

**ORDINANCE NO. 040610-Z-8**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11003 MANCHACA ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-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 interim rural residence (I-RR) district to single family residence small lot-conditional overlay (SF-4A-CO) combining district on the property described in Zoning Case No.C14-04-0054, on file at the Neighborhood Planning and Zoning Department, as follows:

A 20.651 acre tract of land, more or less, out of the Walker Wilson Survey No. 2, in 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 11003 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:

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 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence small lot (SF-4A) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 21, 2004.

**PASSED AND APPROVED**

June 10, 2004

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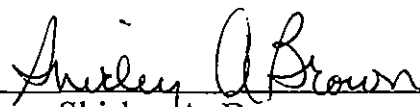
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

FIELD NOTES TO  
20.651 ACRES

EXHIBIT A

20.651 ACRES OF LAND OUT OF THE WALKER WILSON SURVEY NO. 2, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SAMUEL ALEXANDER BY DEED OF RECORD IN VOLUME 1488, PAGE 211 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 20.651 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found, in the West R.O.W. line of F.M. Highway 2304, also known as Manchaca Road, at the Southeast corner of Lot 6, W. E. Powell Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Plat Volume 51 Page 31 of the Plat Records of Travis County, Texas, for the Northeast corner and PLACE OF BEGINNING hereof;

THENCE along the West R.O.W. line of F.M. Highway 2304 or Manchaca Road, the following two (2) courses:

S 32°02'18" W a distance of 276.65 feet to a brass monument found at an ELL corner of said Highway R.O.W.;

S 58°10'19" E a distance of 10.08 feet to a brass monument found at a RE-ENTRANT corner of said Highway R.O.W., at a point of curve to the left, for a RE-ENTRANT corner hereof;

THENCE continuing along the West R.O.W. line of F.M. Highway 2304 or Manchaca Road, along said curve to the left, the radius of which is 1482.39 feet, the arc of which is 339.19 feet, and the chord bears S 25°27'41" W for a distance of 338.45 feet to a 1/2" capped iron pin set w/ cap marked RDS4094, for the Southeast corner hereof;

THENCE leaving said R.O.W. line, S 87°14'54" W at a distance of 41.33 feet pass 1/2" iron pin found for the Northeast corner of Lot 49, Block A, Great Oaks at Slaughter Creek Phase A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Plat Volume 97 Page 380 of the Plat Records of Travis County, Texas, and continuing along the North line of said Lot 49, for an additional distance of 884.34 feet pass a 1/2" iron pin found at the Southeast corner of a (3.01 Acre) tract set out of the said Alexander tract for homestead purposes, and continuing along the existing South line of the said Alexander tract, same being the north line of said Lot 49, for a total distance of 1346.67 feet to a 1/4 inch capped iron pin

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set in the East line of Hillcrest Section 2, a subdivision of record in Volume 101, Page 280 of the plat Records of Travis County, Texas, same being at the Northwest corner of Great Oaks at Slaughter Creek Phase A, same being at the Southwest corner of said (3.01 Acre) tract, for the Southwest corner hereof;

THENCE along the East line of Hillcrest Section 2 and the West line of the said (3.01 Acre) tract, N 01°55'48"W 195.09 feet to a ½ inch capped iron pin set in the approximate centerline of a creek, in the existing Southeast line of that certain 18.954 Acre tract remainder of a tract conveyed to J.W. Felps, et ux, by deed recorded in Volume 3615 Page 747 of the Deed Records of Travis County, Texas, for an angle point hereof;

THENCE along the approximate centerline of a creek, and the common dividing line of the said Felps tract, and said Alexander tract, the following three (3) courses:

N 52°05'21" E a distance of 382.86 feet to a ½ inch capped iron pin set

N 32°25'26" E a distance of 222.00 feet to a ½ inch capped iron pin set

N 61°43'09" E a distance of 287.91 feet to a capped iron pin found for an existing Southeasterly corner of that certain (504.6222 Acre) tract of land conveyed to Robert Bauerle, same being at the Southwest corner of that certain (5.66 Acre) tract of land conveyed to Boyce R. Brown, Trustee, by Docket No. 2000053188 of the Official Public Records of Travis County, Texas, for an angle point hereof;

THENCE along the South line of the said Brown tract, and the existing North line of the said Alexander tract, S 89°15'02" E a distance of 415.98 feet to a 1" pipe found at an angle point in the South line of that certain (5.71 Acre) tract of land conveyed to Ron Hoffman by deed recorded in Volume 5411 Page 474 of the Deed Records of Travis County, Texas, for an angle point hereof;

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THENCE along the South line of said Hoffman tract, and the existing North line of said Alexander tract, N 80°08'00" E at a distance of 114.98 feet pass a 1" pipe found at the Southeast corner of said (5.71 Acre) tract, same being the Southwest corner of that certain (5.18 Acre) tract of land conveyed to Ron Hoffman by deed recorded in Volume 6758 Page 1683 of the Deed Records of Travis County, Texas, and continuing along the same course for a total distance of 290.33 feet to a ½ inch capped iron pin set for the Southeast corner of the said Hoffman (5.18 Acre) tract, same being at the Southwest corner of that certain (5.21 Acre) tract of land conveyed to Thomas R. Dawkins by deed recorded in Volume 11561 Page 2070 of the Real Property Records of Travis County, Texas, for an angle point hereof;

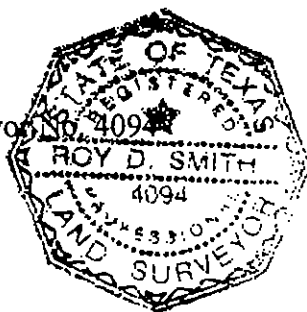
THENCE continuing along the existing Northeast line of said Alexander tract, S 53°57'31" E a distance of 320.01 feet to the PLACE OF BEGINNING, containing 20.651 acres of land, more or less.

