

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 8922 MANCHACA ROAD FROM DEVELOPMENT**  
3 **RESERVE (DR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-**  
4 **CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from development reserve (DR) district to multifamily residence  
10 low density-conditional overlay (MF-2-CO) combining district on the property described  
11 in Zoning Case No. C14-2011-0014, on file at the Planning and Development Review  
12 Department, as follows:

13  
14 A 5.306 acre tract of land, more or less, out of the Theodore Bissell League, Travis  
15 County, the tract of land being more particularly described by metes and bounds in  
16 Exhibit "A" incorporated into this ordinance (the "Property"),

17  
18 locally known as 8922 Manchaca Road, in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "B".

20  
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:

23  
24 A. The following uses are prohibited uses of the Property:

25  
26 Congregate living  
27 Residential treatment

Multifamily residential

28  
29 B. A day care services (general) use is a conditional use of the Property.

30  
31 C. Except for emergency vehicle access, vehicular access from the Property to Sanger  
32 Drive, Sedgemoor Trail and Comburg Castle Way is prohibited. All vehicular  
33 access to the Property shall be from other adjacent public streets or through other  
34 adjacent property.  
35  
36

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

5  
6 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.

7  
8  
9 **PASSED AND APPROVED**

10  
11 §  
12 §  
13 \_\_\_\_\_, 2011 § \_\_\_\_\_  
14 Lee Leffingwell  
15 Mayor  
16

17  
18 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
19 Karen M. Kennard Shirley A. Gentry  
20 City Attorney City Clerk

5.306 ACRES  
NUROCK COMPANIES  
ZONING TRACT

FN. NO. 11-056(KWA)  
FEBRUARY 21, 2011  
BPI JOB NO. R0109662-10001

EXHIBIT A  
DESCRIPTION

OF 5.306 ACRES OF LAND BEING OUT OF THE THEODORE BISSELL LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN CALLED 5.303 ACRE TRACT OF LAND CONVEYED TO CUONG D. TRAN BY DEED OF RECORD IN DOCUMENT NO. 2006146463 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.306 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the westerly right-of-way line of Manchaca Road (F.M. 2304) (R.O.W. varies), being the northeasterly corner of Lot 1, Cordes Corner, a subdivision of record in Book 91, Page 372 of the Plat Records of Travis County, Texas and the southernmost corner of that certain 0.037 acre tract of land conveyed to the State of Texas by deed of record in Volume 11430, Page 847 of the Real Property Records of Travis County, Texas and also being the southeasterly corner of said 5.303 acre tract, for the southeasterly corner hereof;

**THENCE**, N63°53'36"W, leaving the westerly right-of-way line of Manchaca Road, along the northerly line of said Lot 1 Cordes Corner, the northerly line of Blocks "A" and "C" Tanglewood Forest Section 5, a subdivision of record in Book 83, Page 64C, of said Plat Records, the northerly terminus of Sanger Drive (50' R.O.W.) and the northerly terminus of Sedgemoor Drive (50' R.O.W.), being a portion of the southerly line of said 5.303 acre tract, for a portion of the southerly line hereof, a distance of 892.12 feet to a 1/2 inch iron rod found at the northeasterly corner of that certain 0.422 acre tract conveyed to Jay and Rosana Roberson, by deed of record in Volume 11966, Page 1629 of said Real Property Records, being the northwesterly corner of Lot 22, Block "A" of said Tanglewood Forest Section 5, for an angle point hereof;

**THENCE**, N62°06'45"W, along the northerly line of said 0.422 acre tract, being a portion of the southerly line of said 5.303 acre tract, for a portion of the southerly line hereof, a distance of 200.17 feet to a 1/2 inch pipe found at the northeasterly corner of Lot 1, Block "M", Castlewood Forest Section 7, a subdivision of record in Book 62, Page 53 of said Plat Records, being the southwesterly corner of the easterly terminus of Comburg Castle Way (50' R.O.W.) and the northwesterly corner of said 0.422 acre tract and also being the southwesterly corner of said 5.303 acre tract, for the southwesterly corner hereof;

**THENCE**, N27°21'06"E, along the easterly terminus of Comburg Castle Way, being a portion of the westerly line of said 5.303 acre tract, for a portion of the westerly line hereof, a distance of 60.05 feet to a 1/2 inch iron rod found at the southeasterly corner of Lot 12, Block "N" of said Castlewood Forest Section 7, being the northeasterly corner of the easterly terminus of Comburg Castle Way, for an angle point hereof;

**THENCE**, N27°19'48"E, along the easterly line of said Lot 12, being a portion of the westerly line of said 5.303 acre tract, for a portion of the westerly line hereof, a distance of 153.37 feet to a 1/2 inch iron rod found at the common southerly corner of Lot 27 and Lot 28, Block "A", Davis Hill Estates Section One, a subdivision of record in Book 92, Page 127 of said Plat Records, being the northeasterly corner of said Lot 12, for the northwesterly corner hereof;

**THENCE**, S63°15'18"E, along the southerly line of Lot 27 of said Davis Hill Estates Section One and the southerly line of Southwest Church of Christ Subdivision, a subdivision of record in Volume 99, Page 49 of said Plat Records, being the northerly line of said 5.303 acre tract, for the northerly line hereof, a distance of 1083.55 feet to a 1/2 inch iron rod with cap found at the northwesterly corner of said 0.037 acre State of Texas tract, for the northeasterly corner hereof;

