

**ORDINANCE NO 20071018-056**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10633 MANCHACA ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-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 interim rural residence (I-RR) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No C14-2007-0138, on file at the Neighborhood Planning and Zoning Department, as follows

A 1 548 acre tract of land, more or less, out of the Walker Wilson Survey No 2, Abstract 27, in Travis County, more particularly described by metes and bounds in document No 1999111147, amended by Document 2000054580, recorded in the Official Public Records of Travis County, Texas, and,

The 1 548 acre tract includes a 0 627 acre tract of land, more or less, out of the Walker Wilson Survey No 2, Abstract 27, Travis County, the 0 627 acre tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 10633 Manchaca 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 site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code

**PART 3** This ordinance takes effect on October 29, 2007

**PASSED AND APPROVED**

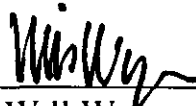
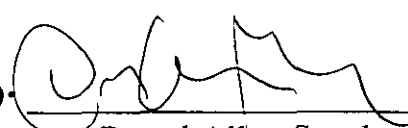
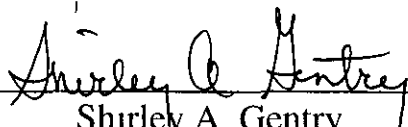
		§	
		§	
		§	
<u>October 18</u> , 2007			
			Will Wynn
			Mayor
<b>APPROVED</b>		<b>ATTEST</b>	
	David Allan Smith		Shirley A Gentry
	City Attorney		City Clerk

EXHIBIT A

# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

115 PARK CROFT DRIVE ▲ SUITE 102 ▲ KATY TEXAS 77450 ▲ 281 829 0034 ▲ 281 829 233 FAX

### 10633 Manchaca Road

A tract or parcel of land containing 0.627 acres (27,313 square feet) located in the Walker Wilson Survey No. 2 Abstract 27 Travis County Texas said 0.627 acre tract being known as that same certain tract of land as described in instrument recorded in Document No. 200013431 of the Official Public Records of Travis County Texas said 0.627 acre tract of land being more particularly described by metes and bounds as follows with bearings based on recorded deeds

**BEGINNING** at a point for corner being the beginning of a curve to the right at the intersection of the West right of way line of Old Manchaca Road (70 feet in width) and the South right of way line of F. M. 2304 (Manchaca Road right of way width varies) said point for corner also being the **POINT OF BEGINNING** of the herein described tract

**THENCE** in an Easterly direction along the said West right of way line of Old Manchaca Road with a curve to the right having a radius of 25.00 feet a central angle of 66 degrees 25 minutes 19 seconds an arc length of 28.98 feet a chord that bears North 79 degrees 07 minutes 56 seconds East a distance of 27.39 feet to a point for corner being the most Northerly Northeast corner of the herein described tract

**THENCE** South 45 degrees 55 minutes 17 seconds West a distance of 92.12 feet to a point for corner being a point for angle of the herein described tract

**THENCE** South 00 degrees 22 minutes 04 seconds West a distance of 235.08 feet to a point for corner being a point for angle of the herein described tract

**THENCE** South 44 degrees 37 minutes 58 seconds East a distance of 28.28 feet to a point for corner being a point for angle of the herein described tract

**THENCE** South 89 degrees 38 minutes 00 seconds East a distance of 138.30 feet to a point for corner lying in the said West right of way line of Old Manchaca Road said point for corner being a point for angle of the herein described tract

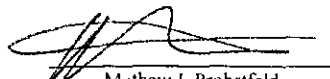
**THENCE** South 03 degrees 21 minutes 33 seconds East along the said West right of way line of Old Manchaca Road a distance of 15.03 feet to a point for corner being the North corner of Lot 1 Block A of Saddlewood Estates Section One an addition in Travis County Texas according to the map or plat thereof recorded in Document No. 200000043 of the Official Public Records of Travis County Texas said point for corner also being the East corner of the herein described tract

**THENCE** North 89 degrees 37 minutes 56 seconds West along the North line of Lots 1, 2, 3 and 4 Block A of Saddlewood Estates Section One a distance of 255.28 feet to a point for corner being the West corner of said Lot 4 Block A of Saddlewood Estates Section One said point for corner lying in the East line of that certain 4.720 acre tract of land conveyed to Mark Reynolds as described in instrument recorded in Volume 12625 Page 970 of the Official Public Records of Travis County Texas said point for corner also being the South corner of the herein described tract

**THENCE** North 00 degrees 22 minutes 04 seconds East along the said East line of Reynolds tract a distance of 200.00 feet to a point for corner lying in the said South right of way line of F. M. 2304 (Old Manchaca Road) said point for corner being the North corner of said Reynolds tract said point for corner also being the West corner of the herein described tract

**THENCE** North 47 degrees 00 minutes 00 seconds East along the said South right of way line of F. M. 2304 (Old Manchaca Road) a distance of 116.22 feet to a point for corner being a point for angle of the herein described tract

