

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 7509 MANCHACA ROAD FROM WAREHOUSE
3 LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-CO) COMBINING
4 DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO)
5 COMBINING DISTRICT.

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

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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 warehouse limited office-conditional overlay (W/LO-CO)
11 combining district to limited office-conditional overlay (LO-CO) combining district on the
12 property described in Zoning Case No. C14-2013-0037, on file at the Planning and
13 Development Review Department, as follows:

14
15 A 2.36 acre tract of land, more or less, out of the William Cannon League No. 19
16 the tract of land being more particularly described by metes and bounds in Exhibit
17 "A" incorporated into this ordinance (the "Property"),

18
19 locally known as 7509 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 condition:

24
25 A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.

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30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the limited office (LO) base district,
32 and other applicable requirements of the City Code.
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1 **PART 3.** This ordinance takes effect on _____, 2013.

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3
4 **PASSED AND APPROVED**

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8 _____, 2013

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§
§

9
10 Lee Leffingwell
11 Mayor

12
13 **APPROVED:** _____

14 Karen M. Kennard
15 City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

FIELD NOTES
FOR
CURTIS MARKLAND
TRACT 3
2.3677 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE WILLIAM CANNON LEAGUE NO. 19, IN TRAVIS COUNTY, TEXAS, BEING THAT SAME 2.941 ACRE TRACT OF LAND CONVEYED TO RICHARD TODD AND CURTIS MARKLAND BY DEED RECORDED IN VOLUME 13021, PAGE 479, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron rod found at the Northeast corner of that tract of land conveyed to the State of Texas for street r.o.w. as recorded in Volume 12720, Page 701, Deed Records of Travis County, Texas, being in the East r.o.w. line of Manchaca Road, being in the North line of the said 2.941 acre Todd and Markland tract, being in the South line of that 7.897 acre tract of land as conveyed to Southwest Baptist Church by deed recorded in Volume 4921, Page 422, Deed Records of Travis County, Texas;

THENCE with the North line of the said Todd and Markland tract, being the South line of the said Southwest Baptist Church tract, S 60°25'50"E for a distance of 200.08 feet to a point, for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE continuing with the North line of the said Todd and Markland tract, being the South line of the said Southwest Baptist Church tract, S 60°25'50"E for a distance of 809.78 feet to an iron pipe found at the Northeast corner of the said Todd and Markland tract, being the Southeast corner of the said Southwest Baptist Church tract, being in the West r.o.w. line of the I. & G. N. Railroad, for the Northeast corner hereof;

THENCE with the East line of the said Todd and Markland tract, along the West r.o.w. line of the I. & G. N. Railroad, S 32°59'25"W for a distance of 128.87 feet to a concrete monument found at the Southeast corner of the said Todd and Markland tract, being the Northeast corner of Lot 1, Max Keilbar Subdivision Section Three, recorded in Plat Book 79, Page 334, Plat Records of Travis County, Texas, for the Southeast corner hereof;

THENCE with the South line of the said Todd and Markland tract, along the North line of the said Lot 1, Max Keilbar Subdivision Section Three, N 60°22'00"W for a distance of 362.77 feet to an iron rod found at the Northwest corner of the said Lot 1, being the Northeast corner of Lot 5, Max Keilbar Subdivision Section One, recorded in Plat Book 53, Page 61, Plat Records of Travis County, Texas, for an angle point hereof;

THENCE with the South line of the said Todd and Markland tract, being the North line of the said Max Keilbar Subdivision Section One, N 60°07'30"W for a distance of 433.17 feet to an iron rod found at the Northwest corner of Lot 1, Max Keilbar Subdivision Section One, being the Northwest corner of that tract of land conveyed to Noble J. Smith by deed recorded in Volume 4766, Page 1884, Deed Records of Travis County, Texas, being the Northeast corner of Lot 1, Noble J. Smith Subdivision, recorded in Plat Book 56, Page 41, Plat Records of Travis County, Texas, for an angle point hereof;

THENCE continuing with the South line of the said Todd and Markland tract, along the North line of the said Lot 1, Noble J. Smith Subdivision, N 59°52'24"W for a distance of 10.72 feet to a point, for the Southwest corner hereof;

THENCE with the East line of the herein described tract of land, N 34°08'55"E for a distance of 21.18 feet to an angle point, and N 31°08'21"E for a distance of 104.74 feet to the PLACE OF BEGINNING, and containing 2.3677 acres of land, more or less.

AS SURVEYED BY:
DOUG SEELIG LAND SURVEYORS, P.C.

Douglas A. Seelig
DOUGLAS A. SEELIG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
Surveyed: June 16, 1997






SCANNED



Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2013-0037

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

