

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2807 MANCHACA ROAD FROM COMMUNITY
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT
4 TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
5 COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from community commercial-conditional overlay (GR-CO)
11 combining district to community commercial-conditional overlay (GR-CO) combining
12 district on the property described in Zoning Case No. C14-2012-0020, on file at the
13 Planning and Development Review Department, as follows:
14

15 A 6.40 acre tract of land, more or less, out of the Henry P. Hill League, the tract of
16 land being more particularly described by metes and bounds in Exhibit "A"
17 incorporated into this ordinance (the "Property"),
18

19 locally known as 2807 Manchaca Road, in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "B".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

- 25 A. The Property is exempt from the dimensional standards identified in Article
26 4.3.3 E.2. (*Dimensional and Parking Requirements*).
27
- 28 B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3
29 (*Dimensional and Parking Requirements*).
30
- 31 C. Ten percent of residential units in a vertical mixed use building shall be
32 reserved for rental by households earning no more than 80 percent of the
33 Annual Median Family Income.
34
35
36

1 D. Except as necessary for emergency access and during construction of the
2 project, vehicular access from the Property to Del Curto Road is prohibited.

3
4 E. A trail for pedestrian and bicycle use that facilitates connection to Del Curto
5 Road, Manchaca Road, Lightsey Road, and South Lamar Boulevard is required.

6
7 F. The following uses are prohibited uses of the Property:
8

Automotive repair services

Automotive rentals

Automotive sales

Automotive washing (of any type)

Business or trade school

Business support services

Commercial off-street parking

Exterminating services

Funeral services

Indoor entertainment

Medical offices (exceeding 5,000
sq. ft. of gross floor area)

9
10 Except as specifically restricted under this ordinance, the Property may be developed and
11 used in accordance with the regulations established for the community commercial (GR)
12 base district, and other applicable requirements of the City Code.

13
14 **PART 3.** This ordinance takes effect on _____, 2012.

15
16
17 **PASSED AND APPROVED**

18
19 §
20 §
21 _____, 2012 § _____

22 Lee Leffingwell
23 Mayor

24
25
26 **APPROVED:** _____ **ATTEST:** _____

27 Karen M. Kennard
28 City Attorney

Shirley A. Gentry
City Clerk

6.400 ACRES
CYPRESS REALTY
ZONING TRACT CS-GR
SOUTH LAMAR AT MANCHACA

FN. NO. 07-318(CAG)
MAY 30, 2007
BPI JOB NO. 1469-07.10

DESCRIPTION

OF 6.400 ACRES OF LAND OUT OF THE HENRY P. HILL LEAGUE SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING IN PART: ALL OF LOT 2-A AND A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, OF RECORD IN VOLUME 21, PAGE 44; ALL OF LOT 1, LONGHORN SUBDIVISION, OF RECORD IN VOLUME 48, PAGE 98; ALL OF LOT 2, NUNZIE CAMPION SUBDIVISION, OF RECORD IN VOLUME 14, PAGE 23; ALL OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392; ALL OF THAT CERTAIN 0.322 ACRE TRACT OF LAND CONVEYED TO JBS HOLDINGS, LP., BY DEED OF RECORD IN DOCUMENT NO. 2002251880, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND ALL OF THAT CERTAIN 0.057 ACRE TRACT OF LAND CONVEYED TO J.A. SHELBY BY DEED OF RECORD IN VOLUME 1538, PAGE 122 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.400 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1" iron rod found at the intersection of the northerly right-of-way line of Lightsey Road (R.O.W. width varies) and the easterly right-of-way line of Manchaca Road (80' R.O.W.), same being the southwesterly corner of said Lot 2-A, for the southwesterly corner hereof;

THENCE, along the easterly right-of-way line of Manchaca Road, for a portion of the westerly line hereof, the following six (6) courses and distances:

- 1) Along a curve to the left, having a radius of 545.62 feet, a central angle of 12°32'35", an arc length of 119.45 feet, and a chord which bears N14°01'47"E, a distance of 119.21 feet to a 1/2 inch iron rod found for the end of said curve, being in the westerly line of said Lot 1-A;
- 2) N07°46'11"E, a distance of 74.95 feet to a 1/2 inch iron rod found for an angle point hereof, being the northwesterly corner of said Lot 1-A and the southwesterly corner of said 2.551 acre tract ;
- 3) N07°43'23"E, a distance of 178.77 feet to a 1/2 inch iron pipe found for an angle point hereof, being the northwesterly corner of said 2.551 acre tract and the southwesterly corner of said Lot 1, Longhorn Subdivision;

