

Ms. Rhoades, we are again writing this email in regard to case C14-2021-0187 re: 11530 Menchaca Rd, and again wish to STRONGLY OPPOSE the plans that are being proposed for Tract 1, regarding the CS-1, commercial –liquor sales district for a cocktail lounge (bar) use.

In addition to the reasons stated before on our letter from April 5th, there are other reasons that we feel that council should turn down the requested zoning. I am attaching further documentation that we have gathered, which shows that this zoning would adversely affect our rights and property immediately adjacent to the north of this proposed zoning.

I am attaching a survey which we have commissioned, showing that both of our tracts, Garcia Road LLC aka Casa Garcia's Road, and the 7.241 acre tract property immediately north actually have our property lines that extend into their driveways. The way their parking lots are laid out create a lot more traffic and wear and tear on our private road. On attachment 2 – "Aerial with property line drawn as per survey pins", the pink line denotes our property line. Their proposed tract one is on the bottom right of the pink line. I am also attaching 5 Survey pin pictures confirming this placement.

Mr. Witliff, the agent for this zoning case, stated during the May 5th council meeting that parking was the concern for some of the objecting parties (of which we are one), and stated that there are 91 parking spaces on site. If you look at the aerial photo for this property, you will see that this is misleading. The tract 1 area which they are proposing for the cocktail lounge has a lot that will fit approximately 20 vehicles. There is already usage of the lot by the Austin Educational Theatre and by the dance studio, Dance by Carly, and by the Lucky Fortune Sweepstakes and the other small tenants immediately surrounding Tract 1.

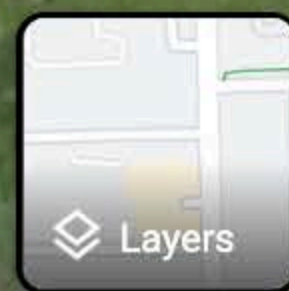
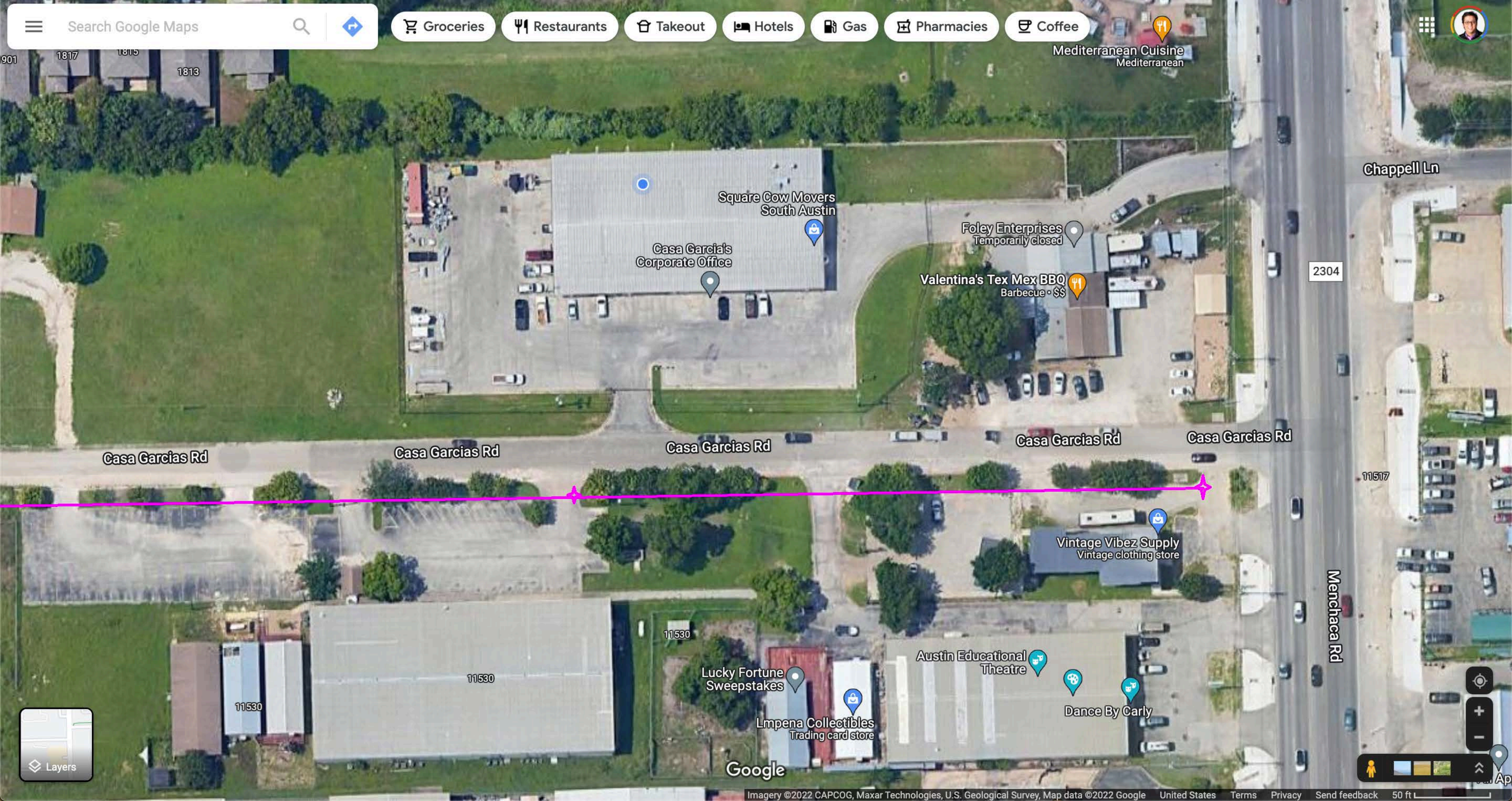
We are sending a video that shows how they already have a difficult time even getting cars into their driveway, and consequently, already stop on Casa Garcia's road to wait to turn in. This happens multiple times a week. If the other parking spots to the west are allowed to be counted, it would also create a safety issue, as there is no where for there to cross into Tract 1 without either crossing on the drive, or walking on Casa Garcia's Road. The lots to the west are not intended as parking for the building on tract 1 where the cocktail lounge would go. Where would all of the other tenants park?

