

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7337 MANCHACA ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-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 development reserve (DR) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2010-0165, on file at the Planning and Development Review Department, as follows:

A 5.754 acre tract of land, more or less, out of the William Cannon League, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7337 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum density of the Property is 97 residential units.
- B. The maximum density of the Property is 17 residential units per acre.

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district, and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.

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4 **PASSED AND APPROVED**

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7  
8 \_\_\_\_\_, 2010

§  
§  
§

9 \_\_\_\_\_  
10 Lee Leffingwell  
11 Mayor

12  
13 **APPROVED:** \_\_\_\_\_

14 Karen M. Kennard  
15 Acting City Attorney

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

Shirley A. Gentry  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

C14-2010-0165

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT A

**5.754 ACRES  
WILLIAM CANNON LEAGUE  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 5.754 ACRES (APPROX. 250,652 SQ. FT.) IN THE WILLIAM CANNON LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF 6 ACRES DESCRIBED IN A GIFT DEED WITH RESERVATION OF LIFE ESTATE TO CHARLIE LEHMAN, DATED DECEMBER 6, 2005 AND RECORDED IN DOCUMENT NO. 2006054087 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FURTHER DESCRIBED IN VOLUME 1453, PAGE 522 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.754 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the southeast right-of-way line of Manchaca Road (right-of-way width varies), in the southwest line of said 6 acre tract, same being the northeast line of a 7.897 acre tract described in a deed to Southwest Baptist Church, recorded in Volume 4291, Page 422 of the Deed Records of Travis County, Texas, further described in Volume 1403, Page 517 of the Deed Records of Travis County, Texas;

**THENCE** crossing said 6 acre tract, with the southeast right-of-way line of Manchaca Road, described in a deed to the State of Texas, recorded in Volume 12816, Page 1897 of the Real Property Records of Travis County, Texas, the following three (3) courses and distances:

1. North 27°42'31" East, a distance of 75.00 feet to a 1/2" rebar with Chaparral cap set;
2. North 24°47'04" East, a distance of 99.57 feet to a 1/2" rebar with Chaparral cap set;
3. North 27°38'48" East, a distance of 69.70 feet to a 1/2" rebar with Burris cap found in the northeast line of said 6 acre tract, same being the southwest line of a 0.47 acre tract conveyed in a deed to Texstar Acquisitions, LLC, recorded in Document No. 2010038009 of the Official Public Records of Travis County, Texas, said 0.47 acre tract being further described in Volume 8760, Page 425 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found in the southeast right-of-way line of Manchaca Road, in the north line of said 0.47 acre tract, for the west corner of Lot 1, Villages of Manchaca, a subdivision of record in Document No. 200600267 of the Official Public Records of Travis County, Texas, bears North 27°44'24" East, a distance of 59.98 feet;


**THENCE** South  $63^{\circ}53'28''$  East, with the northeast line of said 6 acre tract, same being the southwest line of said 0.47 acre tract, the southwest line of said Lot 1, and the southwest line of Lots 12 through 18, Block B, Amended Plat of Dan Jean Oaks Subdivision, a subdivision of record in Document No. 199900115 of the Official Public Records of Travis County, Texas, a distance of 1032.37 feet to a calculated point in the northwest right-of-way line of the Missouri Pacific Railroad (100' right-of-way width), for the east corner of said 6 acre tract, same being the south corner of said Lot 18, from which a 1/2" rebar found, bears South  $63^{\circ}53'28''$  East, a distance of 0.61 feet;

**THENCE** South  $29^{\circ}28'30''$  West, with the northwest right-of-way line of the Missouri Pacific Railroad, same being the southeast line of said 6 acre tract, a distance of 244.86 feet to a calculated point for the south corner of said 6 acre tract, same being the east corner of said 7.897 acre tract, from which a 1/2" iron pipe found bears South  $63^{\circ}52'37''$  East, a distance of 0.63 feet;

**THENCE** North  $63^{\circ}52'37''$  West, with the southwest line of said 6 acre tract, same being the northeast line of said 7.897 acre tract, a distance of 1019.66 feet to the **POINT OF BEGINNING**, containing 5.754 acres of land, more or less.

Surveyed on the ground September 22, 2010. Bearing basis is Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: drawing 759-001-Z1.