- 4) N08°50'10"E, a distance of 119.02 feet to a 1/2 inch iron rod found for an angle point hereof, lying in the southerly line of said 0.322 acre tract, and being the northwesterly corner of said Lot 1, Longhorn Subdivision;
- 5) N59°20'58"W, a distance of 8.36 feet to an angle point hereof, being the southwesterly corner of said 0.322 acre tract;
- 6) N09°58'22"E, a distance of 44.47 feet to a chiseled "x" found in concrete at the intersection of the easterly right-of-way line of Manchaca Road and the easterly right-of-way line of South Lamar Boulevard (R.O.W. width varies) for an angle point in the westerly line of said 0.322 acre tract and hereof;

THENCE, N49°20'41"E, along the easterly right-of-way line of South Lamar Boulevard, being a portion of the westerly line of said 0.322 acre tract and the westerly lines of said 0.057 acre tract, and said Lot 2, for a portion of the westerly line hereof, a distance of 185.93 feet to a 1/2 inch iron rod with cap found for the northwesterly corner hereof;

THENCE, S46°05'52"E, leaving the easterly right-of-way line of South Lamar Boulevard, along portion of the southerly line of said Lot 1 of said Nunzie Campion Subdivision, being the northerly line of said Lot 2, for a portion of the northerly line hereof, a distance of 150.01 feet to a 1/2 inch iron rod with cap found for an angle point in the northerly line hereof;

THENCE, S49°18'41"W, along the easterly line of said Lot 2, being a portion of the southerly line of said Lot 1, Nunzie Campion Subdivision, for a portion of the northerly line hereof, a distance of 60.06 feet to a PK nail with shiner found in the northerly line of Lot 1 of said Longhorn Subdivision for an angle point hereof, being the southeasterly corner of said Lot 2;

THENCE, S45°48'38"E, along a portion of the southerly line of Lot 1 of said Nunzie Campion Subdivision, being a portion of the northerly line of Lot 1 of said Longhorn Subdivision, for a portion of the northerly line hereof, a distance of 74.53 feet to a 1/2 inch iron rod found for an angle point hereof, being the northwesterly corner of Lot 1 of said Longhorn Subdivision and the northernmost corner of said 2.551 acre tract;

THENCE, S49°01'27"E, along a portion of the southerly line of Lot 1 of said Nunzie Campion Subdivision, being a portion of the northerly line of said 2.551 acre tract for a portion of the northerly line hereof, a distance of 326.13 feet to a 1/2 inch iron rod found in the westerly line of Lot B, Jimmie Brooks Addition, a subdivision of record in Volume 66, Page 15 of said Plat Records for the northeasterly corner of said 2.551 acre tract and hereof, being the the southeasterly corner of Lot 1 of said Nunzie Campion Subdivision;

THENCE, S28°25'28"W, along a portion of the easterly line of said 2.551 acre tract, for a portion of the easterly line hereof, being a portion of the westerly line of Lot B of said Jimmie Brooks Addition and a portion of the northerly line of said Lot 1-A, a distance of 67.45 feet to an angle point hereof, from which an iron pipe found for the southeasterly corner of said 2.551 acre tract bears S09°38'33"W, a distance of 67.45 feet;

THENCE, S29°42'00"W, over and across said 2.551 acre tract, passing at a distance of 72.55 feet the southerly line of said 2.551 acre tract, and continuing over and across said Lot 1-A, for a total distance of 275.44 feet to a 3/4" inch iron rod found for an angle point in the easterly line hereof, being the common northerly corner of Lot C and Lot D, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records, same being an angle point in the southerly line of said Lot 1-A;

THENCE, along a portion of the southerly line of said Lot 1-A, being the northerly line of Lot A, Lot B and Lot C of said Owen Park, for a portion of the easterly line hereof, the following two (2) courses and distances:

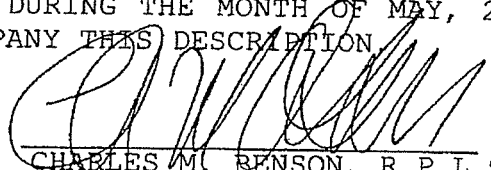
- 1) S65°25'25"W, a distance of 186.70 feet to an angle point hereof, being an angle point in the northerly line of Lot A of said Owen Park;
- 2) S62°37'51"W, a distance of 67.80 feet to a 3/4" iron rod found in the northerly right-of-way line of Lightsey Road for the southeasterly corner hereof, being the southernmost corner of said Lot 1-A, and the southwesterly corner of said Lot A;

THENCE, along the northerly right-of-way line of Lightsey Road, being a portion of the southerly line of said Lot 1-A, and the southerly line of said Lot 2-A, for the southerly line hereof, the following two (2) courses and distances:

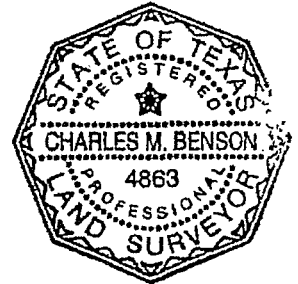
- 1) N49°05'04"W, a distance of 14.06 feet to a punch hole in concrete found for an angle point hereof, being the southeasterly corner of said Lot 2-A;
- 2) N48°55'32"W, a distance of 233.35 feet to the **POINT OF BEGINNING**, containing an area of 6.400 acres (278,796 square feet) of land, more or less, within these metes and bounds.