SURVEYED: November 13, 2000  
Field Notes Revised: April 16, 2004

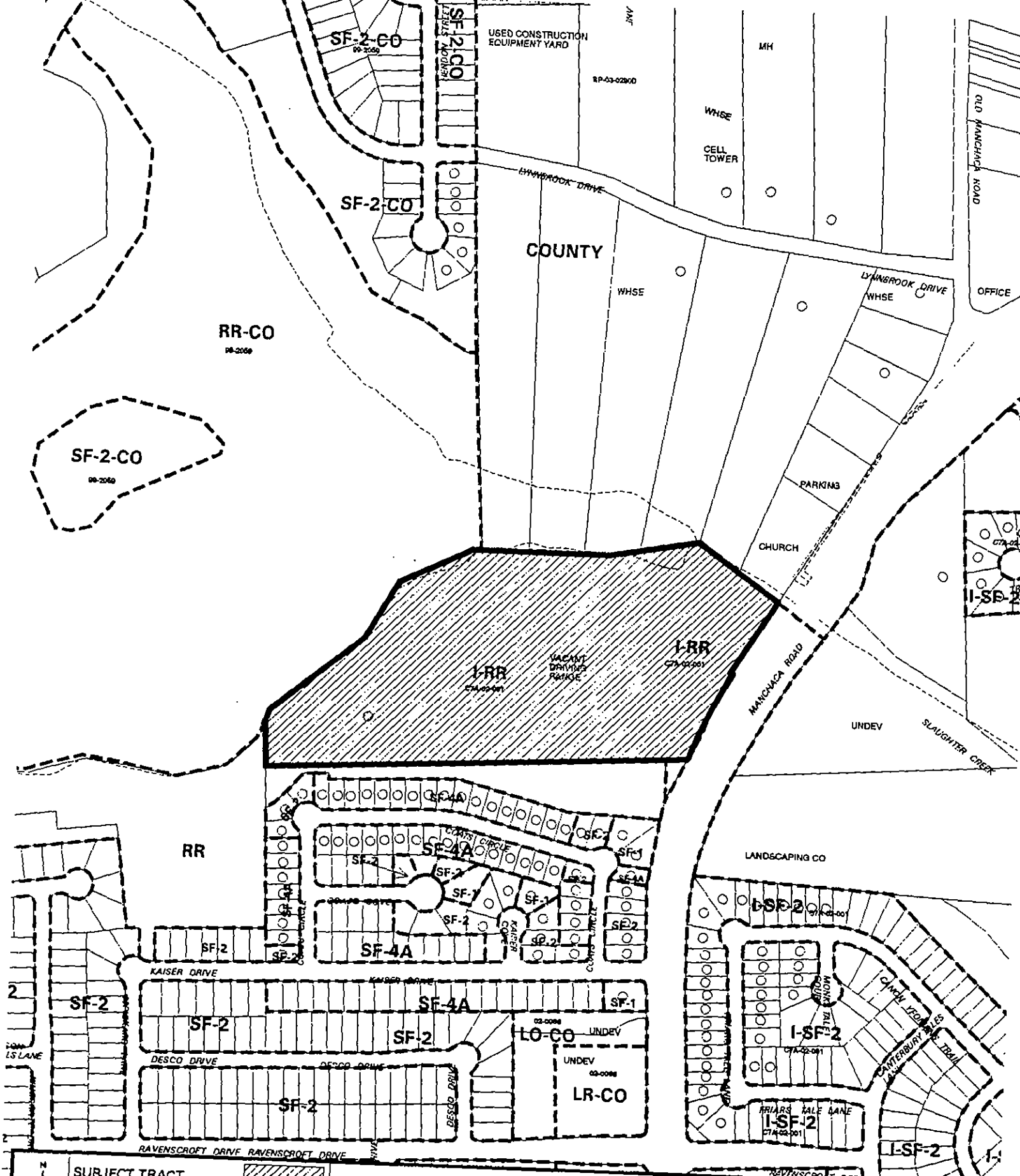
ROY D. SMITH SURVEYORS, P.C.

  
ROY D. SMITH

Reg. Professional Land Surveyor  
1214 West 5th Street  
Austin, Texas 78703



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SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: W. WALSH



CASE #: C14-04-0054  
 ADDRESS: 11003 MANCHACA RD  
 SUBJECT AREA (acres): 20.651

# ZONING EXHIBIT B

DATE: 04-05

INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 D13

UNDEVELOPED