**THENCE** North 45 degrees 55 minutes 17 seconds East along the said South right of way line of F. M. 2304 (Old Manchaca Road) a distance of 70.62 feet to the **POINT OF BEGINNING** and containing 0.627 acres (27,313 square feet) of land



Matthew J. Probstfeld  
Registered Professional Land Surveyor  
State of Texas No. 4985  
January 29, 2007

This metes & bounds description was prepared from recorded plat and deeds of record in Travis County Texas and the ground survey

Y:\Metes & Bounds\SS dille C cek WQP 1 0.627 A doc



# PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 Park Grove Suite 102 Katy Texas 77450 Office (281) 829 0034 Fax (281) 829 0233



Scale  
1" = 50'

R = 25.00  
Δ = 86.2519  
L = 28.98  
Ch = N 79° 07' 56" E  
27.39

WALKER WILSON SURVEY SURVEY NO. 2  
ABSTRACT 27 TRAVIS COUNTY TX

LOT 1 IN BLOCK A OF SADDLE CREEK SUBDIVISION  
DOCUMENT NO. 199900220  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

POINT OF BEGINNING

(MANCHACA ROAD)  
F M 2304  
(Public Right of Way - Width Varies)

N 45° 55' 17" E  
70.62

N 47° 00' 00" E  
116.22

S 45° 55' 17" E  
92.12

S 00° 22' 04" W  
15

1.548 ACRES  
(87,414 Sq. Ft.)

(Document N 1999111147 OPRTC)  
(Amended) (Document N 2000054580 OPRTC)

Water Quality Pond No. 1  
& Drainage Easement

TRACT II  
0.627 ACRES  
(Document No. 200004643 OPRTC)  
(Correction) (Document N 200623966 OPRTC)

MARK REYNOLDS  
4.720 ACRES  
(VOL. 12625 PG. 970 OPRTC)

OLD MANCHACA ROAD  
(Public 70' R.O.W.)

S 03° 21' 33" E  
150.3

SADDLEWOOD ESTATES SECTION ONE  
DOCUMENT NUMBER 200000043  
OFFICIAL PUBLIC RECORDS  
OF TRAVIS COUNTY TEXAS

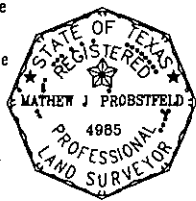
Lender: Countrywide Real Estate Finance, L.P.  
NOTE: All bearings and distances are as recorded in the original plat and corrected by this survey.  
This plat is subject to the terms, conditions, and provisions of the plat of the Water Quality Pond No. 1 & Drainage Easement, as amended in Document N 2000054580, Official Public Records of Travis County, Texas, and further established in that Water Quality Pond No. 1 Maintenance Agreement entered into by and between HMAP Development, Ltd. and Saddle Creek Associated, Ltd. recorded in Document #2000046143, Official Public Records of Travis County, Texas, and further established in that Correction Agreement and Grant of Easements regarding the maintenance of a water quality pond for Saddle Creek Subdivision, Travis County, Texas, recorded in Document No. 2006123966, Official Public Records of Travis County, Texas. (Metes & Bounds attached to separate drawing.)  
Surveyor has abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the survey or the title company's work has been performed by the surveyor. Zoning ordinance is being binding. The lines (if any) or other features shown on this plat are as shown on the ground survey.

