

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, July 27, 2006

[Back](#) [Print](#)**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 138**

Subject: C14-06-0096 - Legacy Oaks Christian School - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 7915 Manchaca Road (South Boggy Creek Watershed) from development reserve (DR) district zoning; single-family residence-standard lot (SF-2) district zoning; and family residence (SF-3) district zoning to general office-conditional overlay (GO-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general office-conditional overlay (GO-CO) combining district zoning. Applicant: Legacy Oaks Christian School (Charles Davenport). Agent: Cowan-Wipff Consultants (Jeff Cowan). City Staff: Wendy Walsh, 974-7719.

**Additional Backup
Material**

(click to open)

- ☐ [Staff Report](#)
- ☐ [Ordinance](#)

For More Information: Wendy Walsh, 974-7719.

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0096

Z.P.C. DATE: June 6, 2006

ADDRESS: 7915 Manchaca Road

OWNER: Legacy Oaks Christian School
(Charles Davenport)

AGENT: Cowan-Wipff Consultants
(Jeff Cowan)

ZONING FROM: DR; SF-2; SF-3 **TO:** GO-CO **AREA:** 8.826 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – conditional overlay (GO-CO) combining district zoning. The Conditional Overlay restricts development of the property by: 1) limiting building height to 45 feet; 2) prohibits the following uses: club or lodge; family home; group home, class I (general); group home, class I (limited); group home, class II; medical offices (all sizes); off-site accessory parking; residential treatment; restaurant (limited); and urban farm; 3) prohibits access to Baxter Springs Road, a connecting street to Overland Park subdivision to the south; and 4) limiting the number of vehicle trips to less than 2,000 per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

June 6, 2006: *APPROVED GO-CO DISTRICT ZONING AS STAFF RECOMMENDED; BY CONSENT.*

[J. MARTINEZ, T. RABAGO – 2ND] (9-0)

ISSUES:

The Applicant has discussed this case with the Overland Park (Austin) Homeowners' Association, Inc. Please refer to correspondence attached at the back of the Staff report.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a platted lot (zoned SF-2 and SF-3) as well as an unplatted tract (zoned DR). The platted lot is developed with a church and school, while the unplatted acreage is undeveloped. The platted lot has direct access to Manchaca Road, an arterial roadway. This rezoning area is situated between several large lots with single family residences to the north (DR) and the Overland Park subdivision to the south (SF-2-CO). The Missouri Pacific Railroad forms the eastern border and across Manchaca Road to the west there are single family residences and duplexes (SF-2; SF-3; LO). Please refer to Exhibit A (Zoning Map) and A-2 (Aerial).

The Applicant has future plans to maintain and upgrade the interior road and maintain the existing recreational facilities, including basketball court, and the track and field. The Applicant has requested general office – conditional overlay (GO-CO) combining district

zoning with a Conditional Overlay addressing height, prohibited uses, access to the Overland Park subdivision and daily vehicle trips. Specifically, the Applicant's proposed Conditional Overlay restricts development of the property, by: 1) limiting building height to 45 feet; 2) prohibits club or lodge; family home; group home, class I (general); group home, class I (limited); group home, class II; medical offices (all sizes), off-site accessory parking; residential treatment; restaurant (limited); and urban farm; and 3) prohibits access to Baxter Springs Road, a connecting street to the Overland Park subdivision to the south.

Staff recommends GO-CO district zoning as proposed by the Applicant as it reduces the height to that similar to limited office (LO) district zoning, addresses compatibility issues with the adjacent residential areas by excluding the more intensive GO land uses, is appropriate along an arterial roadway and limits the number of vehicle trips to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2; SF-3	Church and school
<i>North</i>	DR	Single family residences on large lots
<i>South</i>	SF-2-CO	Single family residences with the Overland Park
<i>East</i>	N/A; SF-6-CO	Missouri Pacific Railroad; Undeveloped and planned for condominiums; Neurological treatment center
<i>West</i>	PUD; SF-3; SF-2; LO	Single family residences; Duplexes

AREA STUDY: N/A

TIA: Is not required

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association

39 – Matthews Lane Neighborhood Association

77 – Southwest Oaks – Shiloh Neighborhood Association

384 – Save Barton Creek Association

385 – Barton Springs Coalition

428 – Barton Springs / Edwards Aquifer Conservation District

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowner's Association

742 – Austin Independent School District

943 – Save Our Springs Alliance

997 – Tanglewood Oaks Owners Association

SCHOOLS:

Cunningham Elementary School

Covington Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0091 – Lelah's Crossing	DR; GO to MF-1	To Grant SF-6-CO with a density limitation of 6 u.p.a. and height limit of 20 feet; Restrictive Covenant for the Neighborhood Traffic Analysis.	Approved SF-6-CO with a Restrictive Covenant for the Neighborhood Traffic Analysis, as ZAP recommended (4-27- 06).
C14-85-055 (RCA) – Lelah's Crossing	To amend the RC to delete the rollback provision to RR, rural residence zoning	To Grant	Approved (4-27-06).
C14-98-0247 – Dittmar Tract	DR to SF-2	To Grant SF-2-CO with conditions.	Approved SF-2-CO with the CO for 2,000 trips and restricting building permit issuance on certain lots adjacent to a pipeline, until an environmental assessment is issued (8-5-99).

RELATED CASES:

The five acres adjacent to Overland Park is platted as Lot 1, Block A of South Austin Baptist Church, a subdivision recorded in June 1987 (C8s-87-099). The remainder of the property is unplatted acreage. A site plan of Legacy Oaks Christian School was approved in June 2001 (SPC-00-2017). Please refer to Exhibits B and C.

ABUTTING STREETS:

