

ORDINANCE NO. _____

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.

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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 _____, 2025.

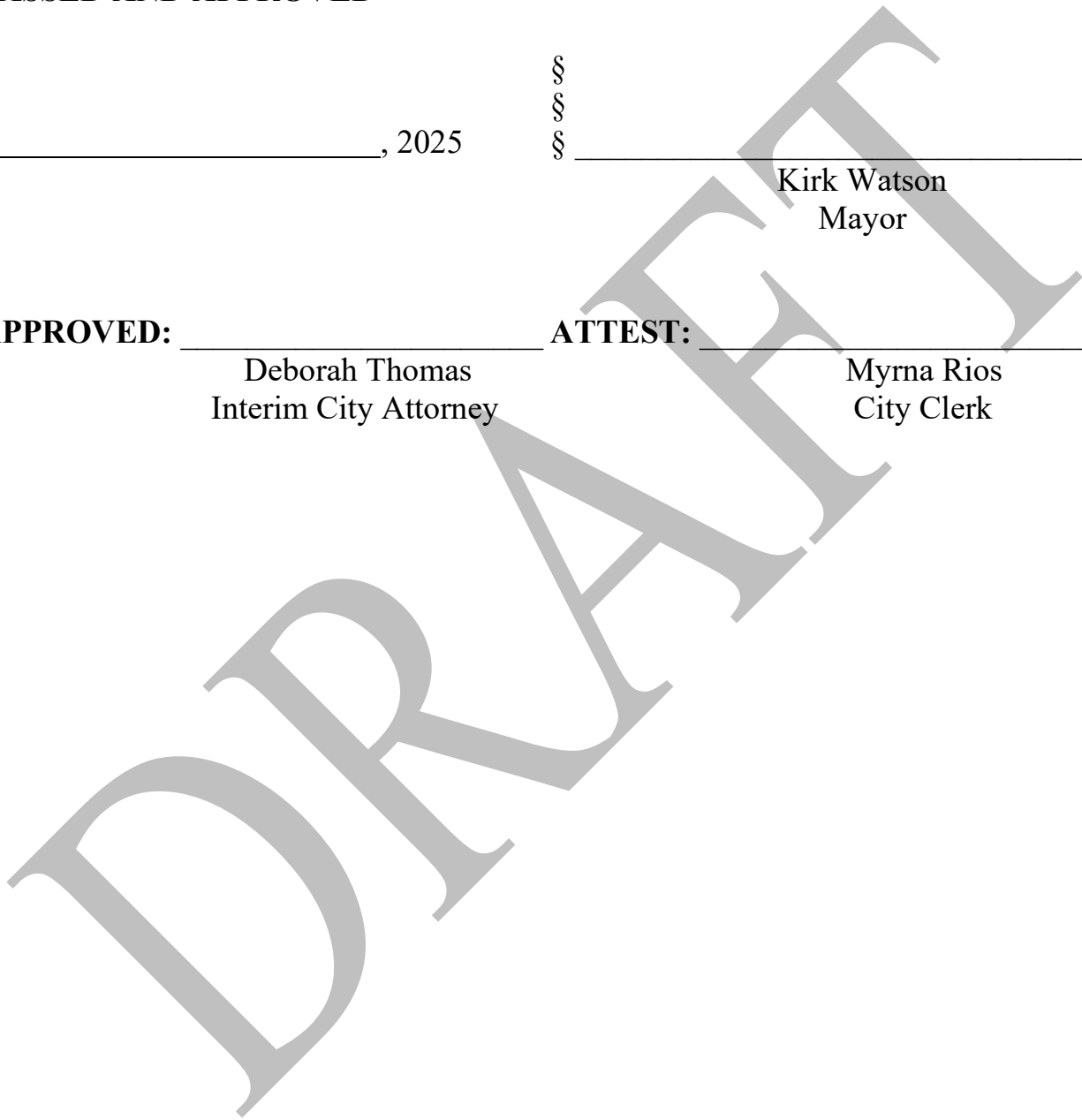
PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
Interim City Attorney

