

ORDINANCE NO. 050113-67

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4607 MANCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 family residence (SF-3) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-04-0152, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.991 acre tract of land, more or less, out of the Issac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 4607 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

1. Development of the Property shall comply with the following regulations:

- A. The maximum building coverage is 35 percent.
- B. The maximum impervious cover is 60 percent.
- C. The maximum height is 35 feet from ground level.
- D. The maximum height is two stories.
- E. The maximum floor area ratio (F.A.R.) is 0.09961 to 1.0.

2. 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 300 trips per day.
3. The following uses are prohibited uses of the Property:

College and university facilities

Cultural services

Medical offices

(exceeding 5,000 sq. ft. gross floor area)

Convalescent services

Hospital services (limited)

Communications services


Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on January 24, 2005.

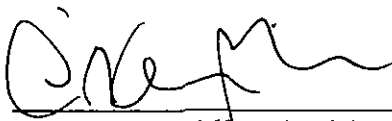
PASSED AND APPROVED

January 13, 2005

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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

FIELD NOTES OF 0.991 ACRE OF LAND BEING OUT OF AND A PART OF THAT CERTAIN 3 ACRES OF LAND OUT OF THE ISSAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS, DESCRIBED IN EXHIBIT A IN A WARRANTY DEED TO SARAH JO HASH OF RECORD IN DOC. 2003245697 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.991 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the East r-o-w line of Manchaca Road, as described in a Street Deed in V. 4350 Pg. 783, being a point on the South line of the above said 3 acre tract, being the Northwest corner of the Shawn Jeanette Hash Ochoa 0.49 acre tract of record in Doc. 2001215427, Official Public Records of Travis County, Texas, same being the Southwest corner of the herein described tract and the PLACE OF BEGINNING hereof

THENCE, along the current East r-o-w line of Manchaca Road, N 30° 00' 39" E, 209.14 ft. to a ½" iron rod found on the North line of the said 3 acres, tract, for the Northwest corner hereof, same being a point on the South line of Lot 1 Block A of Ford Place Number One, a Subdivision of record in Book 4 Pg. 26 P.R.T.C.T.

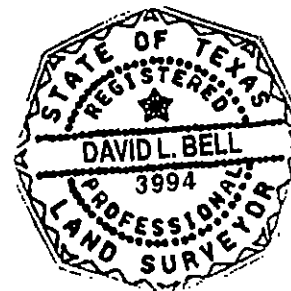
THENCE, along the North line of the 3 acres, and the South line of Block A of said Ford Place S 60° 09' 40" E, 206.90 ft. to a ½" iron rod set for the Northeast corner hereof

THENCE over and across the 3 acres, same being the Northwest line of the Hash Revocable Living Trust Tract of record in Vol. 10988 Pg. 130, Real Property Records of Travis County, Texas, S 30° 16' 21" W, 209.15 ft. to a ½" iron rod found on the South line of the 3 acres, being the Northeast corner of the above mentioned 0.49 acre tract, for the Southeast corner hereof

THENCE along the dividing line of the 3 acres and the 0.49 acre, N 60° 09' 40" W, 205.94 ft. to the PLACE OF BEGINNING and containing 0.991 acre of land

D. J. Bell 7-13-04

PREPARED IN THE OFFICE OF B&G SURVEYING
1404 W. NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
(512) 458 - 6969



6/24/2004
Job#: B0619604

107 2
224 4

3 ACRES
S4424444 40 44.544
DATE 20/02/2007

MANCHACA ROAD

0.991 acres

P.O. #

S 60°09'40" E 205.94'





















040000Z
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724 WIS MADISON HIGH
4400 54024 10 HIGH
- TRUSTEES 4454 54 54024
EMERSON LIVING TRUST
11/1986 1/1987

