

**ORDINANCE NO. 20250410-059**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3120 MANOR ROAD, SUITE 3120, IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-V-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-V-CO-NP) 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 general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district to commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district on the property described in Zoning Case No. C14-2025-0021, on file at the Planning Department, as follows:

A 0.0196 acre tract of land out of LOT 8, BLOCK D, MANOR HILL, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 6, Page 10, of the Plat Records of Travis County, Texas, and the 10 foot strip of land added to said LOT 8 by the RESUBDIVISION OF LOT 8, BLOCK D AND G, MANOR HILL, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 8, Page 14, of the Plat Records of Travis County, Texas, said 0.0196 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3120 Manor Road, Suite 3120, in the City of Austin, Travis County, Texas, 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:

Adult-Oriented Business is a prohibited use of the Property.

**PART 3.** 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 and other applicable requirements of the City Code.

**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12c that established zoning for the MLK Neighborhood Plan.

**PART 5.** This ordinance takes effect on April 21, 2025.

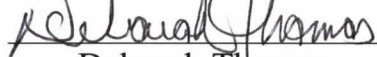
**PASSED AND APPROVED**

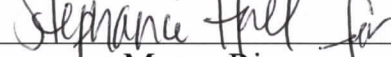
\_\_\_\_\_, April 10, 2025

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Kirk Watson  
Mayor

**APPROVED:**   
Deborah Thomas  
Interim City Attorney

**ATTEST:**   
Myrna Rios  
City Clerk

## EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF TRAVIS  
L. VANDEVER SURVEY, ABSTRACT No. 784

BEING A 0.0196 ACRE (856 SQUARE FOOT (SQ. FT.)) TRACT OF LAND, BEING OUT OF AND A PART OF LOT 8, BLOCK D, MANOR HILL, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 06, PAGE 10 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND THE 10 FOOT STRIP OF LAND ADDED TO SAID LOT 8 BY THE RESUBDIVISION OF LOT 8, BLOCK D, AND G, MANOR HILL, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 14 OF THE PLAT RECORD OF TRAVIS COUNTY, TEXAS, SAID 0.0196 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING ORIENTATION AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD-83, CENTRAL ZONE 4203

**COMMENCING** at a 5/8-inch iron rod found [ X:3,126,068.53' Y:10,077,775.83' ] marking the Southwest corner of said Lot 8, which lies on the North Right-of-Way (R.O.W.) line of Manor Road (80 Foot Wide Public R.O.W.);

**THENCE**, North 77°54'45" East, along the North Right-of-Way line of Manor Road, a distance of 119.87 feet to a point;

**THENCE**, North 12°05'15" West, over and across said Lot 8, a distance of 54.88 feet to the **POINT OF BEGINNING** [ X:3,126,174.26' Y:10,077,854.60' ] and Southwest corner of the herein described Tract, in the South wall line of the Building which occupies said Lot 8 (BLDG.);

**THENCE**, North 77°54'45" East, along the South line of said BLDG., a distance of 17.00 feet to the Southeast corner of the herein described Tract;

**THENCE**, North 12°05'15" West, over and across said BLDG., a distance of 50.37 feet to the Northeast corner of the herein described Tract;

**THENCE**, South 77°38'50" West, along the North wall line of said BLDG., a distance of 17.00 feet to the Northwest corner of the herein described Tract;

**THENCE**, South 12°05'15" East, over and across said BLDG., a distance of 50.31 feet to the **POINT OF BEGINNING** of the herein described tract and containing within these calls 0.0196 Acres, or 856 Square Feet of land.

  
PAUL A. COYNE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6374





THE PROPERTY LIES WITHIN THE JURISDICTION OF THE CITY OF AUSTIN, TEXAS  
ZONED : CS-V-MP  
(CS) GENERAL COMMERCIAL SERVICES  
(V) VERTICAL WIRELESS USE BUILDING  
(MP) NEIGHBORHOOD PLANNING COMBINING DISTRICT

LOT SIZE (min.)	=	5,750 sq.ft.
LOT WIDTH (min.)	=	30 feet
HEIGHT (min.)	=	50 feet
FRONT YARD	=	10 feet
INTERIOR SIDE YARD	=	N/A
REAR YARD	=	N/A
LANDING COVERAGE (min.)	=	95%
IMPERVIOUS COVERAGE (max.)	=	25%
FLOOR AREA RATIO (max.)	=	2:1

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT, UNDER G.F. NO. 202200199, WITH AN EFFECTIVE DATE OF JANUARY 3, 2022.

Let 8, Block D, MANOR HILL, according to the map or plat thereof, recorded in Volume 8, Page 10 of the Plat Records of Travis County, Texas, and the 10 foot strip of land added to said Lot 8 by the RESUBMISSION OF LOT 8, BLOCK D, AND G, MANOR HILL, according to the map or plat thereof recorded in Volume 8, Page 14 of the Plat Record of Travis County, Texas.

40 Standard Spaces
01 Handicap Space
41 Total Parking Spaces

MANOR HILL  
VOL. 6 PP. 10-1600

THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

2. ACCORDING TO THE FEDERAL EMINENT DOMAIN MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 18998-00000, REVISED AND RE-CLASSIFIED THE SUBJECT PROPERTY IS IN A 100-YEAR FLOOD ZONE.

3. BASED ON THIS MAP, THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE.

4. THE SUBJECT PROPERTY IS BASED ON THE TEXAS STATE PLAT COORDINATE SYSTEM (INW93) CENTRAL ZONE, GRID 4203.

THERE ARE NO VISIBLE SIGNS OF A CEMETERY ON THIS TRACT.

5. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR CONSTRUCTION OF ANY TYPE HAS BEEN RECORDED.

6. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF ANY TYPE OF CONSTRUCTION OF ANY TYPE HAS BEEN RECORDED.

7. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS HAS BEEN RECORDED.

7. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLE WASTE WATER, PUMP OR TREATMENT PLANT HAS BEEN RECORDED.

8. THE PROPERTY HAS PHYSICAL ACCESS TO MAJOR ROAD, MAINTENANCE ROAD, AND THE STATE HIGHWAY.

9. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED EMINENT DOMAIN RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, AND OTHER FEATURES ARE BASED ON THE SURVEYOR'S VISUAL OBSERVATION AND ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE (UNLESS OTHERWISE SOURCES OF INFORMATION ARE SPECIFICALLY CITED).

10a Public utility easement 5 feet in width along the rear property line(s), as stated on the Plat(s) recorded in Volume 5, Page 10 of the Plat Records of Travis County, Texas. (DOES AFFECT, AS SHOWN HEREON)

10a Public utility easement 5 feet in width along the west property line(s), as stated on the Plat(s) recorded in Volume 5, Page 10 of the Plat Records of Travis County, Texas. (DOES AFFECT, AS SHOWN HEREON)

Apparent easement evidenced by the location of service way located along the westerly property line outside of a dedicated easement.  
(does not create an adverse claim)

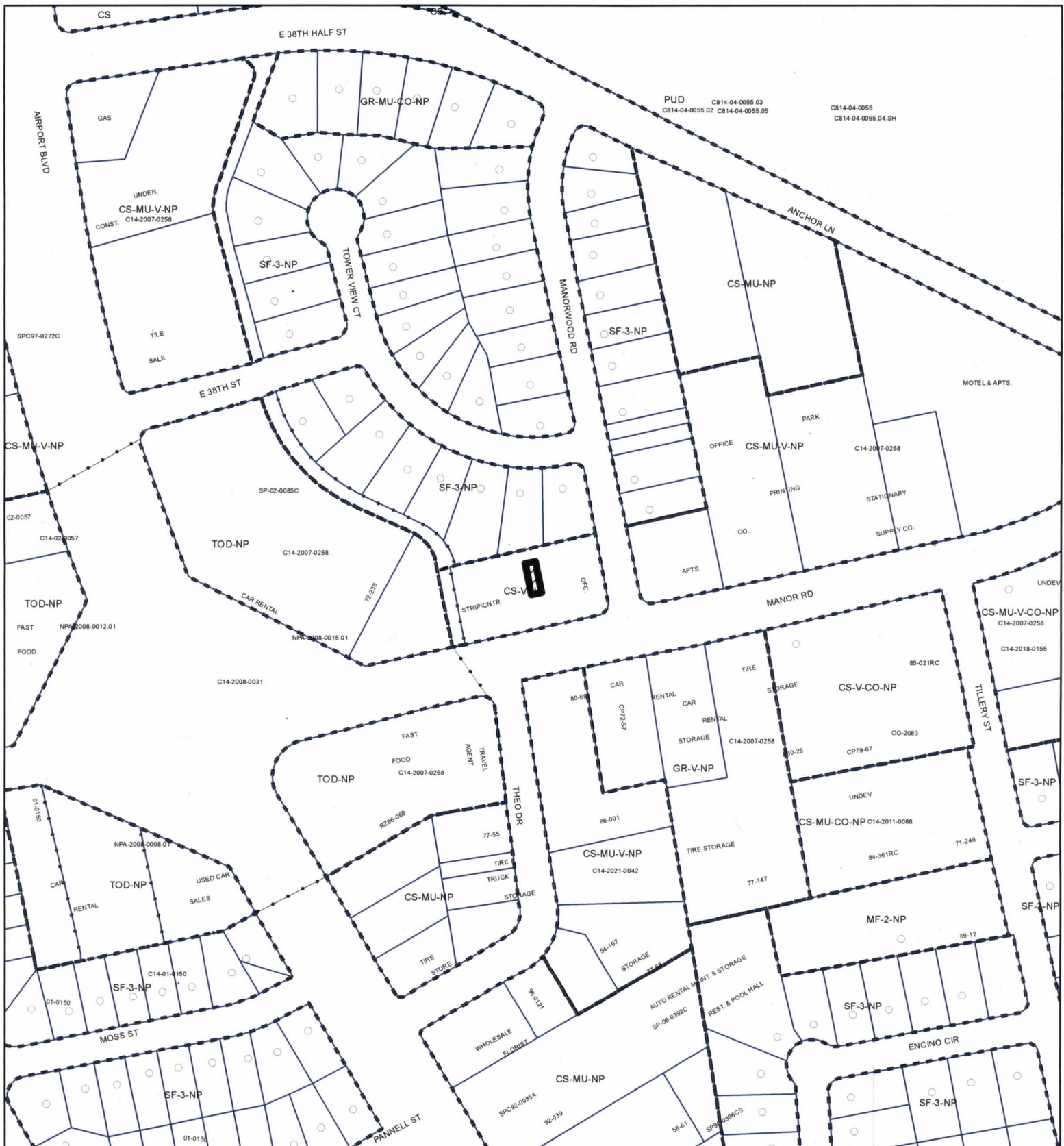
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS, LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADAPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 9(a), 7(a), 7(b)(1), 7(a), 8, 9, 13, 14, 17 and 19 of TABLE A THEREOF.

PAUL A. COYNE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6374  
DATE: FEBRUARY 2, 2022

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[illegible]

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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

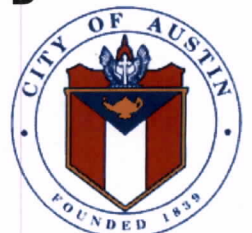
ZONING CASE#: C14-2025-0021

## EXHIBIT "B"

1" = 200'

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



Created: 2/10/2025