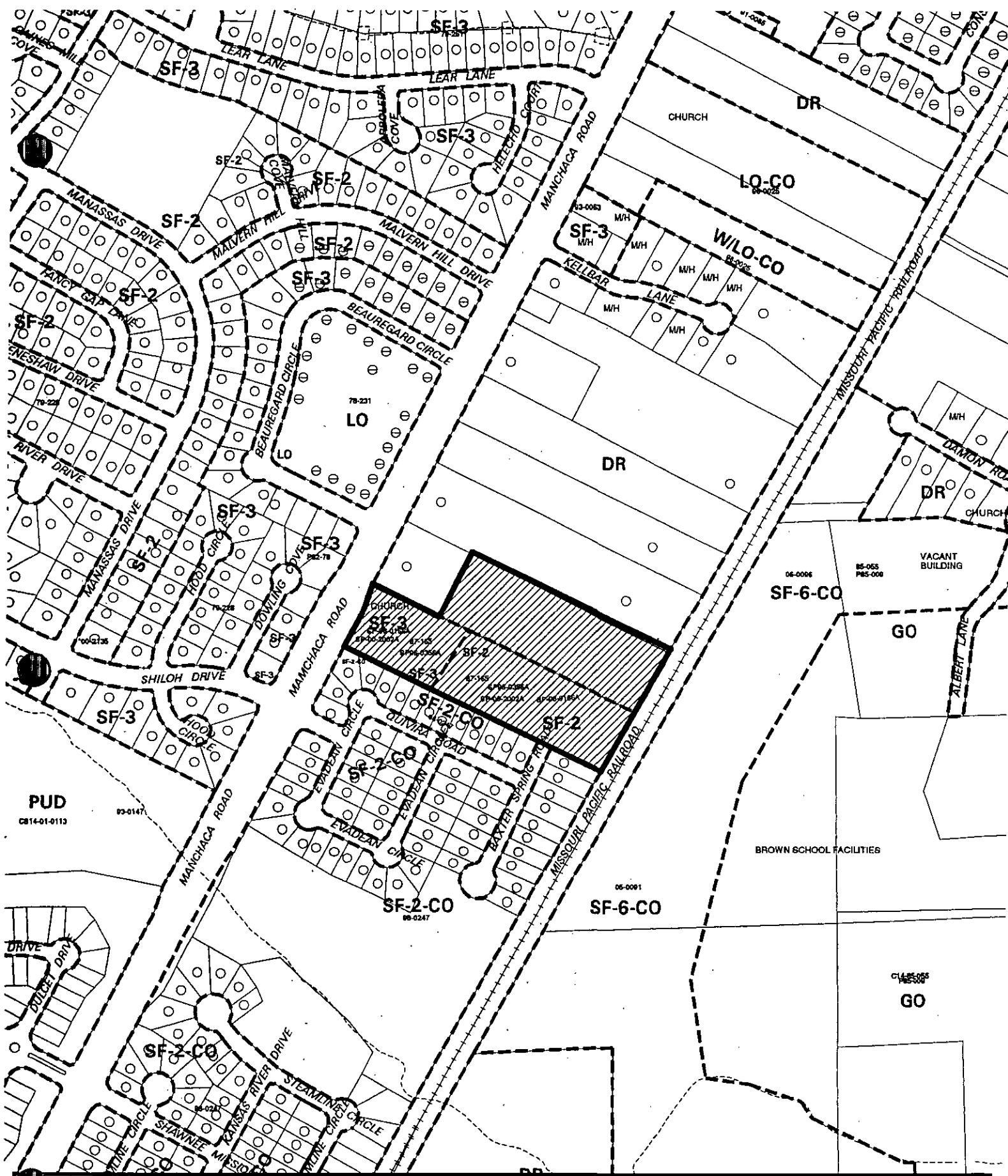
NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Manchaca Road	Varies	90 feet	Arterial	No, not within ¼ mile	Yes	Yes

CITY COUNCIL DATE: July 27, 2006**ACTION:****ORDINANCE READINGS:** 1st2nd3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



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

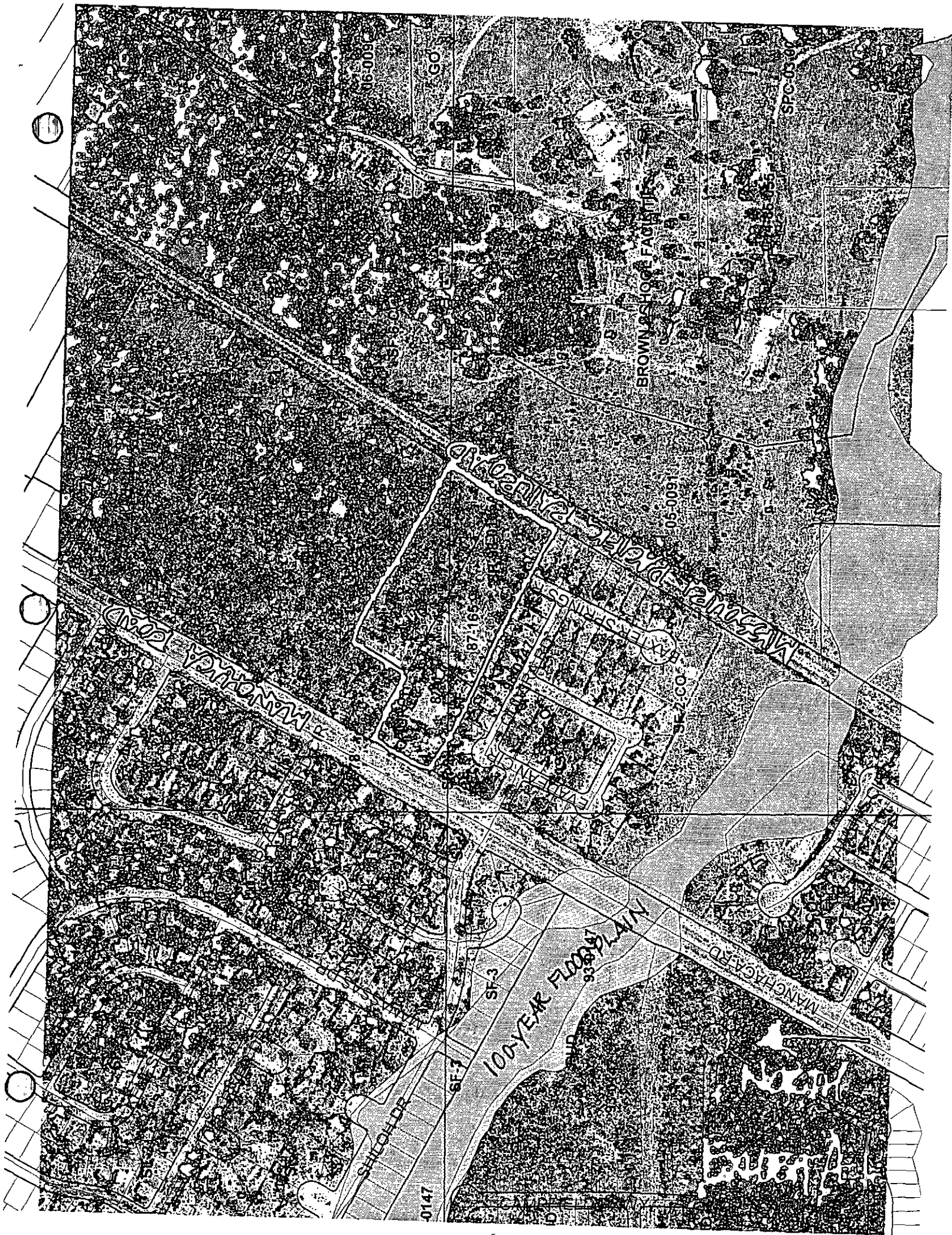
CASE #: C14-06-0096
 ADDRESS: 7915 MANCHACA RD
 SUBJECT AREA (acres): 8.826

