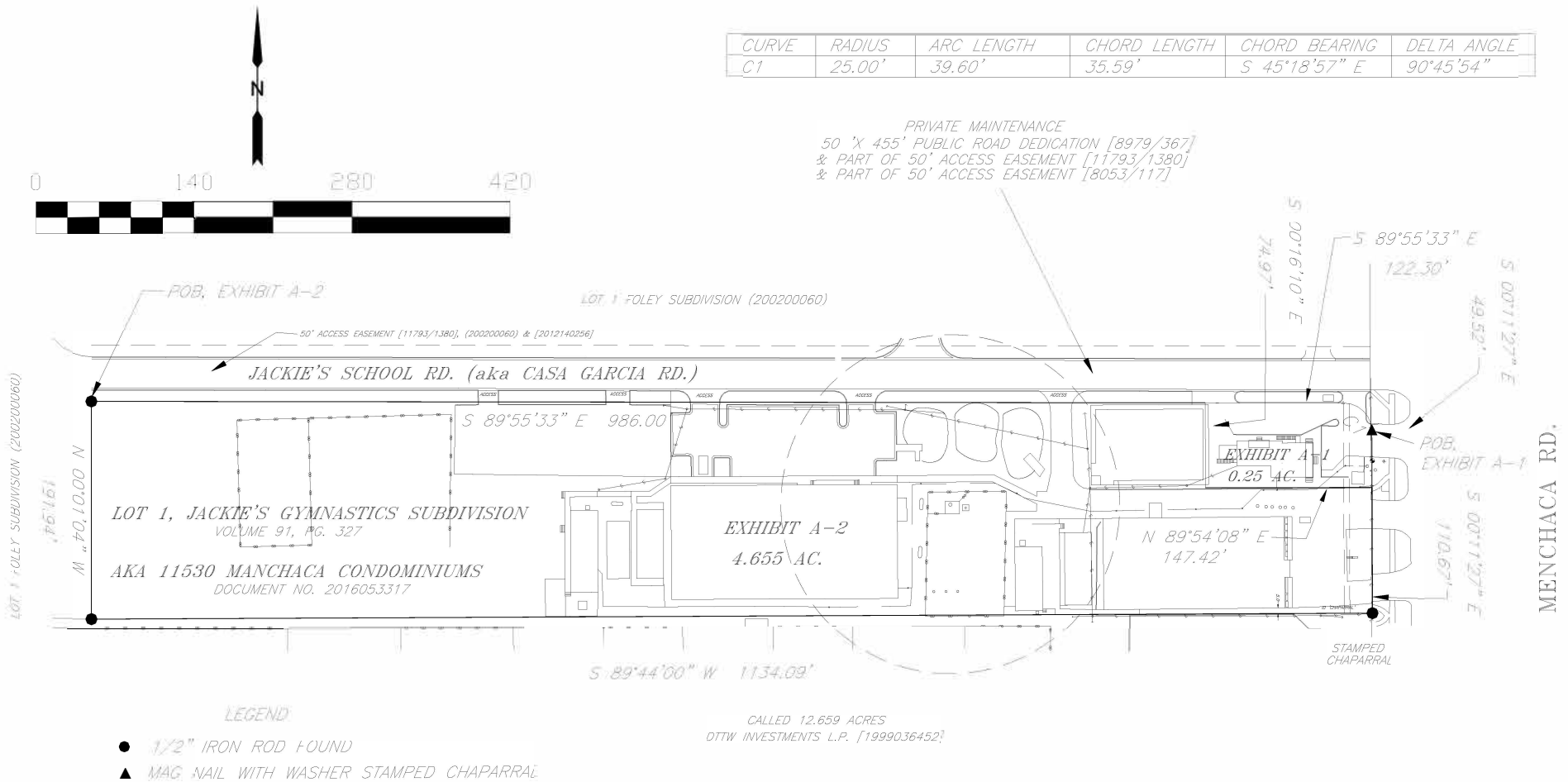
- 1) S 89°44'00" W 1134.09 feet to a ½" iron rod found for the southwest corner hereof;
- 2) N 00°01'04" W 191.94 feet to the POINT OF BEGINNING and containing 4.655 acres of land, more or less.

