

**ORDINANCE NO. 20060928-097**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT THE 11401-11499 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. C14-06-0101, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3.341 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 11401-11499 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 300 trips per day.
2. Development of the Property may not exceed a density of 18 dwelling units.
3. Development of the Property may not exceed a density of 5.388 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**

\_\_\_\_\_, September 28, 2006

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\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A. Gentry  
City Clerk

3.341 ACRES  
RAVENSROFT AT MANCHACA  
D.R. HORTON

FN. NO. 06-182 (ACD)  
APRIL 10, 2006  
BPI JOB NO. 1273-15

## EXHIBIT A

## DESCRIPTION

OF A 3.341 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 3.341 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 southerly right-of-way line of Melibee Trail (60' R.O.W.), being the northwesterly corner of Lot 1, Block B, Canterbury Trails Section IV, a subdivision of record in Volume 102, Page 208, of the Plat Records of Travis County, Texas, for the northeasterly corner hereof;

**THENCE**, S02°37'52"E, leaving said southerly right-of-way line, along the westerly line of said Block B, Canterbury Trails Section IV and Block B, Canterbury Trails Section V, a subdivision of record in Volume 102, Page 292, of said Plat Records, over and across said 103.23 acre tract, for the easterly line hereof, a distance of 415.97 feet to a 1/2-inch iron rod found at the southwesterly corner of Lot 10, Block B, of said Canterbury Trails Section V, being on the northerly line of Lot 142, of said Block B, for the southeasterly corner hereof;

**THENCE**, S87°31'05"W, along said northerly line of Lot 142, continuing over and across said 103.23 acre tract, for the southerly line hereof, a distance of 349.34 feet to a 1/2-inch iron rod found on the easterly right-of-way line of Manchaca Road (120' R.O.W.), being on 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 northwesterly corner of said Lot 142 and 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, continuing over and across said 103.23 acre tract, for the westerly line hereof, a distance of 393.05 feet to a 1/2-inch iron rod with cap set on said southerly right-of-way line of Melibee Trail, 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 Melibee Trail, continuing over and across said 103.23 acre tract, 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°10'00", an arc length of 39.34 feet, and a chord which bears N42°27'08"E, a distance of 35.41 feet to a 1/2-inch iron rod with cap set at the end of said curve;

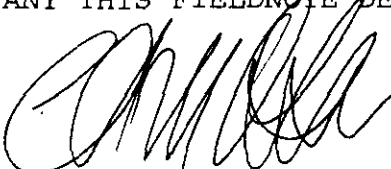
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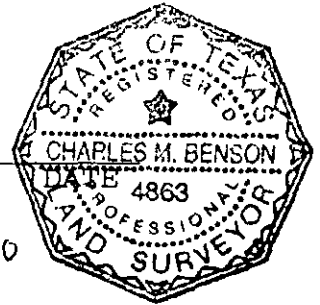
- 2) N87°32'08"E, a distance of 324.26 feet to the **POINT OF BEGINNING**, and containing 3.341 acres (145,554 square feet) of land, more or less, within these metes and bounds.

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.  
ENGINEERS-SURVEYORS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
CHARLES M. BENSON  
NO. 4863  
STATE OF TEXAS



MANCHACA ROAD  
(120' R.O.W.)

N02°37'52"W 393.05'

MELIBEE TRAIL

(60' R.O.W.)

N87°32'08"E 324.26'

P.O.B.

HUSTON-TILLOTSON  
COLLEGE  
VOL. 4974, PG. 1063

**3.341 ACRES**  
(145,554 SQ. FT.)

LOT 1

LOT 2

CANTERBURY TRAILS  
SECTION IV  
VOL. 102, PG. 208

BLOCK B

LOT 9

LOT 8

CANTERBURY TRAILS  
SECTION V  
VOL. 102, PG. 292

SIR THOPAS TRAIL  
(50' R.O.W.)

LOT 10

LOT 11

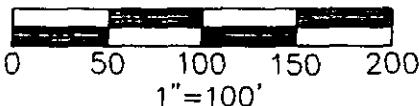
S87°10'56"W 349.34'

LOT 142

BLOCK B

CHAPPELL LANE

(50' R.O.W.)



**LEGEND**

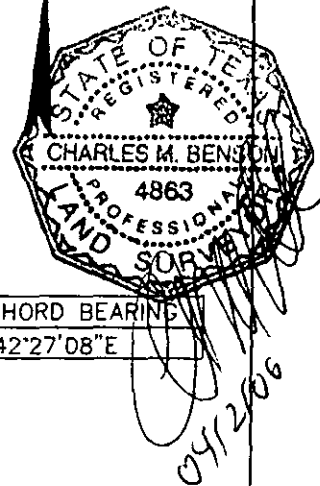
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ▲ NAIL FOUND
- △ COMPUTED POINT
- P.O.B. POINT OF BEGINNING

**CURVE TABLE**

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	90°10'00"	25.00	39.34	35.41	N42°27'08"E

**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.



**Bury+Partners**  
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**SKETCH TO ACCOMPANY DESCRIPTION**

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**D.R. HORTON  
RAVENS CROFT**

DATE: 04/10/06

FILE: H:\1273\15\127315EX2.dwg

FN No.: 06-182(ACD)

DRAWN BY: ACD

PROJ No: 1273-15