ZONING EXHIBIT A

DATE: 06-05
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 F16

1" = 400'



16-000

GO

SPC-0300

BROWN SHORE FACILITIES

05-003

MANCHAC RD

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100 YR FLOOD PLAIN

SHILOH DR

0147

MANCHAC RD

North
East

SOUTH AUSTIN BAPTIST CHURCH

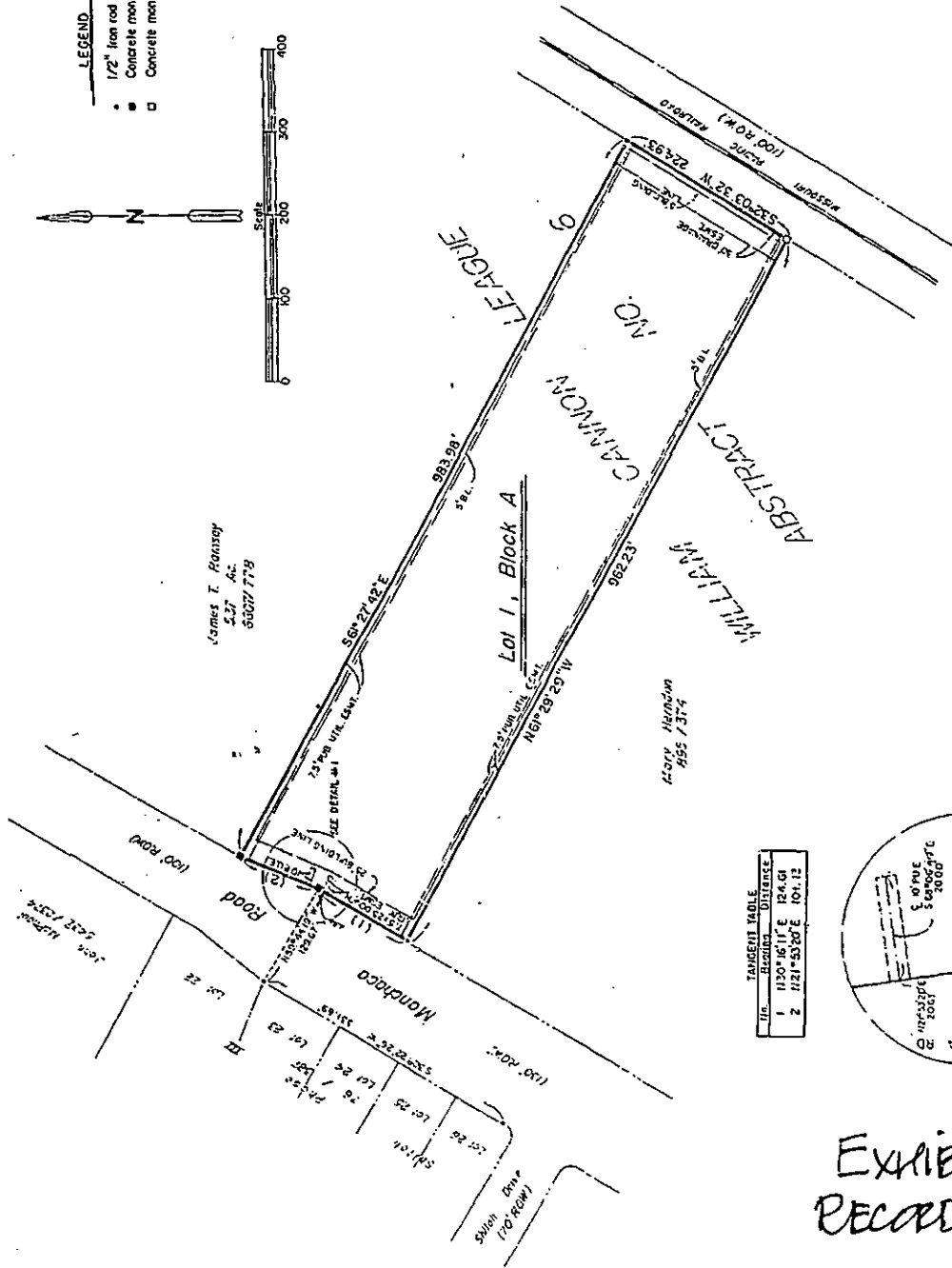
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Location Map

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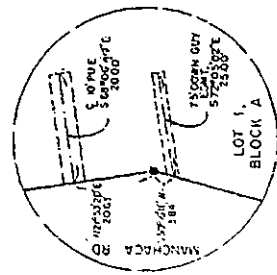
- 1/2" Iron rod found
- Concrete monument found
- Concrete monument set



James T. Ramsey
227 AC
50077 T79

Harry Hunsdon
155 / 374

LINE	BEARING	DISTANCE
1	N130°16'11\"	124.61
2	S121°53'07\"	101.12



DETAIL # 1

EXHIBIT B
RECORDED PLAT

All restrictions applicable to this property are recorded in Volume 10222 of the Real Property Records of Travis County, Texas.

Engineer

Surveyor

Winkley/Alexander, Inc.
1101 Capital of Texas Hwy. South
214g, 2, Suite 210
Austin, Texas 78746
(512) 328-3242

Associated Surveying & Mapping, Inc.
1101 Capital of Texas Hwy. South
214g, 2, Suite 210
Austin, Texas 78746
(512) 328-9302

C89-87-099

JOB NO. 87-158

SHEET 1 OF 2

A

LOT 1, BLOCK A
OF SOUTH AUSTIN BAPTIST CHURCH
VOLUME 87, PAGES 177A
TRAVIS COUNTY, TEXAS

LEGACY OAKS CHRISTIAN SCHOOL

7915 MANCHACA ROAD
AUSTIN, TEXAS 78745
TELE: (512) 328-2286

ARCHITECT/PLANNER:

SITE SPECIFICS

1604 1/2 SAN ANTONIO STREET
AUSTIN, TEXAS 78701
TELE: (512) 472-5252
FAX: (512) 472-2224

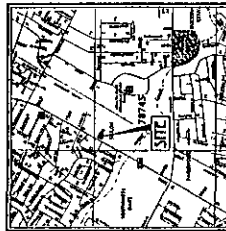
NOTE THIS APPLICATION IS FOR A CHANGE IN USE FROM "RELIGIOUS ASSEMBLY" TO "PRIVATE PRIMARY AND SECONDARY EDUCATIONAL FACILITY" WHICH REQUIRES APPROVAL OF A CONDITIONAL USE PERMIT SITE PLAN BY THE PLANNING COMMISSION. APPLICATION FOR A CHANGE OF USE CERTIFICATE OF OCCUPANCY IS REQUIRED AFTER APPROVAL BY PLANNING COMMISSION.

