

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5908 MANOR ROAD IN THE WINDSOR PARK NEIGHBORHOOD PLAN AREA FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT FOR TRACT 1 AND NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT FOR TRACT TWO.

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 districts on the property described in Zoning Case No. C14-2008-0057SH, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district.

A 3.777 acre tract of land, more or less, out of the Thomas Eldridge Survey No. 26, Abstract No 258, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district to neighborhood commercial-neighborhood plan (LR-NP) combining district.

A 0.343 acre tract of land, more or less, out of the Thomas Eldridge Survey No. 26, Abstract No 258, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property")

locally known as 5908 Manor Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

1 **PART 2.** The Property is subject to Ordinance No. 20070809-057 that established the  
2 Windsor Park neighborhood plan combining district, amended by Ordinance No.  
3 20070927-116.

4  
5 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.

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8 **PASSED AND APPROVED**

9  
10 \_\_\_\_\_, 2008

§  
§  
§

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12  
13 Will Wynn  
14 Mayor

15  
16  
17 **APPROVED:** \_\_\_\_\_

18 David Allan Smith  
19 City Attorney

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

Shirley A. Gentry  
City Clerk

"EXHIBIT A"

BEING 3.777 ACRES OUT OF AND PART OF THAT CALLED 4.120 ACRE TRACT OF LAND SITUATED IN THE THOMAS ELDRIDGE SURVEY NO. 26, ABSTRACT NO. 258 IN TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO ARTHUR SAMPSON IN DOCUMENT NO. 1999040016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1" iron pipe found in the westerly right of way line of Manor Road, said point being the northeast corner of Lot 4, Schwinge Subdivision, a Subdivision of record in Volume 6, page 46 of the Plat Records of said County and being the southeasterly corner and the **PLACE OF BEGINNING**, hereof;

THENCE, N 62°16'57" W, departing said right of way and with the common boundary line of said Schwinge Subdivision and the Tract hereof, a distance of 550.89 feet to a 1/2" rebar found in easterly right of way line of Sweeney Lane for the southern most corner hereof;

THENCE, with said Sweeney Road, the following two courses and distances:

1.) N 27°26'46" E, a distance of 50.17 feet to a 1/2" rebar set for an interior angle point hereof;

2.) N 62°09'44" W, a distance of 50.13 feet to a 1" iron pipe found at the southeasterly corner of a tract of land conveyed to Wiley L. Cheatham, Jr. in Volume 7260, page 45 of the Deed Records of said County and being the southwesterly corner hereof;

THENCE, N 27°29'19" E, with the common boundary line of said Cheatham and the Tract hereof, a distance of 251.03 feet to a 1" iron pipe found at the southwesterly corner of a tract of land conveyed to Willis D. and Donna Harmon in Volume 13153, page 2005 of the Real Property Records of said County and being the northwesterly corner hereof;

THENCE, S 62°06'29" E, with the common boundary line of said Harmon Tract, a tract of land conveyed to Epifanio Torres and Maria Crespo in Volume 12923, page 1126 of the Real Property Records of said County a tract of land conveyed to Tinora Williams in Document No. 1999154931 of the Official Public Records of said County, a tract of land conveyed to Irma Cortez and Hector Cortez in Volume 12374, page 991 of the Real Property Records of said County, a tract of land conveyed to B. O. Walker in Volume 2166, page 64 of the Deed Records of said County, a tract of land conveyed to the Education Service Center in Volume 12078, page 1343 of the Real Property Records of said County and the Tract hereof, a distance of 487.37 feet to a 1/2" rebar set for the northern most corner hereof;

THENCE, through said 4.12 acre Tract, the following courses and distances:

1.) S 27°43'03" W, a distance of 99.45 feet to a 1/2" rebar set for and angle point hereof;

2.) 52.51 feet along the arc of a curve to the right, having a radius of 50.00 feet and a chord bearing and distance of S 32°11'46" E, for 50.13 feet to a 1/2" rebar set for an angle point hereof;

3.) S 61°59'21" E, a distance of 68.71 feet to a 1/2" rebar set in the aforementioned right of way of Manor Road for the northeasterly corner hereof;

THENCE, S 26°48'25" W, with said right of way, a distance of 175.36 feet to the **PLACE OF BEGINNING**, hereof and containing 3.777 acres of land, more or less.