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.60'	35.59'	S 45°18'57" E	90°45'54"

PRIVATE MAINTENANCE
50 'X 455' PUBLIC ROAD DEDICATION [8979/367]
& PART OF 50' ACCESS EASEMENT [11793/1380]
& PART OF 50' ACCESS EASEMENT [8053/117]



SAMFORD & ASSOCIATES
LAND SURVEYING
1400 HILLSIDE TERRACE
BUDA, TEXAS 78610
TX FIRM: 10103700
TEL: 512-441-5601

EXHIBIT " "

SKETCH TO ACCOMPANY

METES AND BOUNDS DESCRIPTION

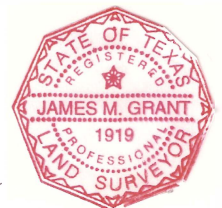
FOR ZONING CHANGE

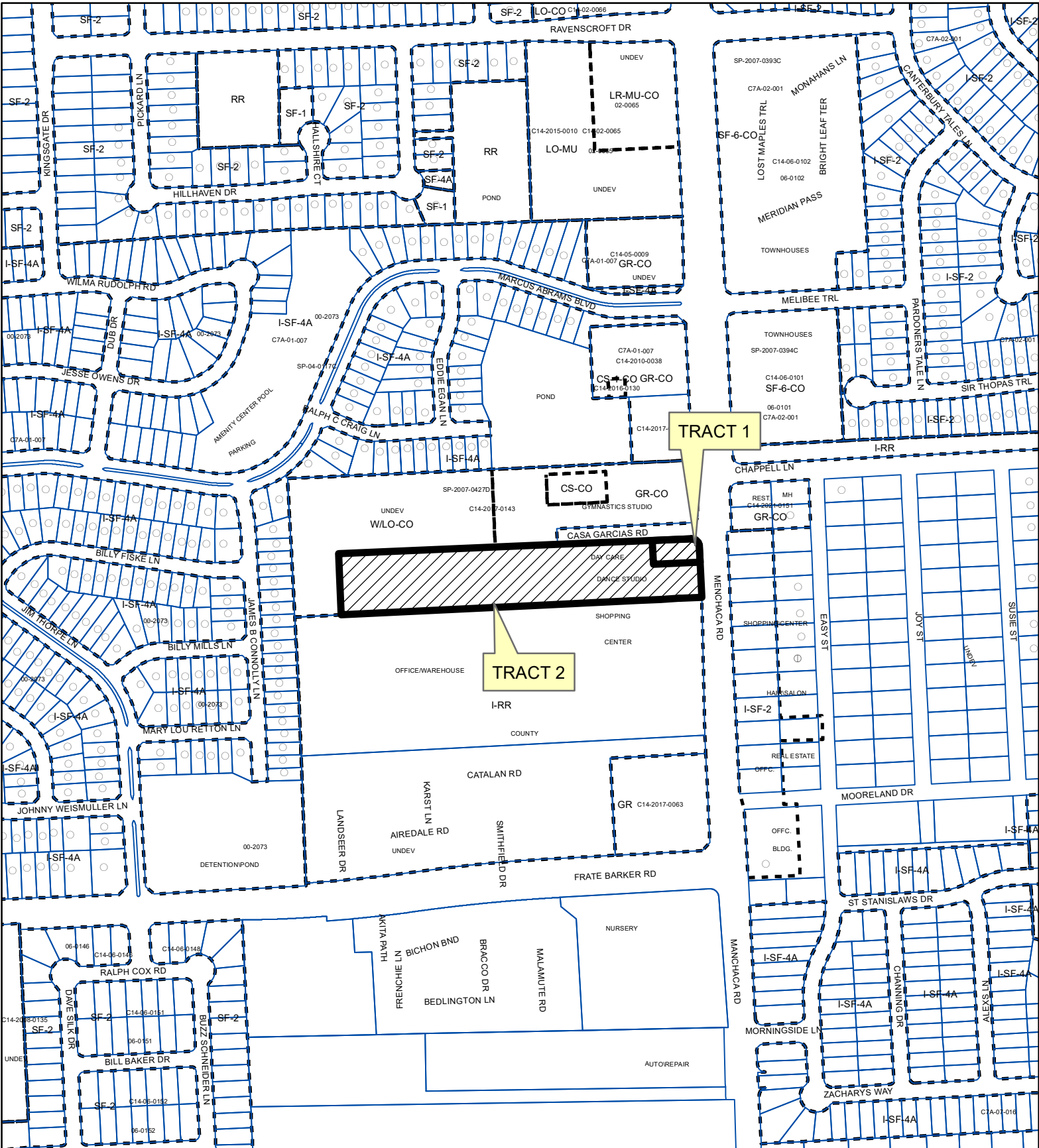
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

DATE: OCT. 18, 2021
REVISED FEBRUARY 4, 2022

James M. Grant

JAMES M. GRANT, R.P.L.S. 1919





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0187

Exhibit B

1" = 400'

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



Created: 3/10/2022