

ORDINANCE NO. 20191114-083

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7731 MENCHACA ROAD (FORMERLY MANCHACA ROAD) FROM DEVELOPMENT RESERVE (DR) DISTRICT TO GENERAL OFFICE-MIXED USE (GO-MU) 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 development reserve (DR) district to general office-mixed use (GO-MU) combining district on the property described in Zoning Case No. C14-2019-0121, on file at the Planning and Zoning Department, as follows:

A 10.700 acre tract of land out of the William Cannon Survey Number 19, Travis County, Texas, said 10.700 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

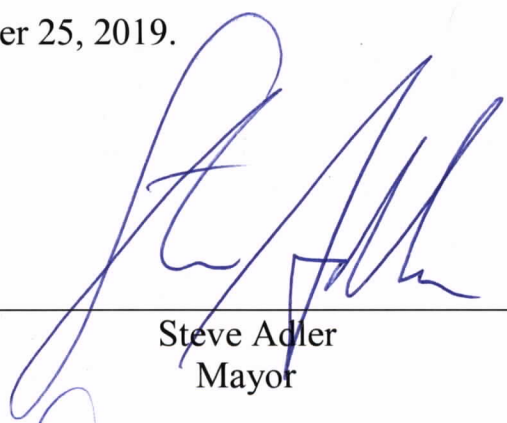
locally known as 7731 Menchaca Road (formerly Manchaca Road) in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on November 25, 2019.

PASSED AND APPROVED

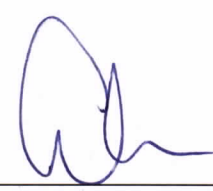
_____, November 14, 2019

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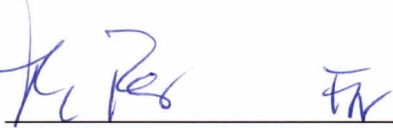
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

LEGAL DESCRIPTION

FIELD NOTES FOR A 10.700 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON SURVEY NUMBER 19, TRAVIS COUNTY, TEXAS; BEING ALL OF A CALLED 3.550 ACRE TRACT OF LAND AS CONVEYED TO MARY M. STINSON BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2002188994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT PORTION OF A CALLED 7.43 ACRE TRACT OF LAND AS CONVEYED TO NED GERALD STINSON AND MARY M. STINSON BY DEED RECORDED IN VOLUME 3387, PAGE 1949 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 3.74 ACRE TRACT OF LAND AS CONVEYED TO NED GERALD STINSON AND WIFE, MARY M. STINSON BY DEED RECORDED IN VOLUME 5991, PAGE 1493 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.142 ACRE TRACT OF LAND AS CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 12738, PAGE 1291 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.700 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BGE INC" set on the southeasterly right-of-way line of Manchaca Road (F.M. 2304) (variable width public right-of-way) and on the northeast line of the above described Stinson 3.74 acre tract, at the northeast corner of said State of Texas Tract and the westerly corner of Lot 1, Block A of SOUTH BRIDGE VILLAS 3, a subdivision as recorded in Document Number 201300118 of the Official Public Records of Travis County, Texas, for the most northerly corner of the herein described tract of land;

THENCE, with the line common to said Lot 1 and said Stinson 3.74 acre tract the following three (3) courses:

- 1) S 63°52'51" E a distance of 332.83 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an exterior corner of said Lot 1 and an interior corner of said Stinson 3.74 acre tract, for an interior corner of the herein described tract;
- 2) N 30°19'09" E a distance of 13.93 feet to a 3/8-inch iron rod found at an interior corner of said Lot 1 and an exterior corner of said Stinson 3.74 acre tract, for an exterior corner of the herein described tract; and
- 3) S 63°52'51" E, passing at a distance of 652.59 feet a 1/2-inch iron rod with cap stamped "POINTLINE RPLS 1587" and continuing for a total distance of 655.18 feet to a calculated point on the northwesterly right-of-way line of the Union Pacific Railroad (100 feet wide) at the southerly corner of said Lot 1 and the easterly corner of said Stinson 3.74 acre tract, for the easterly corner of the herein described tract of land;

THENCE, with said northwesterly right-of-way line of Union Pacific Railroad, 50.00 feet northwest of and parallel to the centerline of said Union Pacific Railroad, S 29°26'50" W a distance of 536.00 feet to a calculated point at the southerly corner of said Stinson 3.550 acre tract and the easterly corner of a called 3.931 acre tract of land as conveyed to Last Rock Star, LLC by Special Warranty Deed recorded in Document Number 2011077861 of the Official Public Records of Travis County, Texas, for the southerly corner of the herein described tract, from which a 1/2-inch iron rod found bears S 63°58'39" E a distance of 0.90 feet;

EXHIBIT "A"