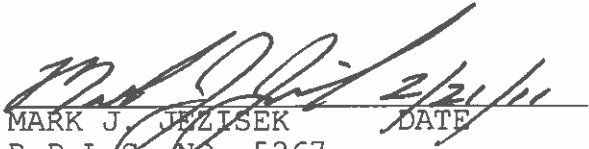
**THENCE**, along the westerly line of said 0.037 acre tract, being the easterly line of said 5.303 acre tract, for the easterly line hereof, the following two (2) courses and distances:

- 1) S27°44'48"W, a distance of 114.40 feet to a TXDOT concrete monument found for an angle point;
- 2) S21°33'14"W, a distance of 93.46 feet to the **POINT OF BEGINNING**, containing an area of 5.306 acres (231,132 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS:** IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING THE LCRA GPS SURVEY CONTROL NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

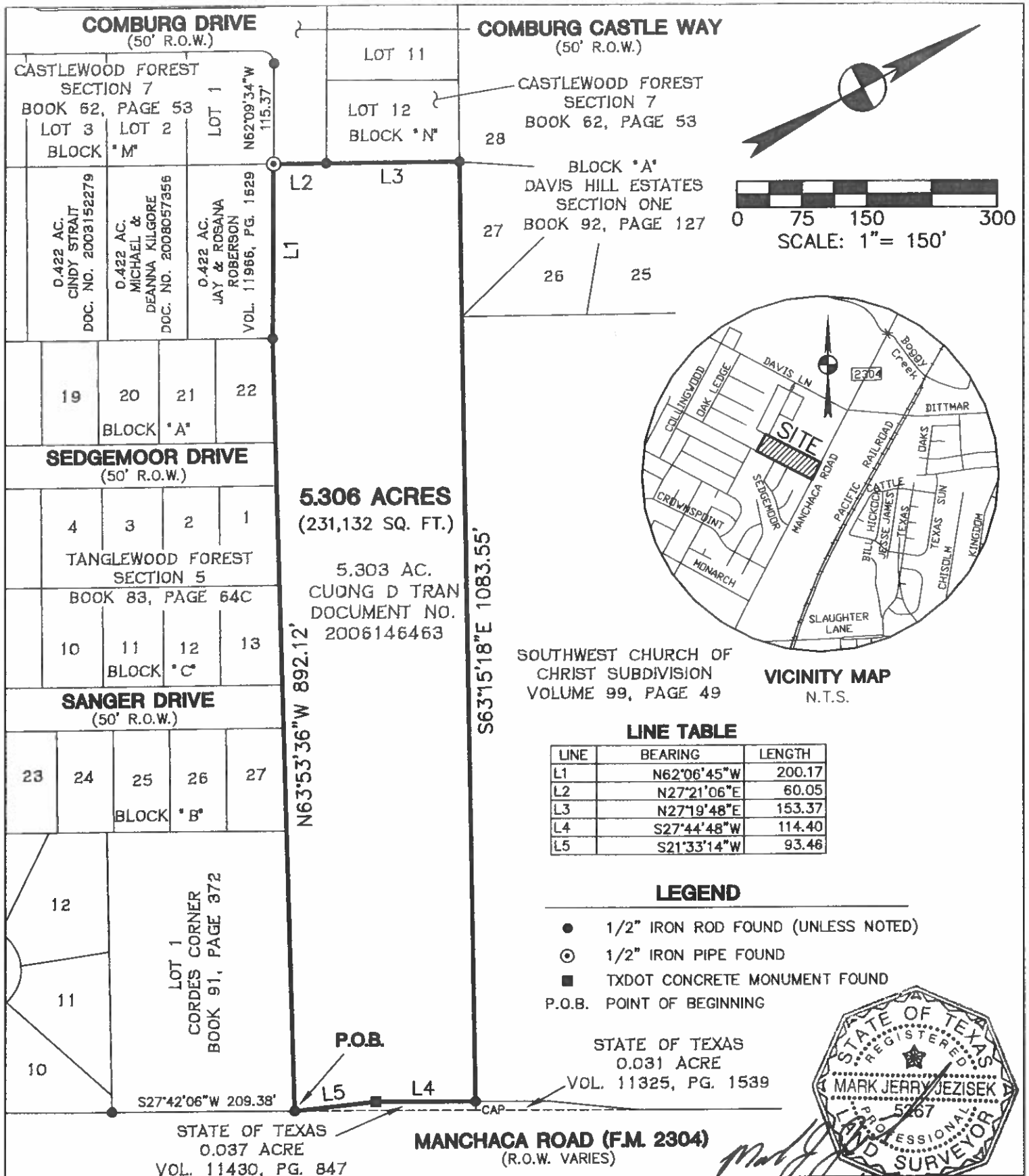
BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
221 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

  
MARK J. JEZISEK      DATE  
R.P.L.S. NO. 5267  
STATE OF TEXAS



REFERENCES

TCAD NO. 0426190235







**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 800  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
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**SKETCH TO ACCOMPANY DESCRIPTION**  
OF 5.306 ACRES OF LAND OUT OF THE THEODORE BISSELL LEAGUE, SITUATED  
IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN CALLED 5.303 ACRE TRACT  
OF LAND CONVEYED TO CUONG D. TRAN BY DEED OF RECORD IN DOCUMENT  
NO. 2006146463 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**NuROCK  
COMPANIES**



# **ZONING EXHIBIT B**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0014  
 LOCATION: 8922 MANCHACA RD  
 SUBJECT AREA: 5.30 ACRES  
 GRID: E15  
 MANAGER: WENDY RHOADES