TRAVIS MADISON HASH
AND SARAH JO HASH
CO-TRUSTEES HASH FAMILY
REVOCABLE LIVING TRUST
11/10/2022 PAGE 1

APPROXIMATE LOCATION OF 5' ELECTRIC
AND TELEPHONE EASEMENT IN (V.2254, P.284)

LEGEND

-  1/2" IRON PIPE FOUND
 1/2" REBAR FOUND
 1/2" REBAR SET
 600 MHL FOUND
 600 MHL SET
 SPIGGLE FOUND
 BARS WIRE FENCE
 CHAIN LINK FENCE
 WOOD FENCE
 METAL FENCE
 BUILDING LINE
 PUBLIC UTILITY EASEMENT
 DRAINAGE EASEMENT
 SWIMMING POOL EASEMENT
 WATER/WASTEWATER
 ELECTRIC EASEMENT
 SANITARY SEWER EASEMENT
 RECORD INFORMATION
 POWER POLE
 OVERHEAD UTILITY

Sanitary Sewer Easements in V.1794, P.548 and V.1796, P.19 do not appear to affect the subject premises.

Electric and Telephone Easement in V.2128, P.106 and V.2128, P.104 do not appear to affect the subject premises.

BEING ALL THAT CERTAIN 0.991 ACRES TRACT OF LAND OUT OF THE ISSAC DECKER LEASE BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 4507 MANCHACA ROAD
CITY AUSTIN BUSINESS NAME JOLICO FAMILY LTD.

B&G Surveying, Inc
Victor M. Garzo R.P.L.S.

Office 512-458-8880
Fax 512-458-8845
1404 West North Loop Blvd.
Austin, Texas 78705

ing, Inc.
R.P.L.S.
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Loop Blvd.
08700



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA AND THAT THE FLOOD INSURANCE RATE MAY BE LOWER THAN OTHER AREAS. IT IS REPRESENTED AS SUCH AS LONG AS, HOWEVER, AT PRESENT, THERE ARE NO EVIDENT CHANNELS OR FLOOD STAGES, AND BOTH CHANNELS AND INFORMATION IS BELIEVED TO BE CORRECT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE FOR FURTHER