NOTE

DEGRATING INDEX

[illegible]

LOCATION MAP



NO PORTION OF THIS FEE IS WITHIN THE 100 YR FLOODPLAIN AS REFLECTED ON FEMA FIRM PANEL 44453021E DATED JUNE 16, 1983

UNIVERSITY OF CALIFORNIA, BERKELEY

1. Validation of inventory master controls to address the *Charles & Johanna* Control Plan.
2. Prioritization of issues relating with environmental impacts. The environmental issues in David's Control Plan are not in the same order of priority as the issues in the *Charles & Johanna* Control Plan.
3. Chemical control plan for the 1000 and 2000000.
4. Chemical control plan for the 1000 and 2000000.
5. Site guide and the distribution of working lists. (Inventory preparation and processing will also help with this.)
6. Construction of buildings for the inventory.
7. Validation of personnel issues and management controls.
8. Review of inventory master controls.
9. Open communication of the inventory and prior to the release of the Control Plan.
10. Occupancy of the inventory master plan by the 1000. The sample control and (CSP) is a key to the Control Plan and the inventory master plan.

EXERCISES

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REPORT DATE 01/10/2001

APPLICATION FILING DATE 06/13/2000

YATES/MSO SOUTH NOCOY CREEK. KIMBERLY WATKINSON

NOTICE TO BORROWERS: RETURN BY DATE

STANDARDIZATION CASE NO. : CHS-17-204

TOWNSHIP CASE NO.: C143-87-10A, TRACT 1: SP-3 TOWNSHIP
 TRACT 2: SP-2 TOWNSHIP. AS APPROVED BY COMMISSIONERS AND-ADJUDIC-

STANDARD NO. 107-00000000

APPROVED BY: *James L. ...*
FOR DISTRICT DEVELOPMENT SERVICE AND

APPROVED BY:

CHANGING ENVIRONMENT AND CLIMATE

SK 00-2017 A

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EXHIBIT C
APPROVED SITE PLAN

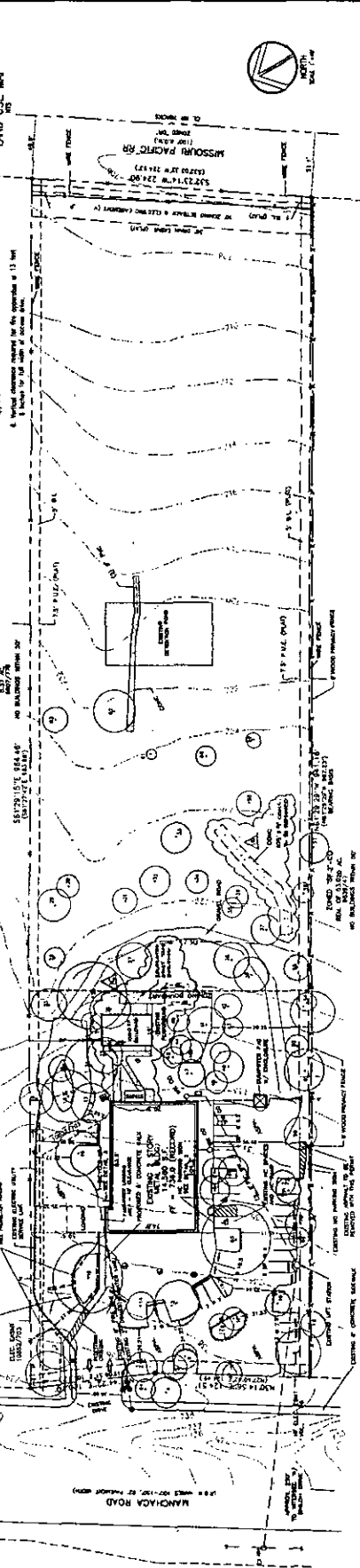
NEVER RELEASE NOTES

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TYPE 2 DICK REYNOLDS WASH FOUNDED
LAW OFFICE
FROM NEW FOUNDED
POWER POLICE
OUR NAME
THESE INDUSTRY
WATER VALUE
WATER UTILITY
PUBLIC WATER

AND USE MAP

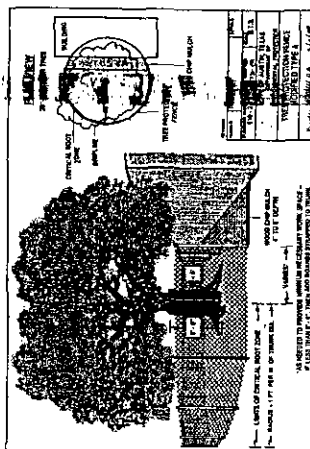
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Modeling

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100-443887-1

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NAME: LESTER GARY CHRISTIAN SCHOOL
ADDRESS: 7913 MANHATTAN ROAD
CITY: LEE 1, BOX 4
STATE: OF SOUTH ALBERTA
COUNTRY: TRANS CANADA, CANADA
VOLUME 87, PAGE 1
PRICE: 4.95 ACED

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – conditional overlay (GO-CO) combining district zoning. The Conditional Overlay restricts development of the property by: 1) limiting building height to 45 feet; 2) prohibits the following uses: club or lodge; family home; group home, class I (general); group home, class I (limited); group home, class II; medical offices (all sizes); off-site accessory parking; residential treatment; restaurant (limited); and urban farm; 3) prohibits access to Baxter Springs Road, a connecting street to Overland Park subdivision to the south; and 4) limiting the number of vehicle trips to less than 2,000 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The GO, General Office, district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends GO-CO district zoning as proposed by the Applicant as it reduces the height to that similar to limited office (LO) district zoning, addresses compatibility issues with the adjacent residential areas by excluding the more intensive GO land uses, is appropriate along an arterial roadway and limits the number of vehicle trips to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING CONDITIONS**Site Characteristics**

The site contains a church and school. The property slopes gently to the east and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80% which is a consistent figure between the watershed and zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land

Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 15,506 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and adjustments. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees,

Compatibility Standards

There are no site plan concerns with the proposed rezoning of this site. The proposed conditions and limitations specified in the accompanying letters address neighborhood concerns.



Overland Park (Austin) Homeowners' Association, Inc.
C/O Goodwin Management, Inc.
11149 Research Blvd., Suite 100
Austin, TX 78759-5227

September 22, 2005

Mr. Jeff Cowan
Cowan-Wipff Consultants
9101 La Cresada Drive #2221
Austin, Texas 78749

Dear Mr. Cowan,

Thank you for your patience as our board reached its conclusions on the future development plans of Legacy Oaks Christian School.

