

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4204 MANCHACA ROAD AND 2008 FORT VIEW ROAD FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY (CS-1-MU-CO) COMBINING DISTRICT.**

**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 neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district to commercial liquor sales-mixed use-conditional overlay (CS-1-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0103, on file at the Planning and Development Review Department, as follows:

0.159 acre tract of land, more or less, out of the Charles H. Riddle Survey, Abstract No. 676 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4204 Manchaca Road and 2008 Fort View Road in the City of Austin, Travis County, Texas, and 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. Development of the Property shall comply with the following regulations:
1. the maximum height, as defined by City Code, is 60 feet;
  2. the maximum building coverage is 75 percent;
  3. the maximum impervious cover is 90 percent;
  4. the maximum floor-area-ratio is 1:1;
  5. the minimum setbacks are: 10 feet for front yard,  
10 feet for street side yard;
  6. the minimum lot size is 5,750; and,
  7. the minimum lot width is 50 feet.

1  
2 B. The following uses are conditional uses of the Property:

3 Food preparation

4 Hospital services (general)

5 Plant nursery

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

8 Agricultural sales and services

Building maintenance services

Commercial blood plasma center

Convenience storage

Electronic prototype assembly

Equipment sales

Laundry services

Limited warehousing and  
distribution

Vehicle storage

Bail bond services

Campground

Construction sales and services

Drop-off recycling collection  
facility

Equipment repair services

Kennels

Liquor sales

Maintenance and service facilities

Veterinary services

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 commercial liquor sales (CS-1)  
12 base district, the mixed use combining district and other applicable requirements of the  
13 City Code.

14  
15 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2014.

16  
17 **PASSED AND APPROVED**

18  
19 §  
20 §  
21 \_\_\_\_\_, 2014 § \_\_\_\_\_

22 Lee Leffingwell  
23 Mayor

24  
25  
26 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

27 Karen M. Kennard  
28 City Attorney

Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**0.159 ACRES ZONING DESCRIPTION  
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 0.159 ACRES (APPROXIMATELY 6,924 SQ. FT.) IN THE CHARLES H. RIDDLE SURVEY, ABSTRACT NO. 676, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 20 AND 21, E.A. SIMS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 295 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.159 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar found in the west right-of-way line of Manchaca Road (right-of-way width varies), being the northwest corner of a 1267 square feet tract, described in Volume 2254, Page 321 of the Deed Records of Travis County, Texas, also being in the north line of said Lot 21 and being also the southeast corner of Lot 2, Harlan Addition, a subdivision of record in Volume 12, Page 48 of the Plat Records of Travis County, Texas, from which a mag nail found in the west right-of-way line of Manchaca Road, being the southwest corner of said 1267 square feet tract, also being the northwest corner of a 1344 square feet tract described in Volume 2268, Page 157 of the Deed Records of Travis County, Texas, being also the south line of said Lot 21, and also being the north line of said Lot 20, bears South 31°21'45" West, a distance of 75.71 feet;

**THENCE** North 77°49'35" West, crossing said Lot 21, a distance of 54.83 feet to a calculated point for the **POINT OF BEGINNING**:

**THENCE** continuing across said Lot 21 and said Lot 20, the following twenty-six (26) courses and distances:

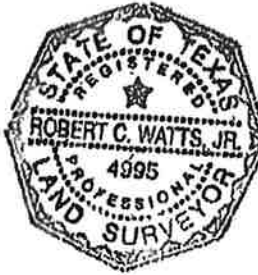
1. South 26°07'55" West, a distance of 12.84 feet to a calculated point;
2. South 63°03'39" East, a distance of 3.51 feet to a calculated point;
3. South 26°45'45" West, a distance of 22.58 feet to a calculated point;
4. North 62°32'01" West, a distance of 12.36 feet to a calculated point;
5. South 31°57'04" West, a distance of 1.72 feet to a calculated point;
6. North 63°04'03" West, a distance of 13.66 feet to a calculated point;
7. North 26°04'20" East, a distance of 1.69 feet to a calculated point;

8. North 63°16'15" West, a distance of 8.19 feet to a calculated point;
9. South 27°18'32" West, a distance of 42.75 feet to a calculated point;
10. North 62°48'33" West, a distance of 23.24 feet to a calculated point;
11. North 26°46'34" East, a distance of 10.46 feet to a calculated point;
12. North 61°54'57" West, a distance of 12.94 feet to a calculated point;
13. North 26°27'31" East, a distance of 5.59 feet to a calculated point;
14. North 62°41'59" West, a distance of 4.93 feet to a calculated point;
15. North 26°45'54" East, a distance of 11.76 feet to a calculated point;
16. North 62°39'11" West, a distance of 37.29 feet to a calculated point;
17. North 26°47'21" East, a distance of 28.64 feet to a calculated point;
18. North 29°19'19" East, a distance of 3.41 feet to a calculated point;
19. North 29°41'19" East, a distance of 26.41 feet to a calculated point, from which a 1/2" rebar found in the north line of said Lot 21, same being the south line of said Lot 2, bears North 44°20'05" West, a distance of 17.65 feet;
20. South 63°25'28" East, a distance of 57.44 feet to a calculated point;
21. North 27°26'30" East, a distance of 2.01 feet to a calculated point;
22. South 63°15'19" East, a distance of 3.70 feet to a calculated point;
23. South 26°23'59" West, a distance of 2.48 feet to a calculated point;
24. South 63°28'58" East, a distance of 35.46 feet to a calculated point;
25. South 25°52'16" West, a distance of 9.16 feet to a calculated point;
26. South 64°07'44" East, a distance of 11.28 feet to the **POINT OF BEGINNING**, containing 0.159 acres of land, more or less.

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Surveyed on the ground June 14, 2014. Bearing Basis: Grid Azimuth for Texas Central Zone state plane coordinates, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 122-004-Z1.

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Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995  
T.X.B.P.L.S. Firm No. 10124500



*6.17-14*



SCALE: 1" = 20'  
GRAPHIC SCALE

**SURVEYOR'S CERTIFICATE:**

CONTINUED TO:  
PROPERTY ADDRESS: 8404 Manassas Rd.

DATE OF ENTRY: 06/14/14

ATTACHMENTS: Nature and Bounds Descriptions

I hereby certify that a survey of the property shown herein was actually made upon the ground under my direction and supervision on the date shown, and shows the stable improvements designated by the client, for the purpose of this survey, and that this property stands as afloat a dedicated road right-of-way or access easement, unless noted herein.

This survey was made independently in accordance with the standards and conditions set forth for a Category 1B, Condition 1, Land Use Survey, based on the Manual of Practice for Land Surveying in Texas, 2008 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Aut 5 6.17.14

| Robert C. Muth, Jr.                   | Date |
|---------------------------------------|------|
| Registered Professional Land Surveyor |      |
| State of Texas No. 6000               |      |

**TITLE COMMITMENT NOTICE**

This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional statements or restrictions not shown herein. No additional statement research was done for the purpose of this survey.

[illegible][illegible]

Robert C. White, Jr.  
R.P.L.S. No. 4993

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

**SHEET**  
**01 OF 01**

