

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 6414 MANCHACA ROAD FROM COMMUNITY  
3 COMMERCIAL (GR) DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM  
4 DENSITY (MF-3) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-  
5 VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-MU-V-CO)  
6 COMBINING DISTRICT FOR TRACT ONE AND COMMUNITY  
7 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO)  
8 COMBINING DISTRICT FOR TRACT TWO.

9  
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11  
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base districts on the property described in Zoning Case No. C14-2007-0173, on  
14 file at the Neighborhood Planning and Zoning Department, as follows:

15  
16 Tract One: From community commercial (GR) district and multifamily residence  
17 medium density (MF-3) district to community commercial-mixed use-vertical  
18 mixed use building-conditional overlay (GR-MU-V-CO) combining district.

19  
20 A 2.53 acre tract of land, more or less, out of Lot 2, Block A, Resubdivision of the  
21 FBW Subdivision in Travis County, the tract of land being more particularly  
22 described by metes and bounds in Exhibit "A" incorporated into this ordinance;  
23 and

24  
25 Tract Two: From community commercial (GR) district and multifamily residence  
26 medium density (MF-3) district to community commercial-mixed use-conditional  
27 overlay (GR-MU-CO) combining district.

28  
29 A 3.82 acre tract of land, more or less, out of Lot 2, Block A, Resubdivision of the  
30 FBW Subdivision in Travis County, the tract of land being more particularly  
31 described by metes and bounds in Exhibit "B" incorporated into this ordinance (the  
32 "Property"),

33  
34 locally known as 6414 Manchaca Road, in the City of Austin, Travis County, Texas, and  
35 generally identified in the map attached as Exhibit "C".  
36

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 3.** 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.

**PART 4.** The Property identified as Tract One is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- C. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, 2008      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

David Allan Smith  
City Attorney

Shirley A. Gentry  
City Clerk

EXHIBIT A  
**HOLT CARSON, INC.** TrACT 1  
**PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 2.53 ACRES OF LAND BEING A PORTION OF LOT 2, BLOCK A, RESUBDIVISION OF THE FBW SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 93 PAGE 186 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found in the East line of Lot 1, Cherry Creek Manor Condominiums, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 63 Page 84 of the Plat Records of Travis County, Texas, for the Northwest corner of Lot 2 and the Southwest corner of Lot 1, of Block A, Resubdivision of the FBW Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 93 Page 186 of the Plat Records of Travis County, Texas, and from which a 1/2" iron rod found in concrete for an angle corner of said Lot 1, Cherry Creek Manor Condominiums, and for the Southwest corner of said Lot 2, Block A, Resubdivision of the FBW Subdivision, bears S 29 deg. 49' 21" W 638.31 ft.;

THENCE with the common line of said Lot 1 and Lot 2, Block A, Resubdivision of the FBW Subdivision, S 60 deg. 12' 29" E 264.82 ft. to a point for the Northwest corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE continuing with the common line of said Lot 1 and Lot 2, Block A, Resubdivision of the FBW Subdivision, S 60 deg. 12' 29" E 175.00 ft. to a 1/2" iron rod found in the West right-of-way line of Manchaca Road for the Southeast corner of said Lot 1 and the Northeast corner of said Lot 2, and being the Northeast corner of this tract;

THENCE with the West right-of-way line of Manchaca Road and with the East line of said Lot 2, the following two (2) courses;

- 1) S 29 deg. 48' 28" W 326.60 ft. to a 1/2" iron rod found for a point of curvature;
- 2) along a curve to the left with a radius of 1953.44 ft. for an arc length of 294.49 ft. and which chord bears S 25 deg. 27' 16" W 294.21 ft. to a 1/2" iron rod found for the Southeast corner and being the Southeast corner of this tract;

THENCE leaving the West right-of-way line of Manchaca Road with the South line of said Lot 2, the following two (2) courses;

- 1) N 59 deg. 47' 02" W 108.99 ft. to a 1/2" iron rod found;
- 2) N 60 deg. 49' 13" W 87.00 ft. to a point for the Southwest corner of this tract, and from which a capped 1/2" iron rod found for an angle corner in the South line of said Lot 2 bears N 60 deg. 49' 13" W 157.50 ft.;

THENCE crossing the interior of said Lot with the West line of this tract, N 29 deg. 41' 00" E 620.09 ft. to the **PLACE OF BEGINNING**, containing 2.53 acres of land.

PREPARED: February 26, 2008.

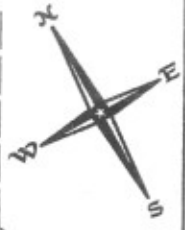


Holt Carson  
Registered Professional Land Surveyor No. 5166



see accompanying sketch: C 771146

SCALE: 1" = 80'



LOT 1

POINT OF REFERENCE

(S60°12'50"E 439.68')

S60°12'29"E 439.82'

264.82'

PLACE OF BEGINNING

175.00'

N29°41'00"E 620.09'

S29°48'28"W 326.60'  
(S29°47'10"W 326.63')

MANCHACA ROAD  
(R.O.W. Varies)

S25°27'16"W C=294.21'  
A=294.49' R=1953.44'  
(S25°27'07"W C=294.15' A=294.43')