We are pleased to have your client as a neighbor and support their growth into the future and by doing so offer our support of your zoning change from SF3 to GO subject to the following conditional overlay restrictions:

- As a part of your zoning application we would like to request that the height restriction applicable under GO zoning of 60 feet be reduced to 40 feet.
- The facility uses be restricted to no later than 10pm and no earlier than 6am.
- The following normally approved uses be restricted:
 - Medical Offices
 - Off Site Accessory Parking
 - Restaurant
 - Urban Farm
 - Club or Lodge
 - Local Utility Services
 - Residential Treatment
 - Family & Group Home (All Classes)

In addition to the conditional overlay we also request that Legacy Oaks provide a deed restriction that will convey with the property prohibiting the connection to the street Baxter Springs without the express consent of the Overland Park Homeowner's Association. We will expect to review the legal document and have it in place prior to City of Austin zoning hearings as it is an essential element of our community lending our support to your project.

Sincerely,

John G. Mosher
HOA President

Legacy Oaks Christian School

7915 Manchaca Road
Austin, Texas 78745
326-2286

January 24, 2006

Home Owners Association Documentation
Overland Park (Austin) Home Owners' Association, Inc.
Southwest Oaks - Shiloh Neighborhood Association
Austin, Texas

Re: Legacy Oaks Christian School - Zone Change Site and Deed Restrictions

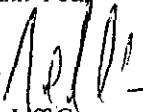
The following items will be permanently attached to The Legacy Oaks Christian Schools' property legally known as The South Austin Baptist Church Subdivision. This land owned by Legacy Oaks Christian School stands alone and is subdivided for the Legacy Oaks Christian School which is not incorporated in any way to the adjacent or surrounding subdivisions or facilities. The conditions as agreed to over the past 21 (Twenty-one months) are conditions the surrounding Home Owners Associations and Property Owners requested and are in agreement with Legacy Oaks Christian School. The Legacy Oaks Christian School is applying for the legal status of GO zone. The following are the conditions as outlined in the meetings, mailings and telecommunications:

1. Zoning overlay restrictions normally allowed by a GO zone
 - A. No Medical Facilities
 - B. No off site accessory Parking
 - C. No Restaurants
 - D. No Urban Farms
 - E. No Clubs or Lodges
 - F. No Local Utilities Services
 - G. No Residential Treatment Centers
 - H. No Family Group Homes (All Classes)
2. Deed Restrictions attached to the property with Travis County
 - A. Height restriction to a maximum of 45 (forty-five) feet unless otherwise approved by the surrounding H.O.A's.
 - B. The standard facility uses outdoors to be restricted to no later than 10:00 pm and no earlier than 6:00 am for noise concerns. The agreement also allows the School a few special occasion days per year to exceed these time constraints. The special occasions for example would be Awards Ceremonies (Graduation), Home coming events and sports type finals as approved by all concerned.
 - C. These special events would entail the few events normally occurring at the Completion of semesters in any normal school operation.

The aforementioned Zoning Conditional Overlays will be attached to the City of Austin documentation and the Deed Restrictions will be attached to the Travis county property documentation (Travis County Tax Office). The combination of the two types of documentation recorded, should meet the needs of all parties concerned as well as Legacy Oaks Christian Schools needs for future development.

Please call me with any questions or concerns you may have that pertain to this document.
Please enter into this agreement by signing and dating below.

Thank You,


Mr. Jeff Cowan, Principal
Cowan - Wipff Consultants

Date: 4/7/2006


Legacy Oaks Christian School
Administrative Representative

Date: 4/7/06

Overland Park (Austin) Home Owners Association, Inc.
Administrative Representative

Date:

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7915 MANCHACA ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT, SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 development reserve (DR) district, single family residence standard lot (SF-2) district and family residence (SF-3) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-06-0096, on file at the Neighborhood Planning and Zoning Department, as follows:

A 8.826 acre tract of land, more or less, out of the William Cannon League No. 19, Abstract No. 6, 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 7915 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. 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.
2. The maximum height of a building or structure is 45 feet from ground level.
3. Vehicular access from the Property to Baxter Springs Road is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

4. The following uses are prohibited uses of the Property:

Club or lodge

Group home, Class I (general)

Group home, Class II

Residential treatment

Medical offices (exceeding 5000 sq. ft. gross floor area)

Medical offices (not exceeding 5000 sq. ft. gross floor area)

Urban farm

Family home

Group home, Class I (limited)

Off-site accessory parking

Restaurant (limited)

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

PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

§
§
§

2006

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

Description of 8.826 acres
for Zoning Purposes Only

EXHIBIT A

March 23, 2004
Job No. 0987

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN LOT 1, BLOCK "A", SOUTH AUSTIN BAPTIST CHURCH *(a subdivision recorded in Book 87, Page 177A of the Plat Records of Travis County, Texas)* **AND BEING ALL OF THAT CERTAIN 3.929 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LEGACY OAKS CHRISTIAN SCHOOL, INC. RECORDED IN DOCUMENT NO. 2001106437 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND FOR ZONING PURPOSES ONLY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a one half inch diameter iron rod found in a concrete monument on the west right-of-way line of the I. & G. N. Railroad at the most southerly corner of said Lot 1, being the most easterly corner of that certain Lot 37, Block "D", Waterloo Subdivision *(a subdivision recorded in Document No. 199900362 of said Official Public Records)*, for the most southerly corner and **PLACE OF BEGINNING** hereof

THENCE with the south line of said Lot 1, being the north line of said Waterloo Subdivision, North 64 degrees 05 minutes 41 seconds West, a distance of 942.26 feet to a point in the east right-of-way line of F. M. 2304 (Manchaca Road) 85.00 feet left of Station 177+24.48 of the Engineer's Survey Line for F. M. 2304 shown on the State Department of Highways and Public Transportation Plan of Proposed Right of Way Project dated Sept. 14, 1987 and Revised 07/24/02 at the southeast corner of that certain 0.103 acre tract of land described in a Deed to the State of Texas recorded in Volume 11761, Page 192 of the Deed Records of said county, being the northeast corner of that certain 60,364 square foot tract of land described in a Deed to the State of Texas recorded in Volume 11748, Page 952 of said Deed Records, being the apparent northwest corner of that certain Lot 3, Block "F" of said Waterloo Subdivision, for the most westerly corner hereof, from which a one half inch diameter iron rod found with a plastic cap stamped "MACIAS & ASSOC." bears South 51 degrees 59 minutes 41 seconds East, a distance of 0.20 foot

THENCE with said east right-of-way line of F. M. 2304, being the east line of said 0.103 acre tract, the following courses:

