

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 3100 MANCHACA ROAD FROM LIMITED OFFICE-**  
3 **CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO GENERAL**  
4 **OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING**  
5 **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 limited office-conditional overlay (LO-CO) combining  
11 district to general office-mixed use-conditional overlay (GO-MU-CO) combining district  
12 on the property described in Zoning Case No. C14-2014-0173, on file at the Planning and  
13 Development Review Department, as follows:

14  
15 2.944 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 3100 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. Development of the Property shall comply with the following regulations.

- 26 1. The minimum setbacks are: 25 feet for front yard,  
27 15 feet for street side yard,  
28 5 feet for interior side yard,  
29 5 feet for rear yard.
- 30 2. The maximum building coverage is 50 percent.
- 31 3. The maximum building height, as defined by City Code, is 40 feet or 3  
32 stories.
- 33 4. The maximum impervious cover is 70 percent.
- 34

- 1  
2 B. A multifamily, townhouse or condominium residential use on the Property shall  
3 conform to the standards in Chapter 25, Subchapter E, Design Standards and  
4 Mixed Use 4.2.1 of the City Code for a minimum site area per residential unit  
5 type under limited office.  
6

7 The minimum site area for each dwelling unit is:

- 8 1. 1,600 square feet, for an efficiency dwelling unit,  
9 2. 2,000 square feet, for a one bedroom dwelling unit,  
10 3. 2,400 square feet, for a dwelling unit with two or more  
11 bedrooms.  
12

- 13 C. The following are conditional uses of the Property:  
14

College and university facilities	Congregate living
Group home, Class II	Off-site accessory parking
Hospital services (limited)	Personal services
Private secondary educational facilities	Restaurant (limited)

15  
16

- 17 D. The following uses are prohibited uses of the Property:  
18

Business or trade school	Business support services
Guidance services	Hospital services (general)
Printing and publishing	

19  
20

21 Except as specifically restricted under this ordinance, the Property may be developed and  
22 used in accordance with the regulations established for the general office (GO) base  
23 district, the mixed use combining district, and other applicable requirements of the City  
24 Code.

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

**PASSED AND APPROVED**

\_\_\_\_\_, 2014      §  
   §  
   §

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Karen M. Kennard      Jannette S. Goodall  
City Attorney      City Clerk

2.944 ACRES  
FOUR T REALTY  
3100 MANCHACA ROAD

FN. NO. 14-383 (MJJ)  
OCTOBER 10, 2014  
JOB NO. R0109029-10007

**DESCRIPTION**

OF 2.944 ACRES OF LAND OUT OF THE HENRY P. HILL LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 2.92 ACRE TRACT OF LAND CONVEYED TO RODOLFO CARRERA AND ELENA MONTALVO BY DEED OF RECORD IN DOCUMENT NO. 2001216535 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.944 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the westerly right-of-way line of Manchaca Road, being the southeasterly corner of said 2.92 acre tract, for the southeasterly corner hereof;

**THENCE**, along the southerly and westerly lines of said 2.92 acre tract, being in part along the westerly right-of-way line of Manchaca Road and in part along the irregular northerly line of Lot 3 Carter and Hatfield Subdivision, of record in Book 82, Page 84 of the Plat Records of Travis County, Texas, for the southerly and westerly lines hereof, the following two (2) courses and distances:

- 1) S62°47'55"W, at 5.41 feet passing a 1/2 inch iron rod found at the northeasterly corner of said Lot 3 and continuing for a total distance of 814.33 feet to the southwesterly corner of said 2.92 acre tract and southwesterly corner hereof;
- 2) N07°51'36"W, a distance of 166.92 feet to a 1/2 inch iron rod found at the southwesterly corner of Lot 1 Jay Lynn Johnson Subdivision No. 2, of record in Book 82, Page 309 of said Plat Records, being the northwesterly corner of said 2.92 acre tract and northwesterly corner hereof;

**THENCE**, N62°52'59"E, leaving the irregular northerly line of said Lot 3, in part along the southerly line of said Lot 1 and in part along the westerly right-of-way line of Manchaca Road, being the northerly line of said 2.92 acre tract and hereof, a distance of 820.19 feet to a 1/2 inch iron rod found in the westerly right-of-way line of Manchaca Road, being the northeasterly corner of said 2.92 acre tract and the northeasterly corner hereof;

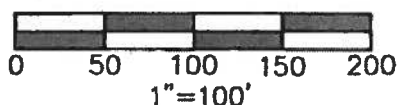
**THENCE**, S05°50'16"E, along the westerly right-of-way line of Manchaca Road, being the easterly line of said 2.92 acre tract, for the easterly line hereof, a distance of 167.82 feet to the **POINT OF BEGINNING**, containing 2.944 acres (128,259 sq. ft.) of land, more or less, within these metes and bounds.

BURY-AUS, INC.  
221 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

*Mark J. Jezisek*  
MARK J. JEZISEK  
R.P.L.S. NO. 5267  
STATE OF TEXAS  
TBPLS # F-10107500



# MANCHACA ROAD (R.O.W. VARIES)



LOT 1  
JAY LYNN JOHNSON  
SUBDIVISION NO. 2  
BK. 82, PG. 309

RODOLFO  
CARRERA  
AND ELENA  
MONTALVO  
DOC. NO.  
2001216535

LOT 3  
CARTER AND  
HATFIELD  
SUBDIVISION  
BK. 82, PG. 84

## LEGEND

- 1/2" IRON ROD FOUND
- CORNER NOT FOUND
- P.O.B. POINT OF BEGINNING

## BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

6.151 ACRES  
RESIDENCES AT THE  
SPOKE LLC  
DOC. NO. 2012085079

HENRY P. HILL LEAGUE

S05°50'16"E 167.82'

P.O.B.

N62°52'59"E 820.19'

S62°47'55"W 814.33'

N07°51'36"W 166.92'

# BURY

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel: (512) 328-0011 Fax: (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
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## SKETCH TO ACCOMPANY DESCRIPTION

OF 2.944 ACRES OF LAND OUT OF THE HENRY P. HILL LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO RODOLFO CARRERA AND ELENA MONTALVO BY DEED OF RECORD IN DOCUMENT NO. 2001216535 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## FOUR T REALTY

## 3100 MANCHACA

DATE: 10-10-2014

DRAWN BY: M.J.J.

FN: 14 383(MJJ)

FILE: H:\109029\007\109029007EX1.DWG

PROJECT No: R0109029-10007

