

**ORDINANCE NO. 20050804-Z006**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4611 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. C14-05-0087, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.494 acre tract of land, more or less, out of the Issac Decker 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 4611 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-to-area ratio (FAR) is 0.11 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

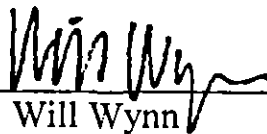
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 15, 2005.

**PASSED AND APPROVED**

August 4, 2005

§  
§  
§

  
Will Wynn

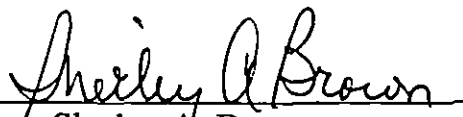
Mayor

APPROVED:



David Allan Smith  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk

FIELD NOTES FOR  
0.494 ACRE OUT OF THE  
ISAAC DECKER LEAGUE  
TRAVIS COUNTY, TEXAS

## EXHIBIT A

### METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 0.494 ACRE TRACT OF LAND, BEING OUT OF THE ISSAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CALLED 0.539 ACRE AS CONVEYED TO BRETT AND RUTH M FRAMEL BY DEED RECORDED IN DOCUMENT No 2004070659 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LESS AND EXCEPT A 6,266 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY STREET DEED RECORDED IN VOLUME 4350, PAGE 783 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

**COMMENCING** at a ½" iron rod found at the easterly common corner of Lot 20 and Lot 21, Block "A", Park Forest, a subdivision recorded in Book 7, Page 152 of the Plat Records of Travis County, Texas, on the southwest line of a 2.832 acre tract of land conveyed to MTH Homes - Texas, L.P. by deed recorded in Document No 2002235950 of the Official Public Records of Travis County, Texas,

**THENCE**, along the common line of Park Forest and said 2.832 acre tract, N 60°23'32"W, passing the westerly common corner of said 2.832 acre tract and a tract being the balance of a 0.961 acre tract of land conveyed to Travis Madison Hash and Sarah Jo Hash, Co-Trustees by deed recorded in Volume 10988, Page 133 of the Real Property Records of Travis County, Texas and continuing with the common line of Park Forest and said Hash tract for a total distance of 42.89 FEET to a ¾" bolt found at the west corner of said Hash tract, for the south corner and **POINT OF BEGINNING** of the tract herein described,


**THENCE**, along the common line of Park Forest and the tract herein described, N 60°16'00"W, a distance of 206.46 FEET to a ½" iron rod with a cap stamped "SNS" found in the southeasterly line of Manchaca Road, at the north corner of Lot 24, Block "A", Park Forest, being the south corner of the aforementioned 6,266 square foot tract, for the west corner of the tract herein described,

**THENCE**, along the southeasterly line of Manchaca Road with the common line of said 6,266 square foot tract and the tract herein described, N 29°54'00"E, a distance of 104.34 FEET to a ½" iron rod with a cap stamped "SNS" found at the west corner of a tract of land called 1.038 acres as conveyed to Sarah Jo Hash by deed recorded in Document No 2003245697 of the Official Public Records of Travis County, Texas, for the north corner of the tract herein described,

**THENCE**, departing the southeasterly line of Manchaca Road and said 6,266 square foot tract and along the common line of said tract called 1.038 acres and the tract herein described, S 60°16'09"E, a distance of 206.16 FEET to a ½" iron rod with a cap stamped "SNS" found at the north corner of the aforementioned Hash tract being the balance of 0.961 acre, for the east corner of the tract herein described,

**THENCE**, departing the southwest line of said 1.038 acre tract and along the common line of said tract being the balance of 0.961 acre and the tract herein described, S 29°44'00"W, a distance of 104.35 FEET to the **POINT OF BEGINNING** and containing 0.494 acre of land, more or less

See SNS Engineering "Plat of Survey" No 04334-REV-2, page 2 of 2 attached hereto and made a part hereof