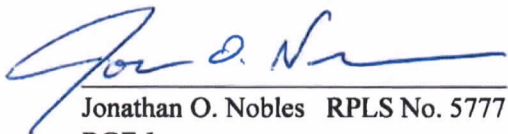
THENCE, with the line common to said 3.931 acre tract and said Stinson 3.550 acre tract, N63°58'39"W a distance of 729.40 feet to a 1/2-inch iron rod with cap stamped "POINTLINE RPLS 1587" found at the westerly corner of said Stinson 3.550 acre tract, the northerly corner of said 3.931 acre tract, the easterly corner of a called 1.25 acre tract of land as conveyed to Jacque Louise Stinson by Cash Warranty Deed recorded in Document Number 2005202094 of the Official Public Records of Travis County, Texas, and the southerly corner of the remainder of a called 4.802 acre tract of land conveyed to James S. Ramsey by Gift Warranty Deed recorded in Volume 12559, Page 6 of the Real Property Records of Travis County, Texas, for a southwesterly corner of the herein described tract of land;

THENCE, with the line common to said 4.802 acre remainder tract and said Stinson 3.550 acre tract, N34°09'43"E a distance of 216.65 feet to a 1/2-inch iron rod found on the southwest line of said Stinson 7.43 acre tract, at the northerly corner of said Stinson 3.550 acre tract and the easterly corner of said 4.802 acre remainder tract, for an interior corner of the herein described tract;

THENCE, with the line common to said 4.802 acre remainder tract and said Stinson 7.43 acre tract, N64°02'11"W a distance of 267.06 feet to a 1/2-inch iron rod found on said southeasterly right-of-way line of Manchaca Road, at the northerly corner of said 4.802 acre remainder tract and the southerly corner of said State of Texas Tract, for the most westerly corner of the herein described tract;

THENCE, with said southeasterly right-of-way line of Manchaca Road, N27°38'49"E a distance of 308.75 feet to the **POINT OF BEGINNING** and containing 10.700 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on July 18, 2019 and are true and correct to the best of my knowledge. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777
BGE Inc

101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Telephone; (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



8/30/2019
Date

Client: Greystar
Date: August 30, 2019
Job No: 6949-00
City Grid: F16
TCAD Nos.: 0422150137, 0422150117

BASIS OF BEARING;

Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone. All distances are in surface and can be converted to grid by multiplying by the combined scale factor of 0.9999494346



LEGEND		
B.F.	BOARD FENCE	
B.F.D.G.	BUILDING	
B.P.	BRICK PAVES	
B.R.W.	BRICK RETAINING WALL	
C.C.	CHAIN LINK FENCE	
CONC.	CONCRETE	
C.R.	CATHODE READING STATION	
DOC.	DOCUMENT	
D.R.C.	DEPARTMENT OF TRAVAS COUNTY	
E.M.	ELECTRIC FENCE	
F.H.	FIRE HYDRANT	
F.N.D.	FENCE	
FOH	FOH	
M.H.	MANHOLE	
N.C.	NUMBER	
O.P.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVAS COUNTY	
P.	PAVE	
P.F.	POWER POLE	
P.P.	POLYETHYLENE GLYCOL PIPE	
R.O.W.	RIGHT-OF-WAY	
T.L.	TELEPHONE	
TRANS.	TRANSFORMER	
U.W.P.	UNDERGROUND WATER PANT	
V.	VOLUME	
W.F.	WATER FAUCET	
W.F.	WROUGHT IRON FENCE	
W.M.	W.M.	
CONCORD NFO VOL 3387, PG 1948 & VOL 5591, PG 1483		

RESTRICTIVE COVENANT AND EASEMENT NOTES:

10A. PIPE LINE EASEMENT GRANTED TO HAMBLE PIPE LINE COMPANY, BY INSTRUMENT DATED 12/15/1950, RECORDS IN INSTRUMENTS 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749,

GENERAL NOTES

1. SURVEY ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 4323, NAD83. ALL DISTANCES SHOWN HEREON ARE BEARING AND CAN BE CONVERTED TO GRID BY USING THE COORDINATE SCALING FACTOR 0.999944344.

2. THE SUBJECT PROPERTY LIES IN UNSHARED ZONE "C" (AREAS DETERMINED TO BE OUTSIDE THE 6.2% ANNUAL CHANGE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED MAP NUMBER 48453005H, SHEET 40, DATED SEPTEMBER 26, 2008. ALL FLOOD INSURANCE SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.

3. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN CONTRIBUTION FROM THE COMPANY ENGINEER NO. 20910-048, DATED EFFECTIVE MAY 28, 2019 AND REVISIONS 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781,

To: Greater O. F. L. C. a Delaware limited liability company, Heritage Title Company of Austin, Inc., and Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSPS Land Title Surveys, jointly established and adopted by ALTA and ACSPS, and includes Items 1 through 7(C), 11 (observed encroachments), 13, and 14 of Table A attached. The field work was completed on July 16, 2019.