1. North 27 degrees 40 minutes 42 seconds East, a distance of 124.48 feet to a TXDOT Type II Right-of-Way Monument found 85.00 feet left of Station 175+99.99 of said Engineer's Survey Line

2. North ^{19°}~~10~~ degrees 08 minutes 54 seconds East, a distance of 101.13 feet to a one half inch diameter iron rod set with an aluminum cap stamped "3991" on the north line of said Lot 1, 70.00 feet left of Station 174+99.98 of said Engineer's Survey Line at the northeast corner of said 0.103 acre tract, being the southeast corner of that certain 0.109 acre tract of land described in a Deed to the State of Texas recorded in Volume 12743, Page 922 of said Deed Records, being the apparent southwest corner of that certain 1.326 acre tract of land described in a Cash Warranty Deed to Mary Jane Ramsey recorded in Document No. 2001100746 of said Official Public Records, for the northeast corner hereof, from which a one half inch diameter iron rod found with a plastic cap stamped "POINTLINE RPLS 1587" bears North 88 degrees 08 minutes 12 seconds East, a distance of 1.02 feet

THENCE with said north line of Lot 1, being the apparent south line of said 1.326 acre tract, South 64 degrees 04 minutes 01 seconds East, a distance of 245.50 feet to a point at the apparent southeast corner of said 1.326 acre tract, being the apparent southwest corner of said 3.929 acre tract for an internal ell corner hereof

THENCE with the apparent east line of said 1.326 acre tract, being the apparent west line of said 3.929 acre tract, North 27 degrees 00 minutes 42 seconds East, pass a one half inch diameter iron rod found at 0.32 feet and continuing on for a total distance of 236.61 feet to a point in the south line of that certain 5 acre tract of land described in a Gift Warranty Deed to James S. Ramsey recorded in Volume 12559, Page 6 of said Deed Records, at the apparent northeast corner of said 1.326 acre tract of land, being the apparent northwest corner of said 3.929 acre tract of land, being the apparent southwest corner of that certain 3.550 acre tract of land described in a document to Mary M. Stinson recorded in Document No. 2002188994 of said Official Public Records for the most northerly corner hereof, from which a one half inch diameter iron rod found with a plastic cap stamped "POINTLINE RPLS 1587" bears North 27 degrees 00 minutes 42 seconds East, a distance of 0.38 foot

THENCE with the south line of said 5 acre tract, being the south line of said 3.550 acre tract, being the north line of said 3.929 acre tract, South 64 degrees 01 minute 10 seconds East, a distance of 730.31 feet to a one half inch diameter iron rod found on said west right-of-way line of the I. & G. N. Railroad at the southeast corner of said 5 acre tract, being the southeast corner of said 3.550 acre tract, being the northeast corner of said 3.929 acre tract, for the most easterly corner hereof

THENCE with said west right-of-way line, the following courses:

1. South 29 degrees 42 minutes 57 seconds West, a distance of 236.44 feet to a one half inch diameter iron rod found at the southeast corner of said 3.929 acre tract, being the northeast corner of said Lot 1

Description of 8.826 acres
for Zoning Purposes Only (*continued*)

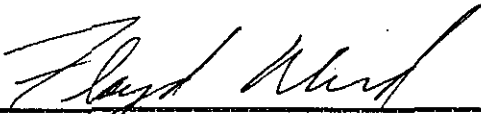
March 23, 2004
Job No. 0987

2. South 29 degrees 33 minutes 53 seconds West, a distance of 224.88 feet to the PLACE OF BEGINNING and containing a calculated area of 8.826 acres of land, more or less.

BEARINGS OF LINES *referred to in this description refer to the Engineer's Survey Line For F. M. 2304 shown on the State Department of Highways and Public Transportation Plan of Proposed Right of Way Project dated Sept. 14, 1987 and revised 07/24/02, said line constructed using a found TXDOT Type II right-of-way monument 95.00 feet left of Station 190+00.00 and a found TXDOT Type II right-of-way monument 85.00 feet left of Station 175+99.99 and taking it's direction to be South 27 degrees 40 minutes 42 seconds West as shown on said plan.*

This description is accompanied by a survey sketch for more detailed information.

I, the undersigned, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from a survey made on the ground and said description is a true and correct representation of said survey. This description is intended for zoning purposes only and should not be used for any other purpose.

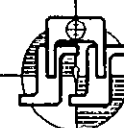
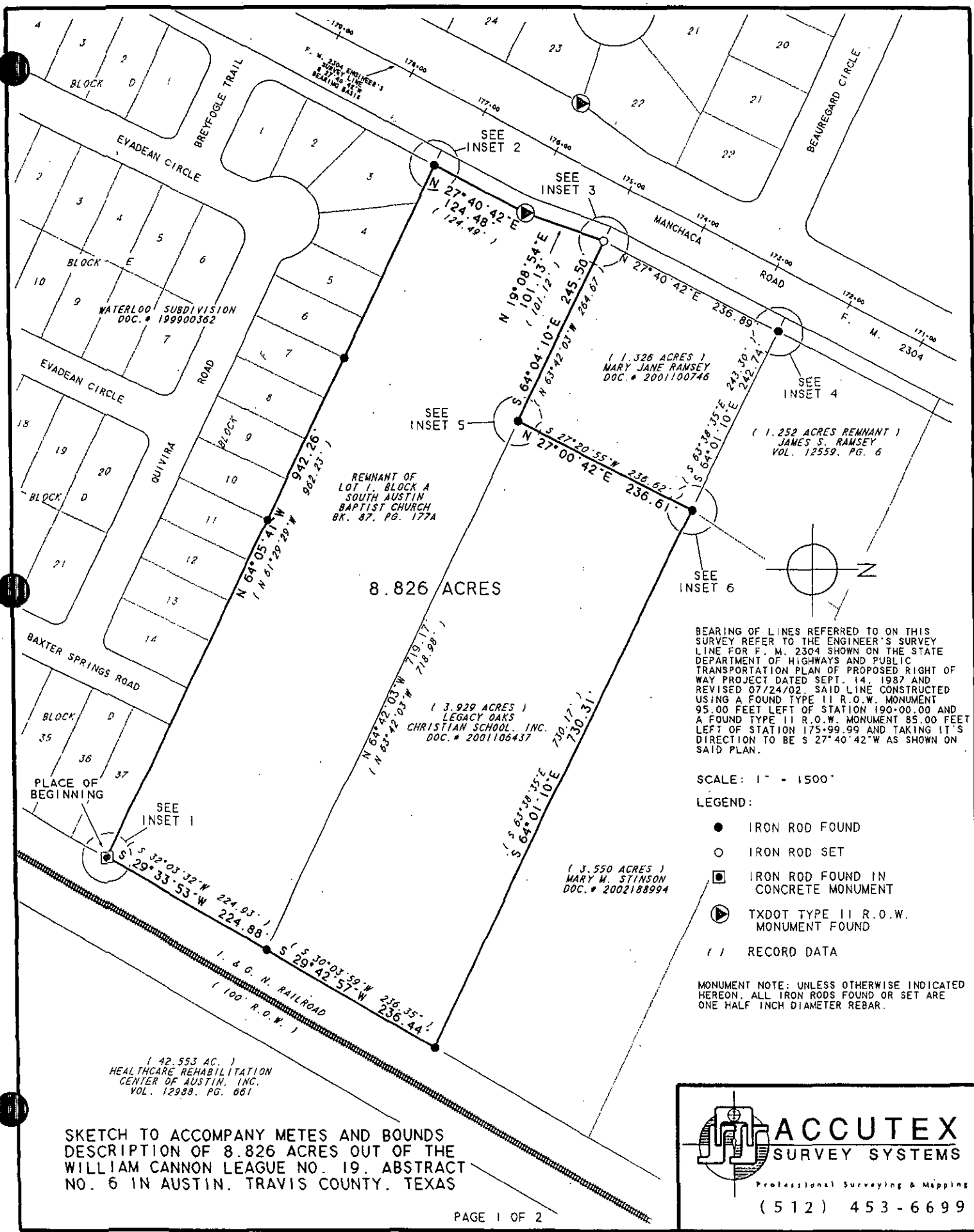


