

**ORDINANCE NO. 20170928-089**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3101 MANCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE (LO-MU) 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 family residence (SF-3) district to limited office-mixed use (LO-MU) combining district on the property described in Zoning Case No. C14-2017-0080, on file at the Planning and Zoning Department, as follows:

Being a 0.207 acre tract of land out of the Henry P. Hill League in Travis County, Texas, and being the same tract of land conveyed to Wayne A. and Carolyn A. Ragland recorded in Volume 10955, Page 792, of the Real Property Records of Travis County, Texas, said 0.207 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3101 Manchaca Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on October 9, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_, September 28, 2017

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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

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Anne L. Morgan  
City Attorney

**ATTEST:**

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Jannette S. Goodall  
City Clerk

EXHIBIT "A"

BEING A 0.207 ACRE TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO WAYNE A. AND CAROLYN A. RAGLAND RECORDED IN VOLUME 10955, PAGE 792 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.207 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a ½" iron rod found at the intersection of the North right-of-way line of Glen Allen (60' R.O.W.) with the East right-of-way line of Manchaca Road (R.O.W. varies) for the Southwest corner of the herein described tract;

**THENCE** N 03° 04' 05" W along the East line of said Manchaca Road for a distance of 59.99 feet (call N 03° 18' 00" W, 60.00 ') to a ½" iron pipe found for the Northwest corner hereof, same being the Southwest corner of that certain tract called 150' x 80' in Deed recorded in Volume 11589, Page 1113 of the Real Property Records of Travis County, Texas;

**THENCE** N 87° 28' 00" E (Bearing Basis) along the South line of said Laurenes tract for a distance of 150.68 feet (call 150.40') to a ½" iron rod found on the West line of Lot 30, Owen Park Subdivision, a subdivision recorded in the Plat Records of Travis County, Texas, for the Northwest corner of the herein described tract;

**THENCE** S 02° 47' 50" E along the West line of said Lot 30 for a distance of 59.99 feet (call S 03° 18' 00" E, 60.00') to a ½" iron rod found on the North line of said Glen Allen, for the Southeast corner of the herein described tract, same being the Southwest corner of said Lot 30 and from which a ½" iron rod found at the Southeast corner of said Lot 30 bears N 87° 16' 19" E, 99.01 feet;

**THENCE** S 87° 28' 00" W along the North line of said Glen Allen for a distance of 150.40 feet to the **Point of Beginning** of the herein described tract and containing 0.207 acres of land more or less.

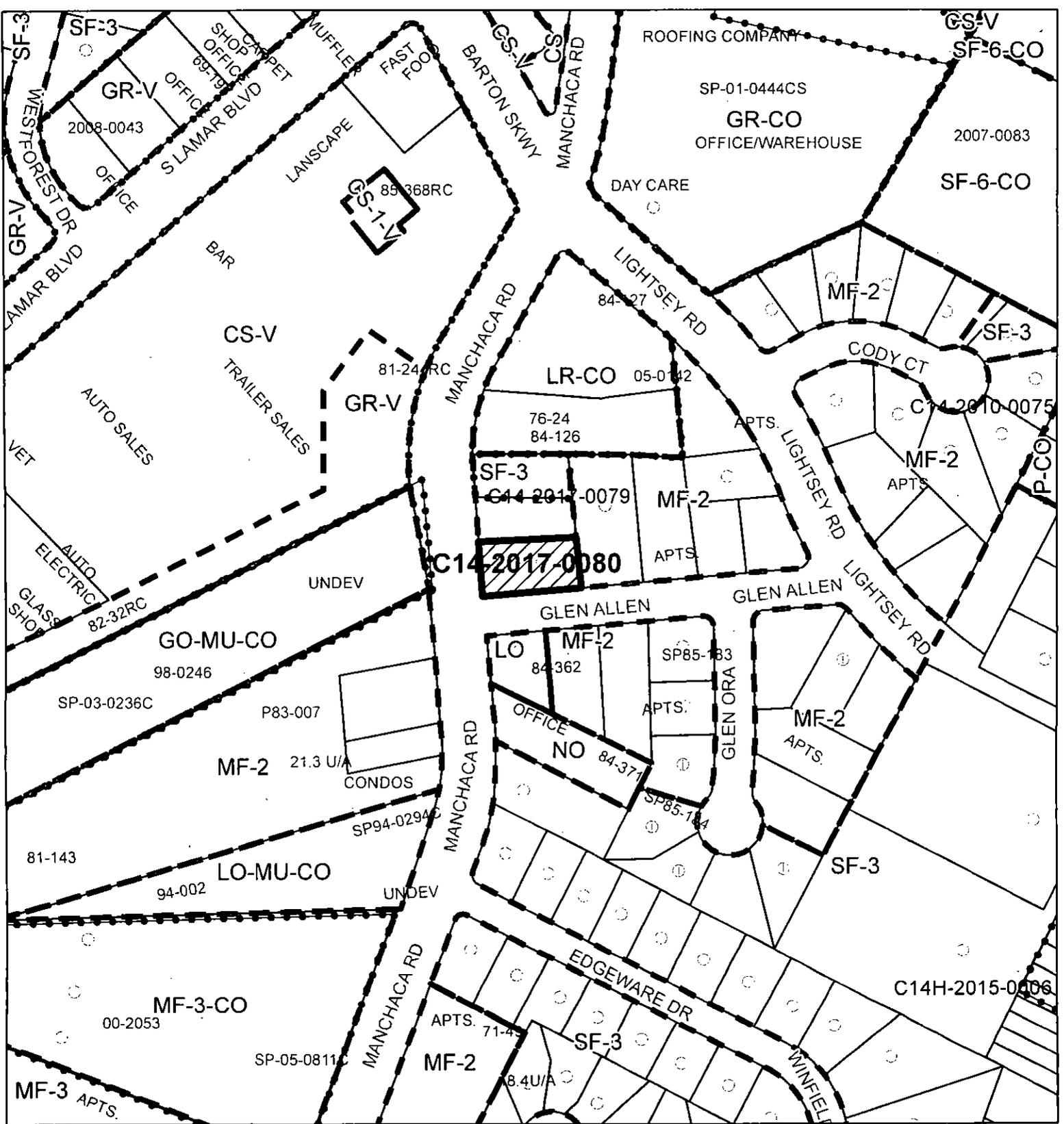
EXHIBIT A

03/07/03  
03-0106



*Donald M. Cookston*  
Donald "Matt" Cookston  
Registered Professional Land Surveyor No. 4733

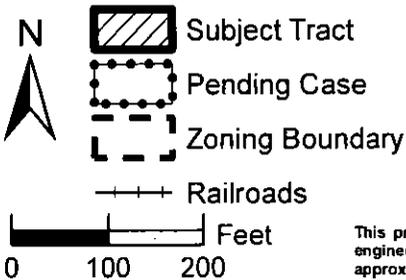




# ZONING

Case#: C14-2017-0080

# EXHIBIT B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/11/2017

1" = 200'