2.53 ACRES

LOT 2  
BLOCK A  
RESUBDIVISION OF THE  
FBW SUBDIVISION  
Volume 93 Page 186

LOT 1

CHERRY CREEK MANOR CONDOMINIUMS  
Volume 83 Page 84

BEARING BASIS

(S29°49'21"W 638.37')  
S29°49'21"W 638.31'

(N73°57'35"W 34.22')  
N73°46'54"W 34.00'

157.50'

87.00'

in concrete

N59°49'44"W 65.74'  
(N59°58'45"W 65.79')

S78°00'17"W 13.49'  
(S78°10'06"W 13.24')

N60°49'13"W 244.50'  
(N60°48'56"W 244.44')

N59°47'02"W 108.99'  
(N59°47'48"W 108.96')

Legend

- ⊙ 1/2" Iron Rod Found
- 1/2" Capped Iron Rod Found
- (Record Bearing and Distance)

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF

2.53 ACRES OF LAND BEING A PORTION OF  
LOT 2, BLOCK A, RESUBDIVISION OF THE FBW SUBDIVISION  
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT THEREOF RECORDED IN VOLUME 93  
PAGE 186 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

PREPARED: February 26, 2008.

BY:

*Holt Carson*  
Holt Carson

Registered Professional Land Surveyor



HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704

(512) 442-0990 C 771146

EXHIBIT B  
**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**

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AUSTIN, TEXAS 78704  
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C14-2007-0173  
TRACT 2

FIELD NOTE DESCRIPTION OF 3.82 ACRES OF LAND BEING A PORTION OF LOT 2, BLOCK A, RESUBDIVISION OF THE FBW SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 93 PAGE 186 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the East line of Lot 1, Cherry Creek Manor Condominiums, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 63 Page 84 of the Plat Records of Travis County, Texas, for the Northwest corner of Lot 2 and the Southwest corner of Lot 1, of Block A, Resubdivision of the FBW Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 93 Page 186 of the Plat Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a 1/2" iron rod found in the West right-of-way line of Manchaca Road for the Southeast corner of said Lot 1 and the Northeast corner of said Lot 2, of Block A, Resubdivision of the FBW Subdivision, bears S 60 deg. 12' 29" E 439.82 ft.;

THENCE with the common line of said Lot 1 and Lot 2, Block A, Resubdivision of the FBW Subdivision, S 60 deg. 12' 29" E 264.82 ft. to a point for the Northeast corner of this tract;

THENCE crossing the interior of said Lot 2 with the East line of this tract, S 29 deg. 41' 00" W 620.09 ft. to a point in the South line of said Lot 2 and being the Southeast corner of this tract, and from which a 1/2" iron rod found for an angle corner in the South line of said Lot 2 bears S 60 deg. 49' 13" E 87.00 ft.;

THENCE with the South line of said Lot 2, the following four (4) courses;

- 1) N 60 deg. 49' 13" W 157.50 ft. to a capped 1/2" iron rod found;
- 2) N 73 deg. 46' 54" W 34.00 ft. to a 1/2" iron rod found;
- 3) S 78 deg. 00' 17" W 13.49 ft. to a 1/2" iron rod found;
- 4) N 59 deg. 49' 44" W 65.74 ft. to a 1/2" iron rod found in concrete for the Southwest corner of said Lot 2 and for an angle corner of said Lot 1, Cherry Creek Manor Condominiums, and being the Southwest corner of this tract;

THENCE with the common line of said Lot 1, Cherry Creek Manor Condominiums and said Lot 2, Block A, Resubdivision of the FBW Subdivision, N 29 deg. 49' 21" E 638.31 ft. to the **PLACE OF BEGINNING**, containing 3.82 acres of land.

PREPARED: February 26, 2008.



Holt Carson  
Registered Professional Land Surveyor No. 5166

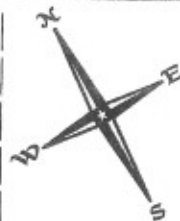


see accompanying sketch: C 771146



SCALE: 1" = 80'

LOT 1



PLACE OF BEGINNING

(S60°12'50"E 439.68')

S60°12'29"E 439.82'

264.82'

175.00'

S29°48'28"W 326.60'  
(S29°47'10"W 326.63')

MANCHACA ROAD  
(R.O.W. Varies)

S28°27'16"W C=294.21'  
A=294.49' R=1953.44'  
(S25°27'07"W C=294.15' A=294.43')

LOT 2  
BLOCK A

RESUBDIVISION OF THE  
FBW SUBDIVISION  
Volume 93 Page 186

3.82 ACRES

S29°41'00"W 620.09'

87.00'

N60°49'13"W 244.50'

(N60°48'56"W 244.44')

N59°47'02"W

108.99'

(N59°47'48"W 108.96')

N59°49'44"W

65.74'

(N59°58'45"W

65.79')

N73°46'54"W

34.00'

S78°00'17"W

13.49'

(S78°00'06"W

13.24')

in concrete

Legend

⊙ 1/2" Iron Rod Found  
⊠ 1/2" Capped Iron Rod Found  
(Record Bearing and Distance)

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF

3.82 ACRES OF LAND BEING A PORTION OF  
LOT 2, BLOCK A, RESUBDIVISION OF THE FBW SUBDIVISION  
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT THEREOF RECORDED IN VOLUME 93  
PAGE 186 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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