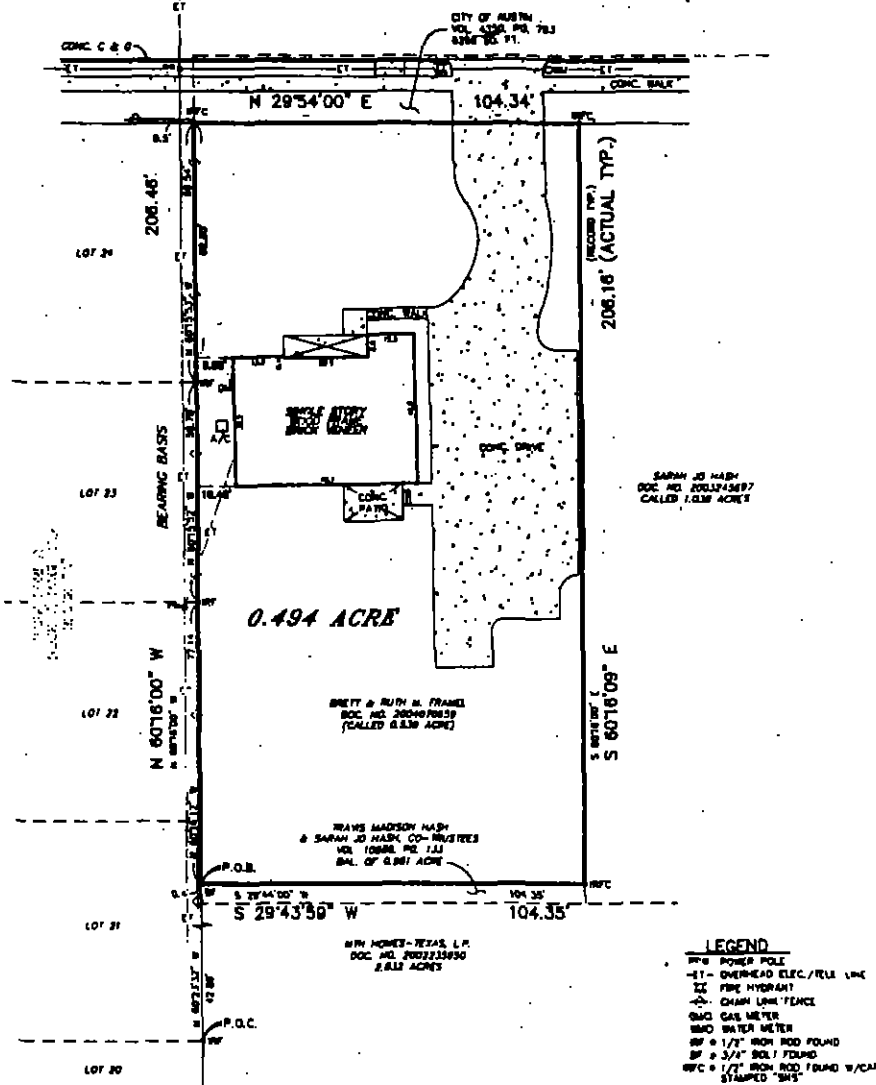


Mary P. Hawkins  
Registered Professional Land Surveyor No 4433  
State of Texas



# MANCHACA Road

PAGE 2 OF 2



- LEGEND**
- PPH POWER POLE
  - ET OVERHEAD ELEC./TELE. LINE
  - FE FIRE HYDRANT
  - CL CHAIN LINK FENCE
  - WMD GAS METER
  - WMD WATER METER
  - RF = 1/2" IRON ROD FOUND
  - RF = 3/4" ROD FOUND
  - RF = 1/2" IRON ROD FOUND W/CAP STAMPED "SHS"

EASEMENTS RECORDED IN VOL. 1794, PG. 548, VOL. 1796, PG. 19, VOL. 2128, PG. 104, VOL. 2128, PG. 108 AND VOL. 2254, PG. 284, DEED RECORDS, DO NOT TRAVERSE THE PROPERTY.  
 \* ISAAC DECKER LEAGUE (FIELD NOTES ATTACHED)

## PLAT OF SURVEY

Survey No. **04334-REV-2**

SCALE: 1" = 30'

OF 2218001241

Map is to be Zone **X**, as classified by the  
 Federal Emergency Management Agency on  
 Community Plans no. **5843X-0210F**  
 Date: **JUNE 05, 1997**

LOT NO. **23**, BLOCK NO. **2**  
 ABSTION OR SUBDIVISION **0.494 ACRE OF LAND, MORE OR LESS, OUT OF THE**  
 STREET ADDRESS **4811 MANCHACA ROAD** CITY **AUSTIN** COUNTY **TRAVIS**  
 SURVEY FOR **LAND AMERICA COMMUNITY HEALTH CARE OF AUSTIN** REFERENCE **CHANCE**  
 TO