ATTEST: _____
Myrna Rios
City Clerk



**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;

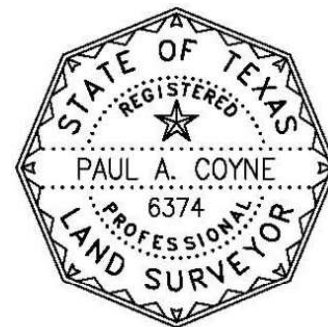
THENCE, North 12°05'15" West, over and across said BLDG., a distance of 50.37 feet to the Northeast corner of the herein described Tract;

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



TETRA
LAND SERVICES

5304 ASHBROOK DR.
HOUSTON, TEXAS 77081
713.462.6100

www.TLSTX.com

SURVEY@TLSTX.com

Texas Board of Professional Land Surveying
Registration License No. 10127500

ZONING INFORMATION

THE PROPERTY LIES WITHIN THE JURISDICTION OF THE CITY OF AUSTIN, TEXAS.
 ZONING: CS-10-1P
 (S) GENERAL COMMERCIAL SERVICES
 (U) VERTICAL MIXED USE BUILDING
 (U)P) NEIGHBORHOOD PLAN COMBINING DISTRICT

LOT SIZE (min.) - 3,750 sq.ft.
 LOT WIDTH (min.) - 50 feet
 HEIGHT (max.) - 80 feet
 FRONT YARD - 10 feet
 INTERIOR SIDE YARD - N/A
 FRONT YARD - N/A
 BUILDING COVERAGE (max.) - 90%
 IMPROVED COVERAGE (max.) - 90%
 FLOOR AREA RATIO (max.) - 2:1

TITLE INFORMATION

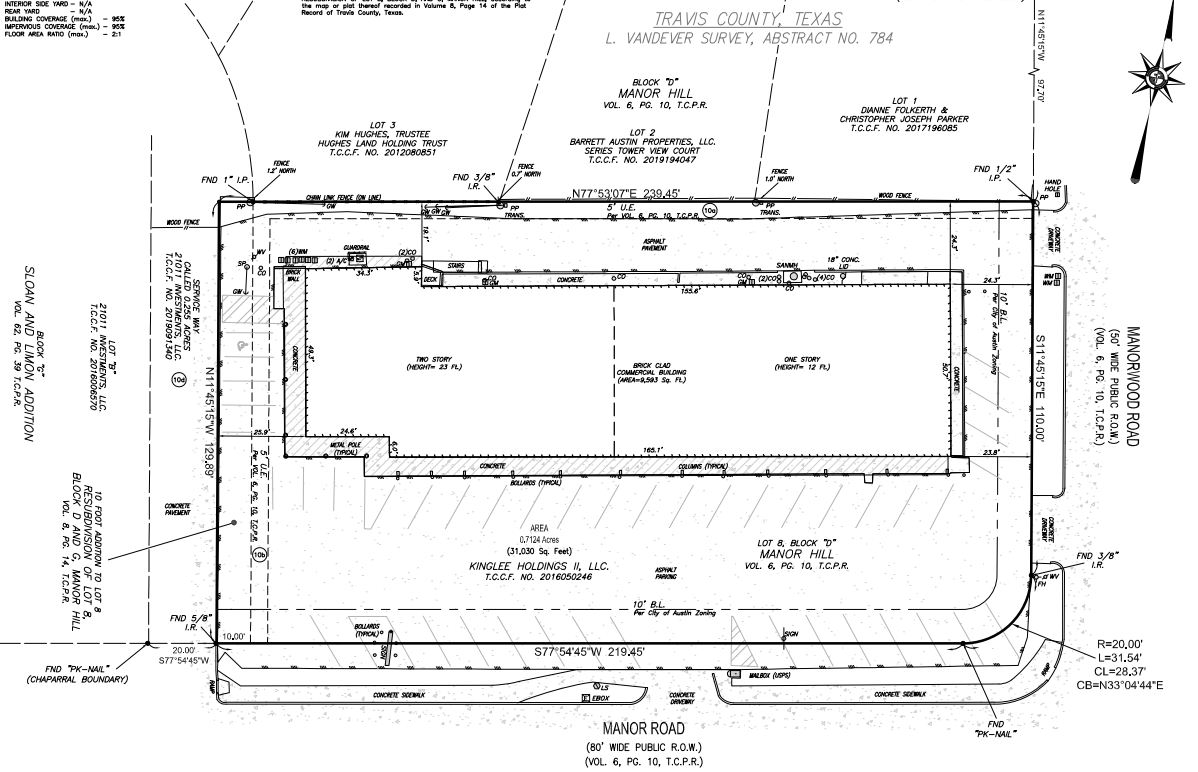
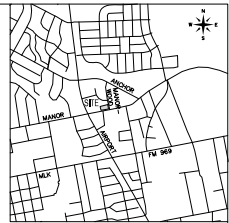
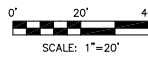
THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT, UNDER C.F. NO. 202200199, WITH AN EFFECTIVE DATE OF JANUARY 9, 2022.

