

ORDINANCE NO. 20060928-098

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT THE 11301-11351 BLOCK OF MANCHACA ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-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 townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-06-0102, on file at the Neighborhood Planning and Zoning Department, as follows:

A 8.026 acre tract of land, more or less, out of the Walker Wilson Survey No. 2, Abstract No. 27, 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 the property located at the 11301-11351 Block of Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

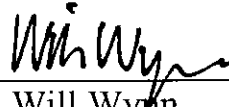

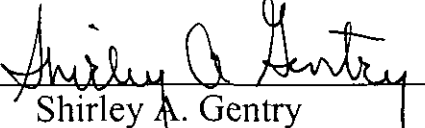
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

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 698 trips per day.
2. Development of the Property may not exceed a density of 78 dwelling units.
3. Development of the Property may not exceed a density of 9.72 dwelling units per acre.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 9, 2006.

PASSED AND APPROVED

	§	
	§	
<u>September 28</u> , 2006	§	<u></u>
		Will Wynn Mayor
APPROVED: <u></u>	ATTEST:	<u></u>
David Allan Smith City Attorney		Shirley A. Gentry City Clerk

8.026 ACRES
RAVENS-CROFT AT MANCHACA
D.R. HORTON

EXHIBIT A

FN. NO. 06-181(ACD)
APRIL 10, 2006
BPI JOB NO. 1273-15

DESCRIPTION

OF A 8.026 ACRE TRACT OF LAND OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 103.43 ACRE TRACT CONVEYED TO HUSTON-TILLOTSON COLLEGE, BY DEED OF RECORD IN VOLUME 4974, PAGE 1063, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.026 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap found on the northerly right-of-way line of Melibee Trail (60' R.O.W.), being the southwesterly corner of Lot 20, Block A, Canterbury Trails Section IV, a subdivision of record in Volume 102, Page 208, of the Plat Records of Travis County, Texas, for the southeasterly corner hereof;

THENCE, along said northerly right-of-way line of Melibee Trail, over and across said 103.23 acre tract, for the southerly line hereof, the following two (2) courses and distances:

✓ 1) S87°32'08"W, a distance of 328.20 feet to a 1/2-inch iron rod with cap set at the beginning of a curve to the right;

✓ 2) Along said curve, having a radius of 25.00 feet, a central angle of 89°50'00", an arc length of 39.20 feet, and a chord which bears N47°32'52"W, a distance of 35.30 feet to a 1/2-inch iron rod with cap set at the end of said curve, being on the easterly right-of-way line of Manchaca Road (120' R.O.W.), also being in the easterly line of that certain 0.603 acre tract conveyed to the State of Texas, by Deed of record in Volume 11416, Page 1152, of the Real Property Records of Travis County, Texas, for the southwesterly corner hereof;

✓ **THENCE**, N02°37'52"W, along said easterly right-of-way line of Manchaca road, being the easterly line of said 0.603 acre tract, over and across said 103.23 acre tract, for the westerly line hereof, a distance of 748.28 feet to a 1/2-inch iron rod with cap set on the southerly right-of-way line of Ravenscroft Drive (R.O.W. varies), at the beginning of a curve to the right, for the northwesterly corner hereof;

THENCE, leaving said easterly right-of-way line of Manchaca Road, along said southerly right-of-way line of Ravenscroft drive, for the northerly line hereof, the following two (2) courses and distances:

✓ 1) Along said curve to the right, having a radius of 25.00 feet, a central angle of 90°00'04", an arc length of 39.27 feet, and a chord which bears N42°22'10"E, a distance of 35.36 feet to a 1/2-inch iron rod with cap set at the end of said curve;

- ✓ 2) N87°23'41"E, a distance of 424.71 feet to a 1/2-inch iron rod with cap set at the northwesterly corner of Lot 1, Block A, Canterbury Trails Section II, a subdivision of record in Volume 101, Page 60, of said Plat Records, for the northeasterly corner hereof, from which a 1/2-inch iron rod found bears N03°10'38"W, a distance of 0.80 feet;

✓ **THENCE**, S03°10'38"E, leaving said southerly right-of-way line of Ravenscroft Drive, along the westerly line of said Block A, Canterbury Trails Section II, over and across said 103.23 acre tract, for a portion of the easterly line hereof, a distance of 373.18 feet to a 1/2-inch iron rod found at the southwesterly corner of Lot 5, of said Block A, being the northwesterly corner of Lot 10, Block A, of said Canterbury Trails Section IV, for an angle point;