As per the proposed use, this cocktail lounge would be 4060 sqft, and the Austin Transportation Department requires one parking spot for every 50 sq ft. This means that the cocktail lounge alone would require 81.2 spaces of the 91 they claim are on the property. As liquor would be served on this property, we are extremely concerned that their plan requires that the cars exit their lots to the west of tract 1 and get on our private road. Granting this use would create a massive liability for us, that we are reserving the right to litigate in the future. We believe that the city should not create this liability for us.

For the reasons stated above, amongst others, please reject this proposed use. Thank you,

Lenny Arellano

CFO, Casa Garcia's for Espirion Garcia, owner of 11500 Menchaca Rd.













OLYMPIC HEIGHTS SECTION 2 - BLOCK B - DOC. NO. 200200216
LOT 40 LOT 39 LOT 38 LOT 37 LOT 36 LOT 35 LOT 34 LOT 33

(N 00°28'06" W 435.04')
N 00°29'58" W 435.14'

LOT 31

LOT 30, BLOCK B
OLYMPIC HEIGHTS SECTION 2
DOC. NO. 200200216

60' 0 60'

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 600 NAL FOUND
- WAD NAL SET W/WASHER
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT IN DOC. NO. 200200060
- < > PER PLAT IN 91/327
- [] PER 20130322168
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- OVERHEAD ELECTRIC POWER POLE
- AIR CONDITIONER

DEBORAH TEAGUE
12.659 AC.
DOC. NO. 1999036451

LOT 1
JACKIE'S GYMNASTICS SUBDIVISION
91/327

(N 89°54'44" W 688.18')
N 89°54'50" W 688.28'

(50' ACCESS EASEMENT PER 8053/117 & 11793/1380

TRACT
LOT 1
7.241 AC.
(7.232 AC.)

DRAINAGE ESMT. PER DOC. NO. 2001001005

N 89°53'04" E 886.28' (886.01')
(BEARING BASE)

LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18

OLYMPIC HEIGHTS SECTION 1 - BLOCK B
DOC. NO. 2002000099

LOT 17, BLOCK B
3.734 AC.

POND & DRAINAGE EASEMENT
OLYMPIC HEIGHTS SECTION 1
DOC. NO. 200200009

(S 00°10'53" E 50.00')
S 00°07'50" E 50.00'

(25' B.L.)

(N 89°54'44" W 50.00')
N 89°51'41" W 58.99'

(N 89°55'33" W)
N 89°54'50" W 420.98'

GARCIA ROAD, LLC, 0.483
AC. PORTION OF 0.52 AC.
SURVEY NO. 2 CONVEYED TO GARCIA TRACT, LLC, IN DOC. 2013032168, O.P.R.T.C.T.

(S 89°55'33" E)
(N 89°55'33" W 361.27')
N 89°55'28" W 361.33'

S 00°52'40" E 50.00'

A=38.21' R=25.00'
CB=S 43°58'11" W 35.31"
(CB=S 44°27'03" W 35.30')

S 00°12'31" E 171.66'
(S 00°09'31" E 171.66')

MENCHACA ROAD PLATTED AS MANCHACA ROAD (R.O.W. VARIES)

N 89°50'35" E 385.67'
(N 89°49'39" E 386.14')

720 LAMAR PLACE, L.C.
REMAINDER OF 1.00 AC.
DOC. NO. 2005200008

STREET ADDRESS: 11500 MENCHACA ROAD CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
DESCRIPTION: LOT 1 OF THE FOLEY SUBDIVISION, A SUBDIVISION RECORDED IN DOC. 200200060, O.P.R.T.C.T., AND 0.483
OF AN ACRE, BEING A PORTION OUT OF THAT 0.52 OF AN ACRE OUT OF THE WALKER WILSON LEAGUE
SURVEY NO. 2 CONVEYED TO GARCIA TRACT, LLC, IN DOC. 2013032168, O.P.R.T.C.T.
REFERENCE NAME: ESPERION GARCIA

Notes:
1) Boundary Survey Only. Improvements exist on this tract that are not depicted hereon.
2.) Per plat note, this subdivision is subject to blanket type Electric Easement to Pedernales Electric Cooperative, Inc..

IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC.



TO THE LIENHOLDER AND TO THE PRESENT OWNERS OF THE PREMISES SURVEYED

B & G SURVEYING, INC.
FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512-458-6969

JOB #: B0510522_TA
DATE: 05/25/22
SCALE: 1"= 60'

FIELD WORK BY	FLAWO	08/18/17
CALCD BY	JOSE	08/20/17
DRAWN BY	JOSE	08/20/17
CHECKED BY	V.G.	08/21/17