LEGAL DESCRIPTION

LOT 8, BLOCK D, MANOR HILL, according to the map or plat thereof, recorded 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, according to the map or plat thereof, recorded in Volume 6, Page 14 of the Plat Record of Travis County, Texas.

PARKING TABLE

40 Standard Spaces
01 Handicap Space
41 Total Parking Spaces



SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. ACCORDING TO THE FEDERAL ENGINEERING MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 48464C0006E, DATED JAN. 22, 2020, THE SUBJECT TRACT IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
3. BEARINGS ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) CENTRAL ZONE NO. 4203.
4. THERE ARE NO VISIBLE SIGNS OF A CHALETARY ON THIS TRACT.
5. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
8. PROPERTY HAS PHYSICAL ACCESS TO MANOR ROAD, MANORWOOD ROAD, AND THE SERVICE WAY.
9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, FENCING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON AERIAL, ORIGINAL, VERBAL EVIDENCE, SALES AND ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

SCHEDULE "B" ITEMS

- (10) Public utility easement 5 feet in width along the rear property line(s), as stated on the Plats recorded in Volume 6, Page 10 of the Plat Records of Travis County, Texas. (DOES AFFECT, AS SHOWN HEREON)
- (10) Public utility easement 5 feet in width along the west property line(s), as stated on the Plats recorded in Volume 6, Page 10 of the Plat Records of Travis County, Texas. (DOES AFFECT, AS SHOWN HEREON)
- (10) Apparent easement evidenced by the location of service way located along the westerly property line shown on a previous assessment. (DOES AFFECT, AS SHOWN HEREON)

REVISIONS		
REV.	DESCRIPTION	DATE
01	UPDATE CERTIFICATION TO	2/18/22

LEGEND

A/C	AIR CONDITIONING UNIT	T.C.C.F.	TRAVIS COUNTY CLEVER'S FILE	T/D	TOP OF DRAIN
A/E	AERIAL EASEMENT	T.C.P.R.	TRAVIS COUNTY DEED RECORDS	T/O	TOP OF GRADE
A/S	ASPHALT	T.C.P.R.	TRAVIS COUNTY DEED RECORDS	T/S	TOP OF SURFACE
B	BUILDING LINE	T.C.P.R.	TRAVIS COUNTY DEED RECORDS	T/S	TOP OF SURFACE
B/O	BUILDING OUT	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/C	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/D	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/F	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/G	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/H	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/I	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/J	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/K	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/L	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/M	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/N	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
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C/Q	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/R	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/S	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/T	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/U	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/V	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/W	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/X	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/Y	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT
C/Z	CONCRETE	U	UTILITY EASEMENT	U	UTILITY EASEMENT

LINE TYPES

—	ASPHALT LINE
—	CONCRETE LINE
—	WOOD FENCE LINE
—	IRON FENCE LINE
—	CHAIN LINK FENCE LINE
—	METAL FENCE LINE
—	CAST IRON
—	GRAVEL LINE
—	HIGH BANK LINE
—	POWER LINE
—	SANITARY SEWER LINE
—	SANCTUARY LINE
—	WATER LINE

SURVEYOR CERTIFICATION

TO: BRAUN ENTERPRISES; HERITAGE TITLE COMPANY OF AUSTIN, INC; FIRST AMERICAN 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, CURRENTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 6(9), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 17 and 19 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON 01/20/2022.