Floyd Ward
Registered Professional Land Surveyor
No. 3991 - State of Texas

ACCUTEX SURVEY SYSTEMS, INC.
P. O. Box 203755, Austin, Texas 78720-3755

Telephone: (512) 453-6699

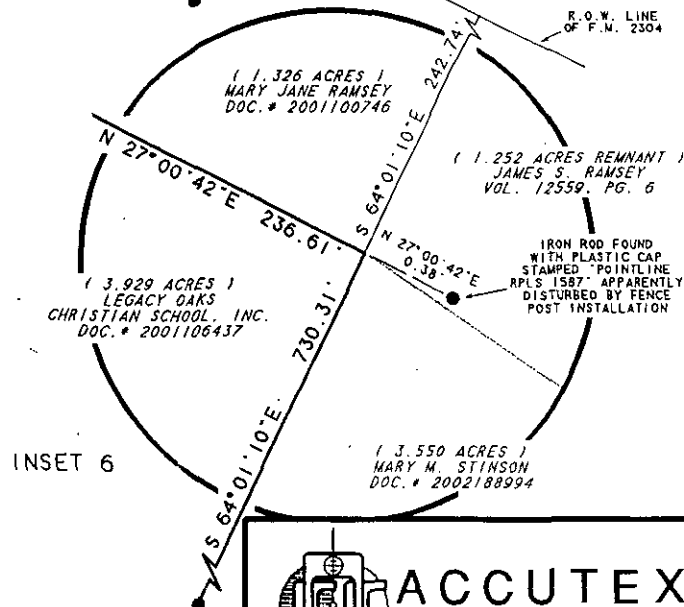
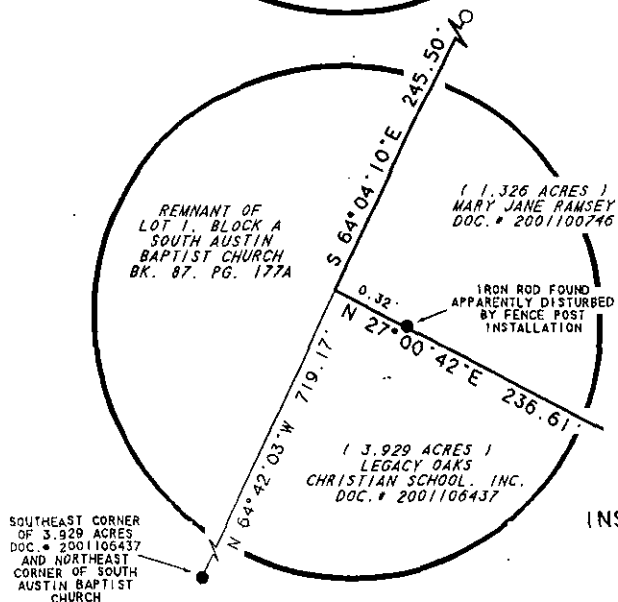
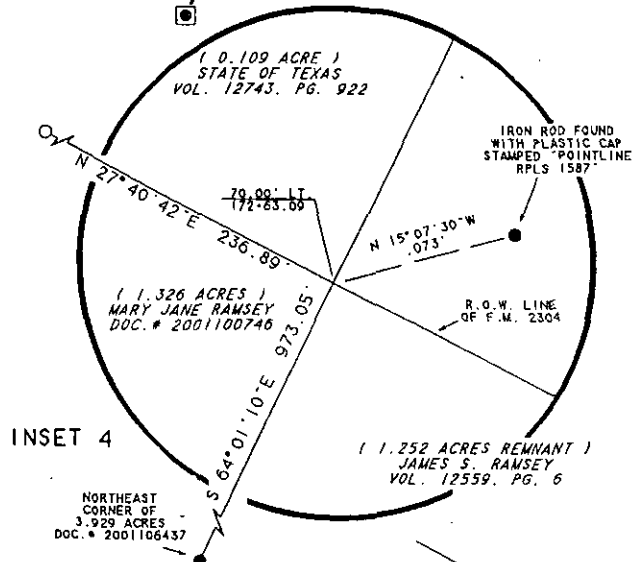
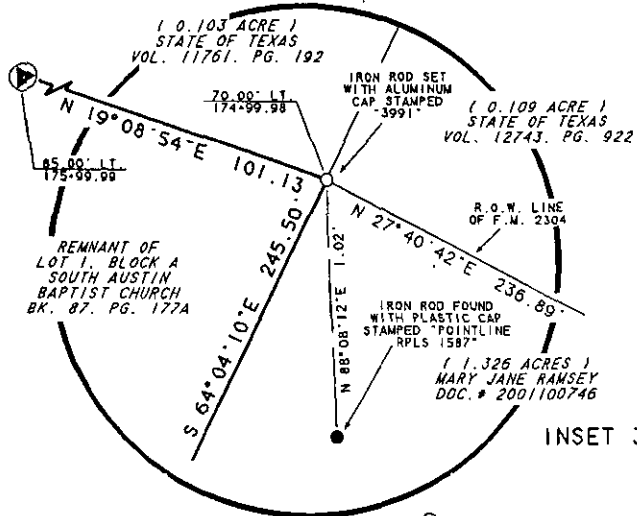
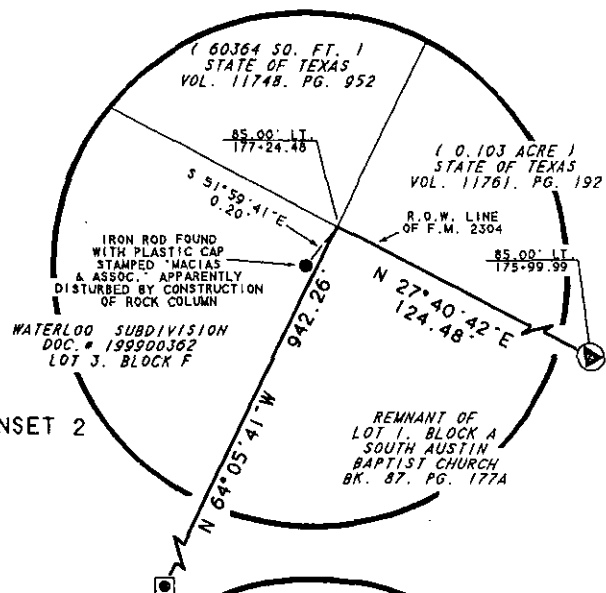
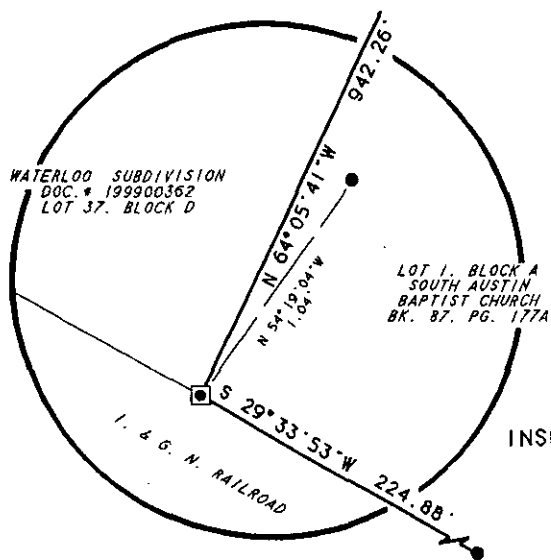
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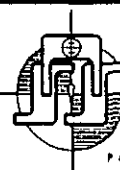
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SKETCH TO ACCOMPANY METES AND BOUNDS
DESCRIPTION OF 8.826 ACRES OUT OF THE
WILLIAM CANNON LEAGUE NO. 19. ABSTRACT
NO. 6 IN AUSTIN, TRAVIS COUNTY, TEXAS

