

ORDINANCE NO. 20141016-047

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.

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

Food preparation
Hospital services (general)
Plant nursery

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

Agricultural sales and services	Bail bond services
Building maintenance services	Campground
Commercial blood plasma center	Construction sales and services
Convenience storage	Drop-off recycling collection facility
Electronic prototype assembly	Equipment repair services
Equipment sales	Kennels
Laundry services	Liquor sales
Limited warehousing and distribution	Maintenance and service facilities
Vehicle storage	Veterinary services

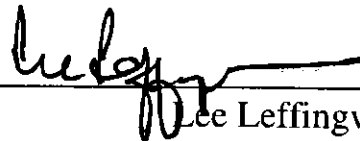
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial liquor sales (CS-1) base district, the mixed use combining district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 27, 2014.

PASSED AND APPROVED

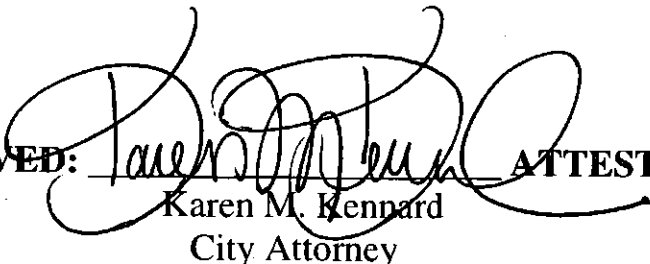
October 16, 2014

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Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



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

**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;

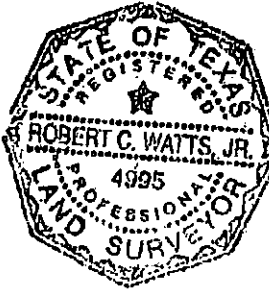
8. North 63°16'15" West, a distance of 8.19 feet to a calculated point;
9. South 27°18'32" West, a distance of 42.75 feet to a calculated point;
10. North 62°48'33" West, a distance of 23.24 feet to a calculated point;
11. North 26°46'34" East, a distance of 10.46 feet to a calculated point;
12. North 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

LOCATION MAP
NOT TO SCALE

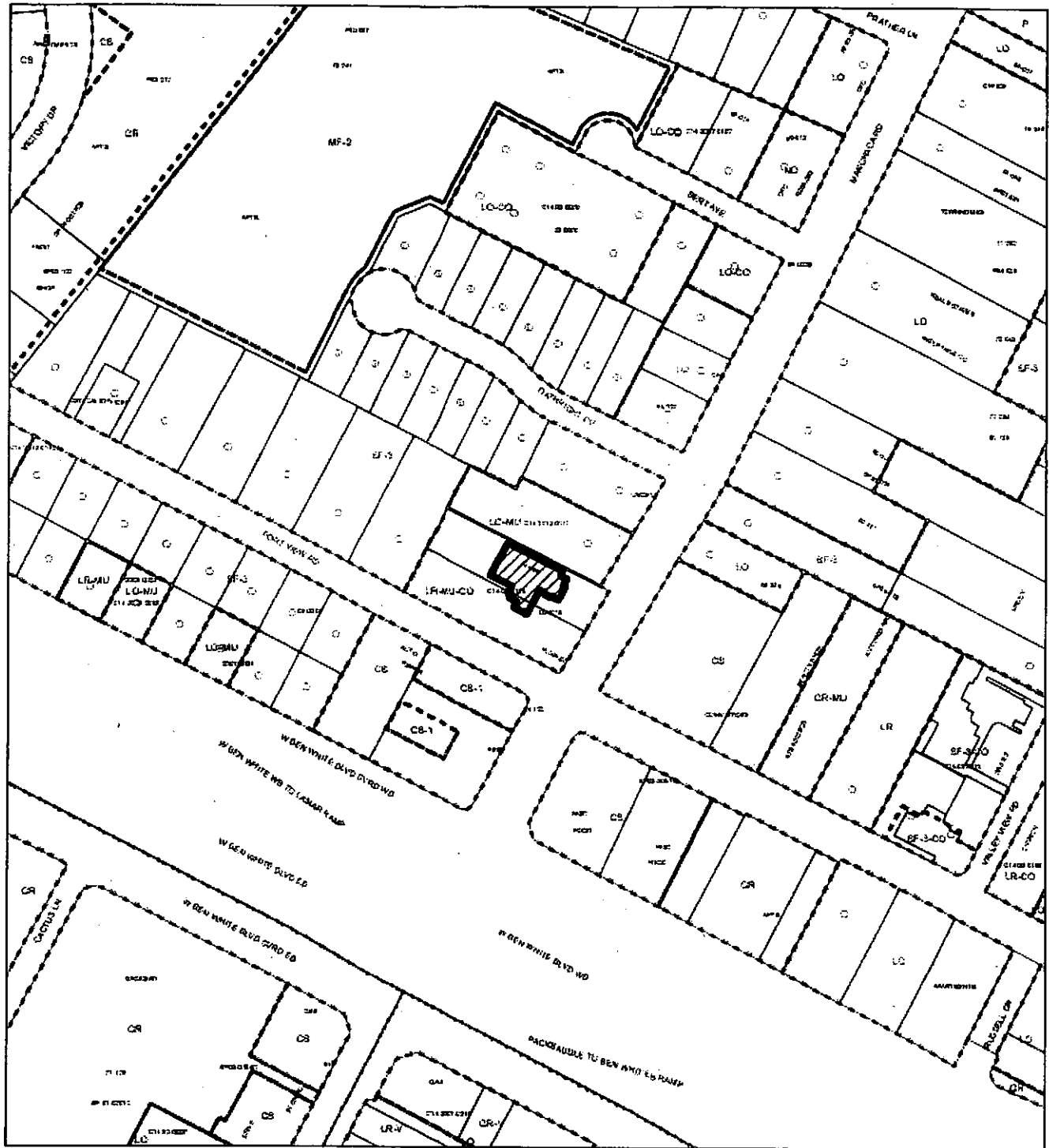
SCALE: 1" = 20'
GRAPHIC SCALE






PROJECT NO.:
122-004
DRAWING NO.:
122-004-GASE
PLOT DATE:
06/17/2014
PLOT SCALE:
1"=20'
DRAWN BY:
RCW
SHEET
01 OF 01

BOX ELECTRIC PULL BOX
 TRAFFIC SIGNAL POLE
 TELEPHONE UTILITY
 GAS UTILITY
 AC PAD
 C&G CLEANOUT
 SIGN
 WIRE FENCE
 --- Brought from fence
 --- WOOD FENCE
 P.O.B. POINT-OF-BEGINNING
 () RECORD INFORMATION

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



1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0103

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.



Exhibit B - Zoning Map