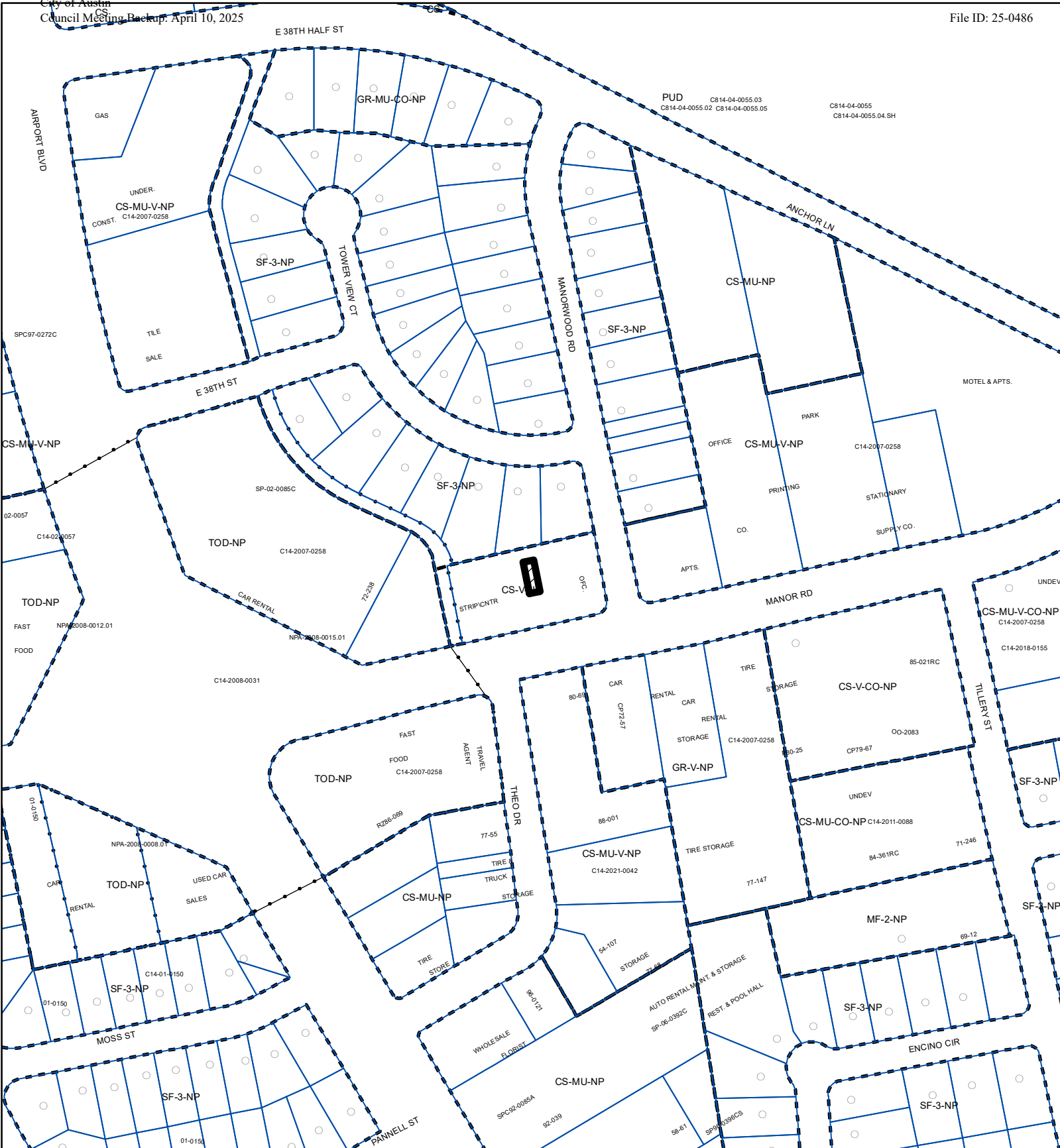
Paul Coyne
 PAUL A. COYNE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6374
 DATE: FEBRUARY 2, 2022



ADDRESS: 312 Manor Road, Austin, Texas 78723
 PROJECT NAME: 312 Manor Road
 CLIENT: Braun Enterprises

TETRA
 3124 Alameda Drive
 Austin, Texas 78704
 (512) 452-1111
 www.tetrausa.com
 License No. 00226

JOB NO.: 22-0015
 SCALE: 1"=20'
 DATE: 02/02/2022
 DRAWN BY: JP
 CHECKED BY: PAC
 APPROVED BY: PAC






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0021



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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