This description to used with the accompanying survey drawing only.



VICTOR M. GARZA  
B & G SURVEYING, INC.  
1404 W. NORTH LOOP BLVD  
AUSTIN, TEXAS 78756  
(512) 458-6969



WO#:B0211908\_A

"EXHIBIT B"

BEING 0.343 OF AN ACRE OF LAND OUT OF AND PART OF THAT CALLED 4.12 ACRE TRACT OF LAND OUT OF THE THOMAS ELDRIDGE SURVEY NO. 26, ABSTRACT NO. 258, IN TRAVIS COUNTY, TEXAS CONVEYED TO ARTHUR SAMPSON IN DOCUMENT NO. 1999040016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2" rebar found in the curving westerly right of way line of Manor Road, said point being the southeasterly corner of a tract, of land conveyed to Educational Service Center in Volume 12078, page 1343 of the Real Property Records of said County and being the northeasterly corner and the **PLACE OF BEGINNING**, hereof;

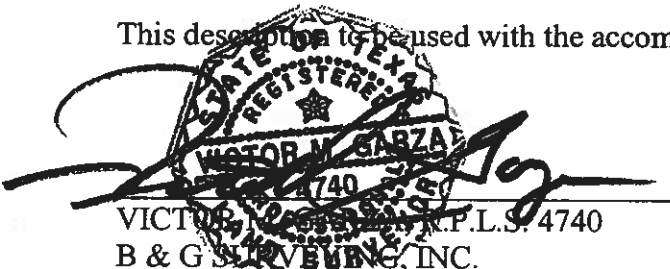
THENCE, with said right of way of Manor Road, 130.46 feet along the arc of a curve to the left having a radius of 400.00 feet and a chord bearing and distance of S 43°40'08" W, for 129.88 feet to 1/2" rebar found for the southeasterly corner hereof;

THENCE, departing said right of way and through said 4.12 acre tract, the following three (3) courses and distances:

- 1.) N 61°59'21" W, a distance of 68.71 feet to a 1/2" rebar set at the point of curvature;
- 2.) 52.51 feet along the arc of a curve to the left, having a radius of 50.00 feet and a chord bearing and distance of S 32°11'46" E, for 50.13 feet to a 1/2" rebar set at the point of tangency of said curve;
- 3.) N 27°43'03" E, a distance of 99.45 feet to a 1/2" rebar set in the southerly line of said Education Service Center Tract for the northwesterly corner hereof;

THENCE, S 62°08'29" E, with the common boundary line of said Education Service Center tract and the tract hereof, a distance of 119.33 feet to a 1/2" rebar found for an angle point hereof, and S 62°46'09" E, a distance of 28.45 feet to the **PLACE OF BEGINNING**, hereof and containing 0.343 acres of land, more or less.

This description to be used with the accompanying sketch only.