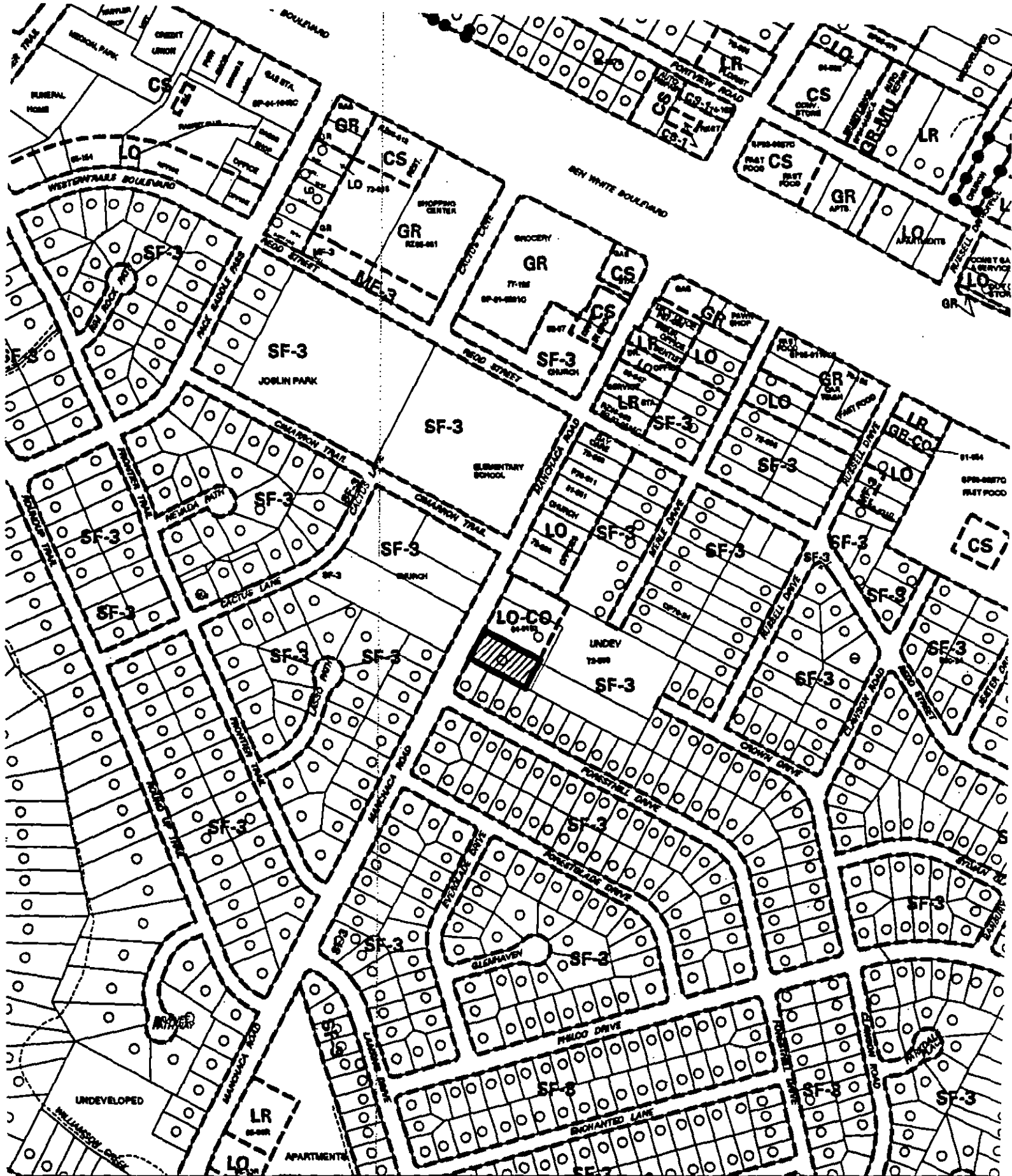
STATE OF TEXAS, COUNTY OF TRAVIS  
 I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY OF THE MONTH AND IS TRUE AND CORRECT, AND THAT  
 THERE ARE NO DISCREPANCIES, CONFLICTS, ENCUMBRANCES, OR OTHER UTILITY LINES OR MARKS ON  
 PLATE EXCEPT AS SHOWN HEREON, AND THIS PROPERTY HAS ACCESSED TO A SUFFICIENT SURVEY, EXCEPT AS SHOWN HEREON.  
**SNS ENGINEERING, INC.**  
 12488 Los Indios Trail, Suite 101  
 Austin, Texas 78729  
 (512) 335-3944 • (512) 250-8685 (Fax) **JM**





All corners are 1/2-inch iron rod found unless  
 otherwise noted. Is the iron rod found on 1/2-inch  
 the corners of the premises surveyed.



*Mary P. Hawkins*  
 Date: 03-01-2005

505/12, 508/38, 527/26



 <p>1" = 400'</p> <p><b>SUBJECT TRACT</b> </p> <p><b>PENDING CASE</b> </p> <p><b>ZONING BOUNDARY</b> </p> <p><b>CASE MGR: W. WALSH</b></p>	<p><b>ZONING EXHIBIT B</b></p> <p><b>CASE #: C14-05-0087</b></p> <p><b>ADDRESS: 4611 MANCHUCA RD</b></p> <p><b>SUBJECT AREA (acres): 0.494</b></p>	<p><b>CITY GRID REFERENCE NUMBER</b></p> <p><b>G18</b></p>
	<p><b>DATE: 05-06</b></p> <p><b>INTLS: SM</b></p>	