TO THE LEASEHOLDERS AND / OR PRESENT OWNERS OF THE PROPERTY SURVEYED AND TO
FIRST AMERICAN TITLE INSURANCE COMPANY

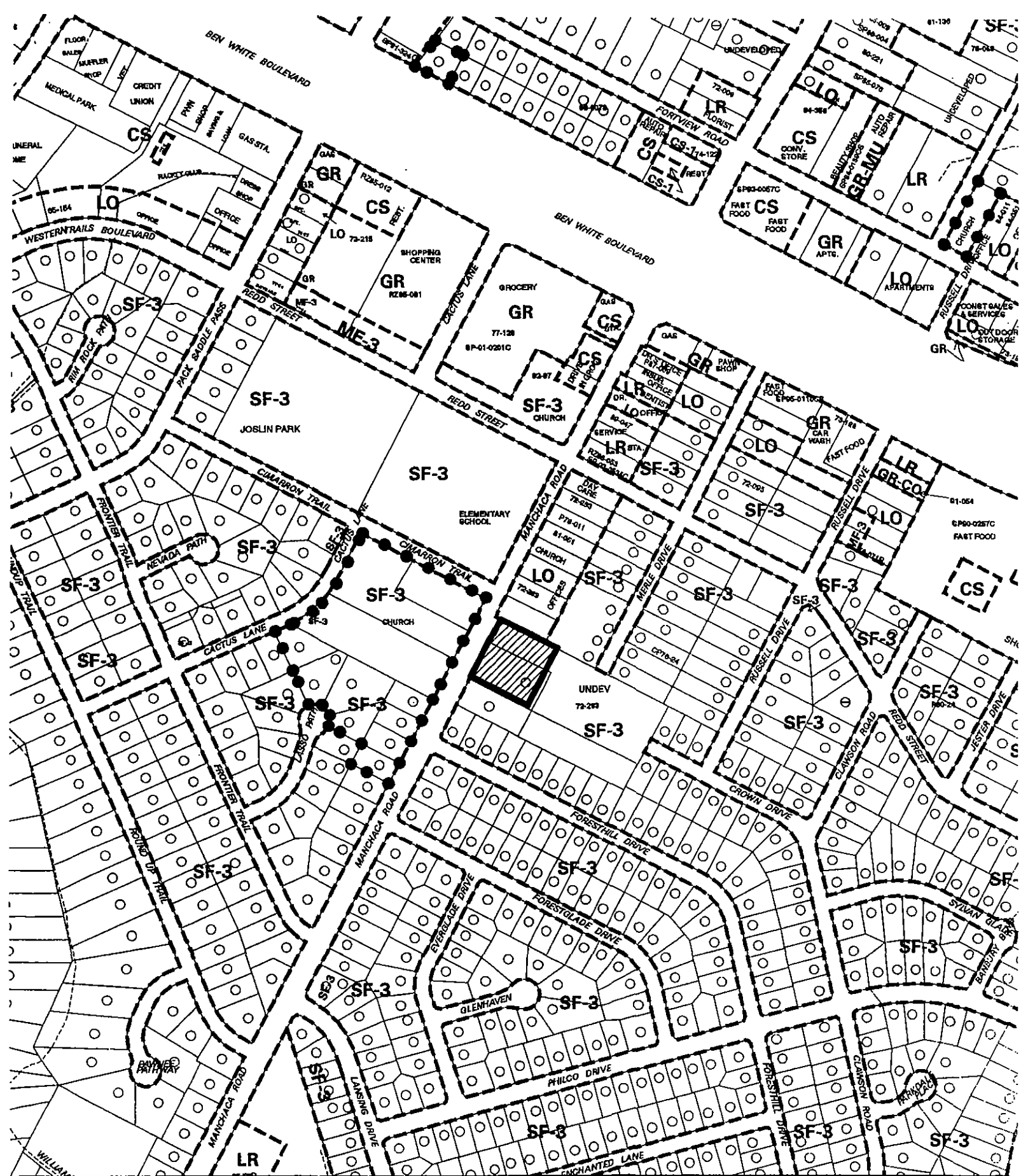
REF: B0819604_TA FIRST AMERICAN TITLE INSURANCE COMPANY


DATE 07/13/54
TITLE CO F A T I C
C.F. # 204-22719-AUSN
JOB # B0806204_TA
SCALE 1" = 30'


I DO HEREBY CERTIFY TO THESE LITTED RECORDS AND THE SURVEY WAS THIS DAY MADE ON THE RECORDS, INDEXES BY REFERENCE OF THE PROPERTY LEGALLY INTERESTED THEREIN, AND THE RECORDS ARE REFERRED TO THE TITLE INSURANCE COMPANY'S RECORDS AND THAT THERE ARE NO TOLLS, BOUNTY LAW COMPLETE, ENCROACHMENTS, DISAPPEARING OF APPROPRIATIONS, OR DEEDS IN PLACE, EXCEPT AS SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE. ONLY OCCURRENCES CONTAINED WITHIN THE AFORESAIDED TITLE COMPANY WERE REVEALED.


CALCULATIONS	JOHN A.	07/08/04
FIELD WORK	DAVID G.	07/08/04
SPROUTING	WYLLIE	7/13/04
FINAL CHECK	D.B.	7/13/04
CORRECTIONS	M.P.	7/13/04
ADD DRIVE	ASHLEY	08/18/04


200-1262





 SUBJECT TRACT 

 PENDING CASE 

 ZONING BOUNDARY 

 CASE MGR: W. WALSH

CASE #: C14-04-0152
 ADDRESS: 4607 MANCHACA RD
 SUBJECT AREA (acres): 0.991

ZONING EXHIBIT 13

DATE: 04-10

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 G19