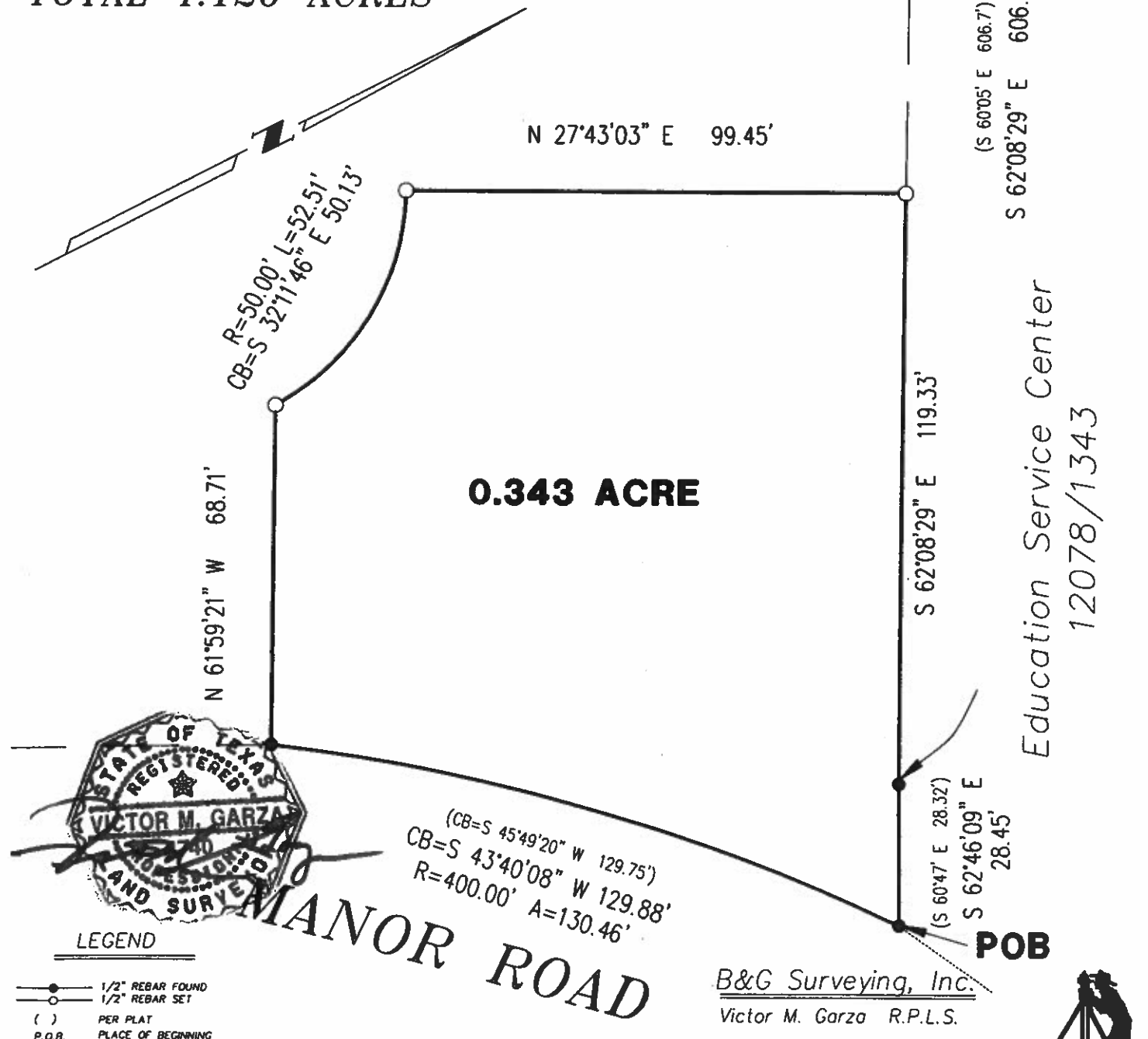


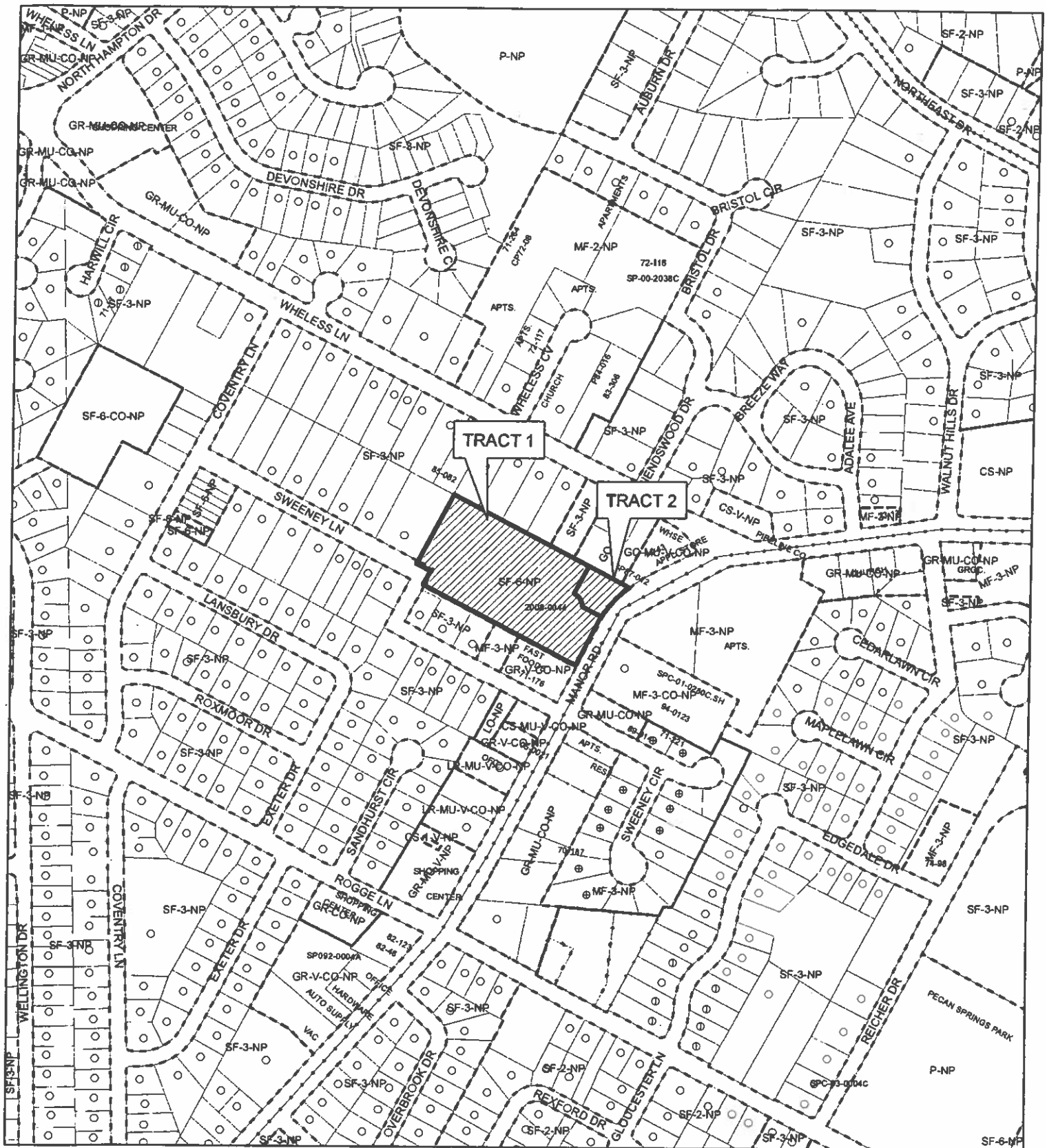
VICTOR M. GARZA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4740  
B & G SURVEYING, INC.  
1404 W. NORTH LOOP BLVD  
AUSTIN, TEXAS 78756  
(512) 458-6969  
WO#:B0211908

# EXHIBIT A SKETCH TO ACCOMPANY FIELD NOTES REZONING OF 0.343 ACRES

Arthur Sampson  
Doc. 1999040016  
TOTAL 4.120 ACRES




REMAINDER  
3.777 ACRES





### ZONING EXHIBIT C



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

**OPERATOR: S. MEEKS**

**ZONING CASE#: C14-2008-0057.SH**  
**ADDRESS: 5908 MANOR RD**  
**SUBJECT AREA: 4.12 ACRES**  
**GRID: M25**  
**MANAGER: J. HARDEN**



1" = 400'

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