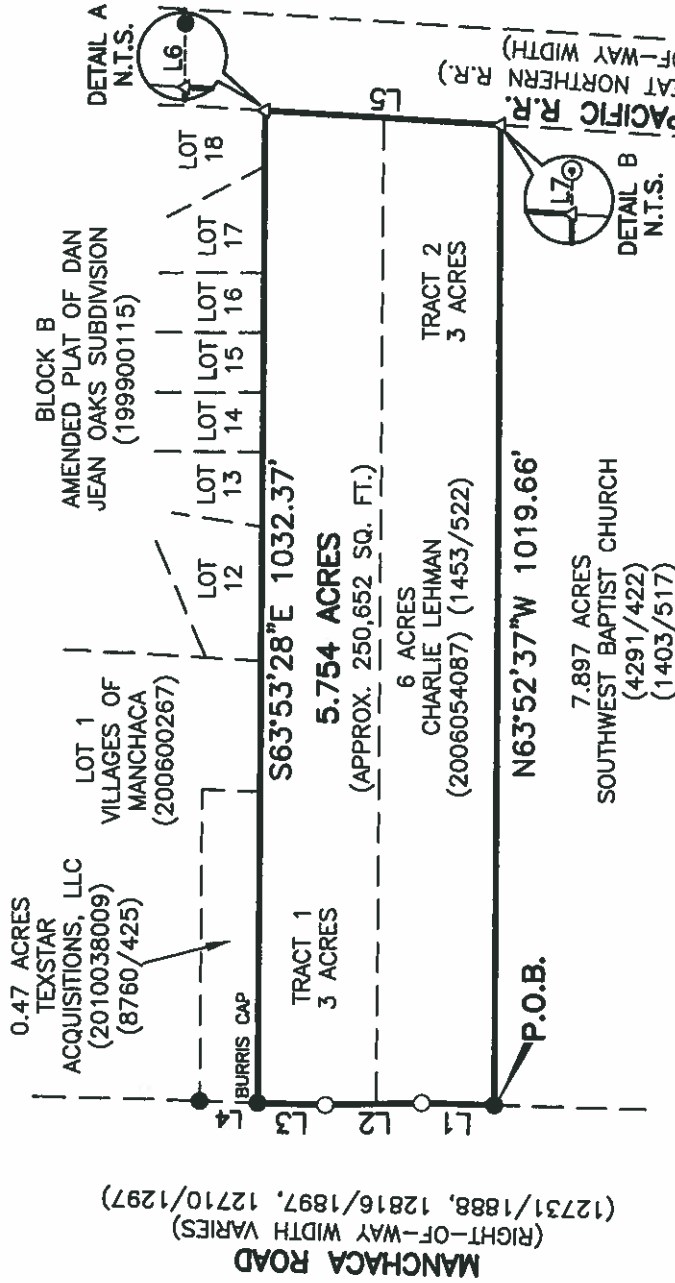
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

 9/22/2010  
Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075



RECORDED

SKETCH TO ACCOMPANY A DESCRIPTION OF 5.754 ACRES (APPROX. 250,652 SQ. FT.) IN THE WILLIAM CANNON LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF 6 ACRES DESCRIBED IN A GIFT DEED WITH RESERVATION OF LIFE ESTATE TO CHARLIE LEHMAN, DATED DECEMBER 6, 2005 AND RECORDED IN DOCUMENT NO. 2006054087 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FURTHER DESCRIBED IN VOLUME 1453, PAGE 522 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

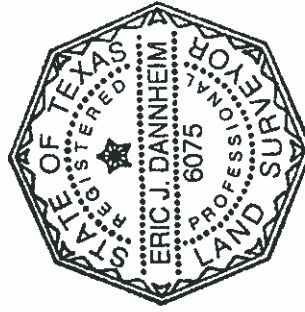
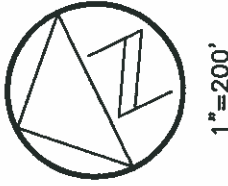


LINE TABLE		
No.	BEARING	LENGTH (RECORD)
L1	N27°42'31"E	75.00' (S27°40'42"W 75.00')
L2	N24°47'04"E	99.57' (S24°48'57"W 100.13')
L3	N27°38'48"E	69.70' (S27°40'42"W 69.70')
L4	N27°44'24"E	59.98'
L5	S29°28'30"W	244.86'
L6	S63°53'28"E	0.61'
L7	S63°52'37"E	0.63'

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE  
STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS  
SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS)  
ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-001-Z1

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR WITH CHAPARRAL CAP SET
  - ⊙ 1/2" IRON PIPE FOUND
  - △ CALCULATED POINT



Eric J. Dannheim  
9/22/2010

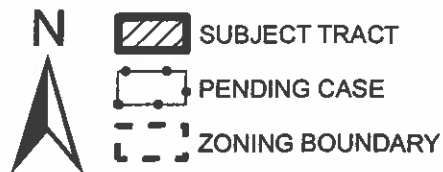
DATE OF SURVEY: 09/22/10  
PLOT DATE: 09/22/10  
DRAWING NO.: 759-001-Z1  
PROJECT NO.: 759-001  
DRAWN BY: JDB

Chaparral



# ZONING EXHIBIT B

ZONING CASE#: C14-2010-0165  
 LOCATION: 7337 MANCHACA RD  
 SUBJECT AREA: 5.754 ACRES  
 GRID: F16  
 MANAGER: WENDY RHOADES



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.