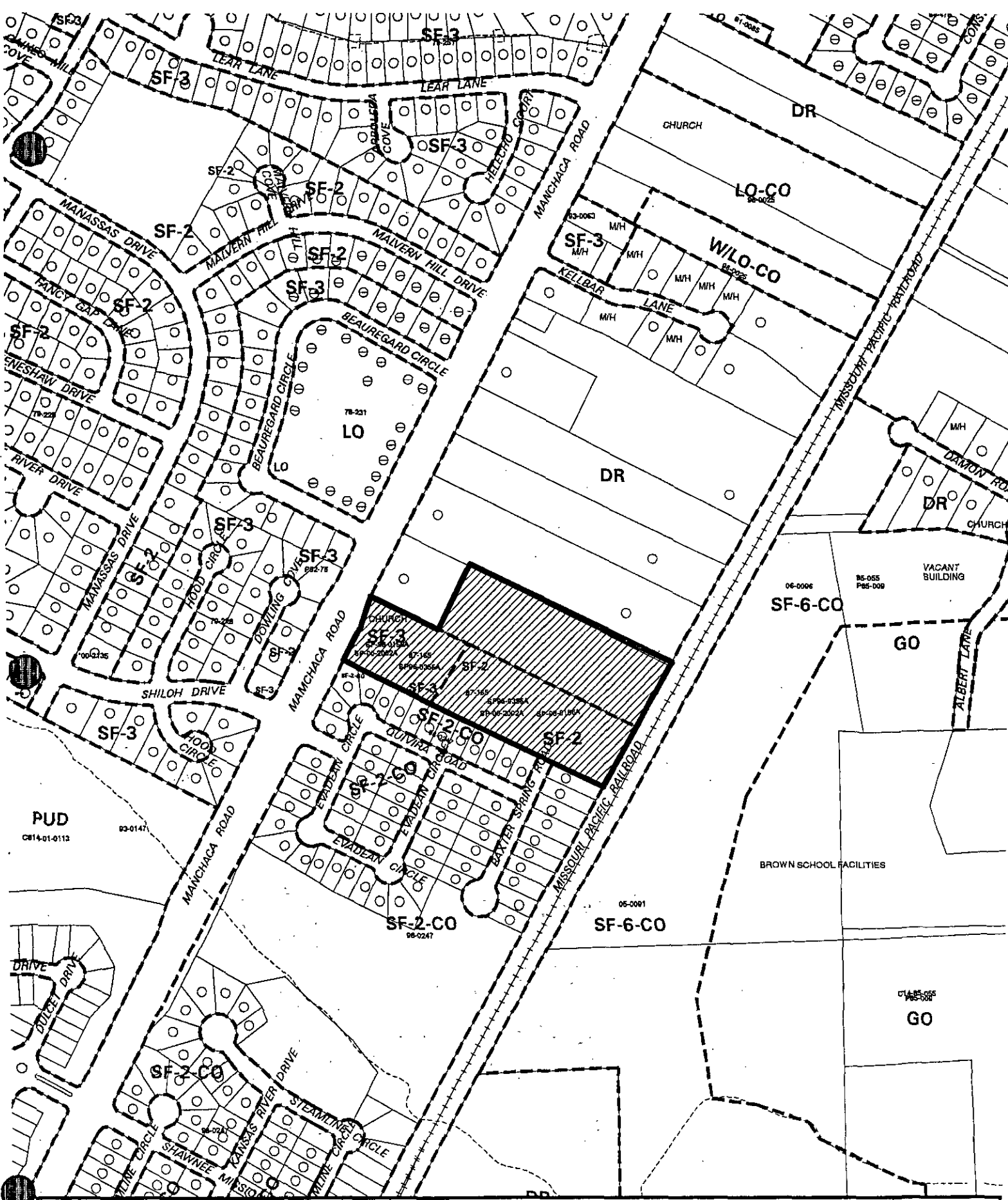


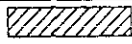

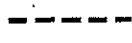
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SURVEY SYSTEMS

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

ZONING EXHIBIT B
 CASE #: C14-06-0096
 ADDRESS: 7915 MANCHACA RD
 SUBJECT AREA (acres): 8.826
 DATE: 06-05
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 F16