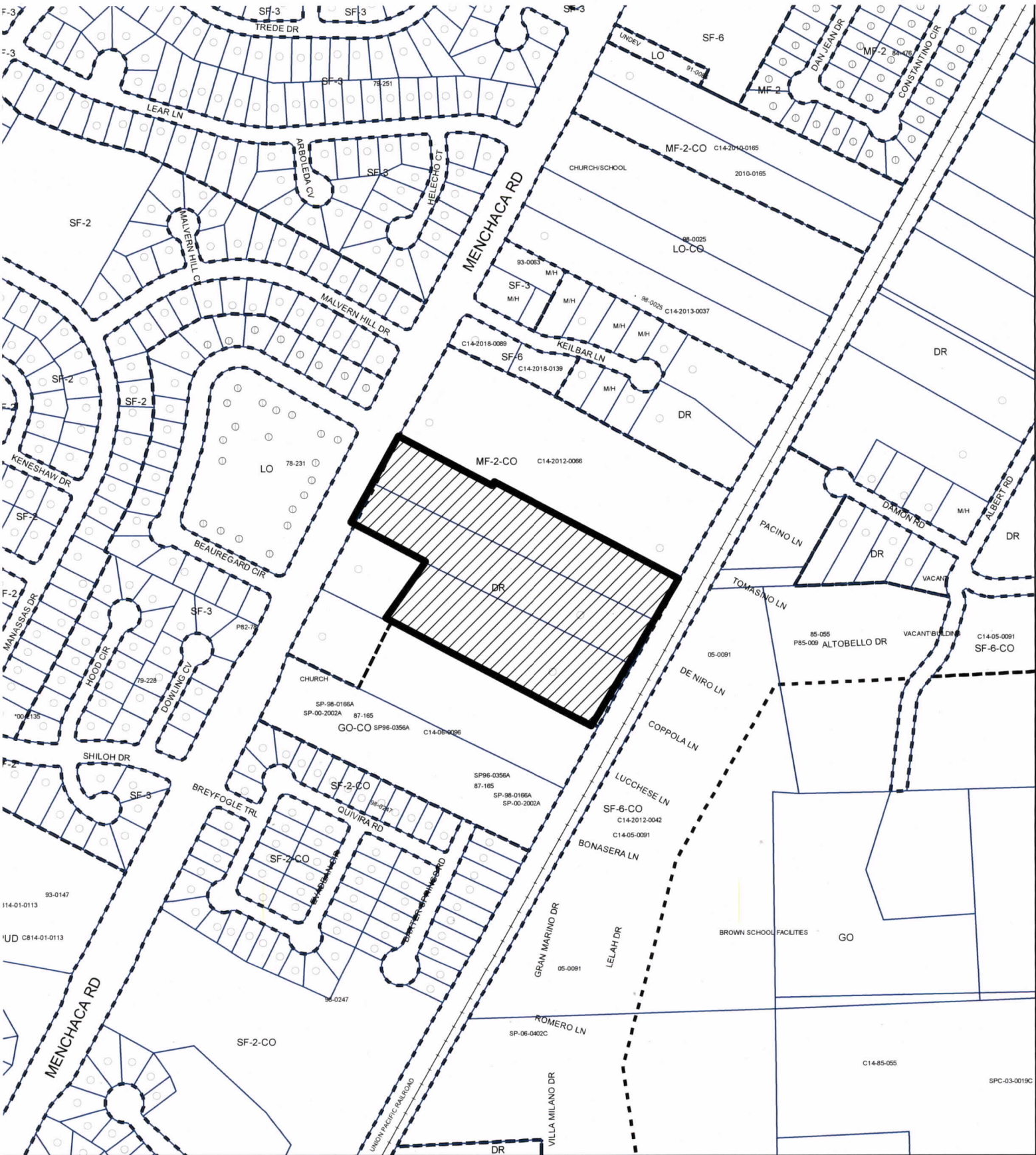
Date of Plat or Map: July 16, 2019

Jonathan O. Nobles
JONATHAN O. NOBLES, RPLS No. 5777
BOX 181
7020 W. WOODHOPKINS, SUITE 330
AUSTIN, TEXAS 78731
TELEPHONE: (512) 879-0400



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TSPS-Licensed Surveying Firm No. 10106502

PARTY CHIEF: C.T.	ISSUE DATE: 07/19/2019	SHEET 1
TECHNICIAN: S.B. & D.F.	SCALE: 1" = 50'	
R.P.I.S.: J.N.	JOB NUMBER: 6949-00	OF 1
FIELD BOOK NAME: 37		
BASE FILE: C:\TIC\Projects\greyleaf\6949-00-Moschoa-Rld-Apts\06_Survey\04_Photo\Greyleaf\6949-00_Tile.dwg		



- SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY
- ## ZONING

ZONING CASE#: C14-2019-0121

EXHIBIT "B"
- 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.
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- Created: 11/6/2019