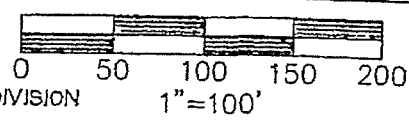
I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007. A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERING-SOLUTIONS
211 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701


CHARLES M. BENSON, R.P.L.S.
NO. 4863
STATE OF TEXAS

JUNE 06, 2007





SOUTH LAMAR BOULEVARD
(STATE HIGHWAY 20)
(RIGHT-OF-WAY WIDTH VARIES)

MANCHACA ROAD
(80' RIGHT-OF-WAY WIDTH)

NUNZIE CAMPION
SUBDIVISION
VOL. 14, PG. 23

- ① LOT 2
NUNZIE CAMPION SUBDIVISION
VOL. 14, PG. 23
- ② 0.057 ACRE
J.A. SHELBY
VOL. 1538, PG. 122
- ③ 0.322 ACRE
JBS HOLDINGS, LP
DOC. NO. 2002251880

NUNZIE CAMPION
SUBDIVISION
VOL. 14, PG. 23

LOT B
JIMMY BROOKS
ADDITION
VOL. 66, PG. 15

LOT 1,
LONGHORN
SUBDIVISION
VOL. 48, PG. 98

2.551 ACRES
ALEXANDER-MADISON
LAND COMPANY, LTD.
DOC. NO. 2002067392

LOT 1-A
RESUBDIVISION
OF F.O. CULLEN
SUBDIVISION
VOL. 21, PG. 44

HENRY P
HILL LEAGUE

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - ⊙ IRON PIPE FOUND
 - ▲ PK NAIL FOUND
 - ⊗ CHISELED "X" FOUND
 - △ CALCULATED POINT
 - P.O.B. POINT OF BEGINNING

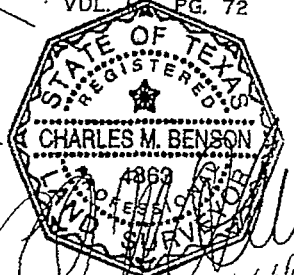
LINE TABLE

No.	BEARING	DISTANCE
L1	N07°46'11"E	74.95'
L2	N07°43'23"E	178.77'
L3	N08°50'10"E	119.02'
L4	N59°20'58"W	8.36'
L5	N09°58'22"E	44.47'
L6	S49°18'41"W	60.06'
L7	S45°48'38"E	74.53'
L8	S28°25'28"W	67.45'
L9	S62°37'51"W	67.80'
L10	N49°05'04"W	14.06'
L11	S09°38'33"W	67.45'

R=545.62'
L=119.45'
D=12°32'35"
CB=N14°01'47"E
CD=119.21'

P.O.B. LOT 2-A
N48°55'32"W 233.35'
LIGHTSEY ROAD
(RIGHT-OF-WAY WIDTH VARIES)

LOT B
OWEN PARK
VOL. 55, PG. 72



SKETCH TO ACCOMPANY DESCRIPTION

OF 6.400 ACRES OF LAND OUT OF THE HENRY P HILL LEAGUE SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING, ALL OF LOT 2-A AND A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, OF RECORD IN VOLUME 21, PAGE 44; ALL OF LOT 1, LONGHORN SUBDIVISION, OF RECORD IN VOLUME 48, PAGE 98, ALL OF LOT 2, NUNZIE CAMPION SUBDIVISION, OF RECORD IN VOLUME 14, PAGE 23, ALL OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392; ALL OF THAT CERTAIN 0.322 ACRE TRACT OF LAND CONVEYED TO JBS HOLDINGS, LP, BY DEED OF RECORD IN DOCUMENT NO. 2002251880, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 0.057 ACRE TRACT OF LAND CONVEYED TO J.A. SHELBY BY DEED OF RECORD IN VOLUME 1538, PAGE 122 OF THE DEED RECORDS TRAVIS COUNTY, TEXAS.




**CYPRESS
REALTY, INC**

**ZONING
TRACT CS-GR**

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Bury+Partners, Inc. ©Copyright 2007



1" = 400'

-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

**ZONING CASE
C14-2012-0020**

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.