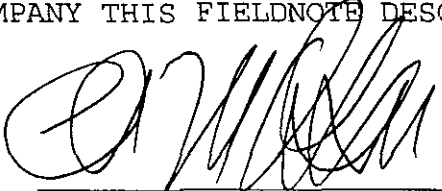
THENCE, along the westerly line of said Canterbury Trails Section IV, continuing over and across said 103.23 acre tract, for the remainder of the easterly line hereof, the following three (3) courses and distances:

- ✓ 1) S02°37'52"E, a distance of 311.17 feet to a calculated point on the westerly line of Lot 16, of said Block A, from which a nail found bears S64°08'15"E, a distance of 0.39 feet;
- ✓ 2) S87°32'08"W, a distance of 100.15 feet to a 1/2-inch iron rod with cap set at the northwesterly corner of said Lot 20, for an angle point;
- ✓ 3) S02°37'52"E, a distance of 115.00 feet to the **POINT OF BEGINNING**, and containing 8.026 acres (349,612 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), UTILIZING LCRA MONUMENTS A-716, F-11-2001, F-11-3001, AND F-14-2002.

I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERING-SOLUTIONS
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746


CHARLES M. BENSON
NO. 4863
STATE OF TEXAS



April 12, 2006

RAVENSCROFT DRIVE

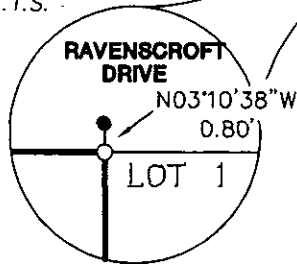
(R.O.W. VARIES)

N87°23'41"E 424.71'

DETAIL N.T.S.

BEARING BASIS:

THE BASIS OF BEARINGS SHOWING HEREON IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), UTILIZING LCRA MONUMENTS A-716, F-11-2001, F-11-3001, AND F-14-2002.



CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	89°50'00"	25.00	39.20	35.30	N47°32'52"W
C2	90°00'04"	25.00	39.27	35.36	N42°22'10"E

LINE TABLE

LINE	BEARING	LENGTH
L1	S87°32'08"W	100.15
L2	S02°37'52"E	115.00

MANCHACA ROAD

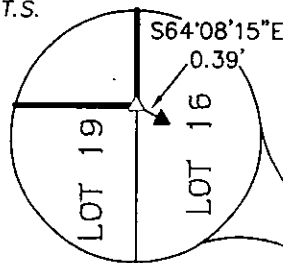
(120' R.O.W.)

N02°37'52"W 748.28'

HUSTON-TILLOTSON
COLLEGE
VOL. 4974, PG. 1063

8.026 ACRES
(349,612 SQ. FT.)

DETAIL N.T.S.



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ▲ NAIL FOUND
- △ COMPUTED POINT
- P.O.B. POINT OF BEGINNING

S87°32'08"W 328.20'
MELIBEE TRAIL
(60' R.O.W.)

P.O.B.

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

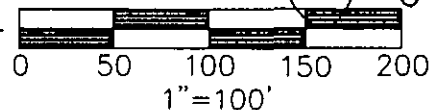
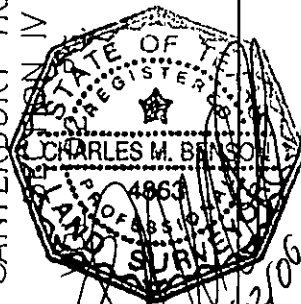
CANTERBURY TRAILS
SECTION II

VOL. 101, PG. 60



CANTERBURY TRAILS
SECTION IV

208



Bury+Partners

ENGINEERING SOLUTIONS
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Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF AN 8.026 ACRE TRACT OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 103.23 ACRE TRACT CONVEYED TO HUSTON-TILLOTSON COLLEGE BY DEED OF RECORD IN VOLUME 4974, PAGE 1063, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

**D.R. HORTON
RAVENSCROFT**

DATE: 04/10/06

FILE: H:\1273\15\127315EX1.dwg

FN No.: 06-181(ACD)

DRAWN BY: ACD

PROJ. No: 1273-15