## LEGAL DESCRIPTION

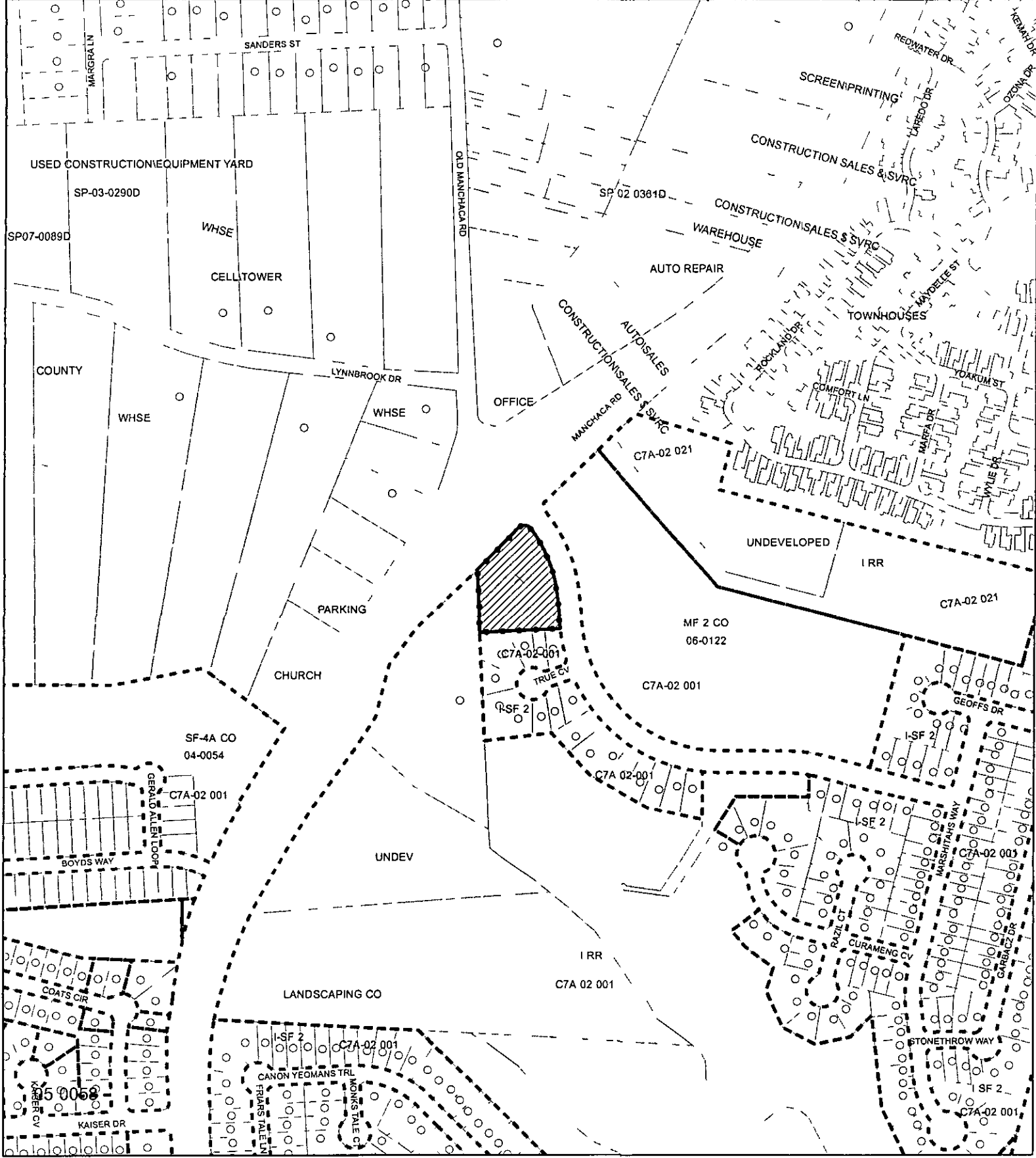
TRACT II EASEMENT ESTATE ONLY IN AND TO THAT 0.627 ACRE TRACT OUT OF A 1.55 ACRE TRACT OF LAND LOCATED IN THE WALKER WILSON SURVEY NO. 2, ABSTRACT 27, TRAVIS COUNTY, TEXAS, CREATED BY DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF WATER QUALITY POND NO. 1 FOR SADDLE CREEK SUBDIVISION, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT #1999111147, AS AMENDED IN DOCUMENT #2000054580, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER ESTABLISHED IN THAT WATER QUALITY POND NO. 1 MAINTENANCE AGREEMENT ENTERED INTO BY AND BETWEEN HMAP DEVELOPMENT, LTD. AND SADDLE CREEK ASSOCIATED, LTD. RECORDED IN DOCUMENT #2000046143, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID EASEMENT ESTATE BEING FURTHER SET OUT IN THAT CORRECTION AGREEMENT AND GRANT OF EASEMENTS REGARDING THE MAINTENANCE OF A WATER QUALITY POND FOR SADDLE CREEK SUBDIVISION, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2006123966, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (METES & BOUNDS ATTACHED TO SEPARATE DRAWING.)

PLAT OF PROPERTY FOR  
ORIX Austin Saddle Creek, LLC  
at 10633 Manchaca Rd Austin, Tx  
Date 6/14/06 Revised 1/29/2007  
This Property does not lie within the designated 100 year flood plain  
Panel No. 48453C0260 F  
Zone X Date 1/19/2000  
Laid by graph plotting only in accordance with the provisions of the act of the legislature  
This survey was performed in accordance with the provisions of the act of the legislature  
Provided by Chicago Title Insurance Company  
GP# 002604382 (12/1/2006)  
Job # 179-001-1

I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision and there are no apparent encroachments at the time of this survey unless shown or noted otherwise.



MATTHEW J. PROBSTFELD  
Registered Professional Land Surveyor  
State of Texas No. 4985



 Subject Tract

 Zoning Boundary

 Pending Cases

## ZONING EXHIBIT B

CASE# C14 2007 0138  
 ADDRESS 10633 MANCHACA RD  
 SUBJECT AREA 1.548 ACRES  
 GRID E13  
 OPERATOR W RHOADES



1" = 400'

OPERATOR S MECKS

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.