

**ORDINANCE NO. 20200123-075**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10302 OLD MANCHACA ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO FAMILY RESIDENCE (SF-3) 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 single-family residence standard lot (SF-2) district to family residence (SF-3) district on the property described in Zoning Case No. C14-2019-0134, on file at the Planning and Zoning Department, as follows:

A 0.3388 acre tract, more or less out of the Walker Wilson Survey in Travis County, Texas, the same being a portion of Lot 3, Ford Oaks Annex, a subdivision recorded in Volume 7, Page 5, Plat Records of Travis County, Texas, said 0.3388 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

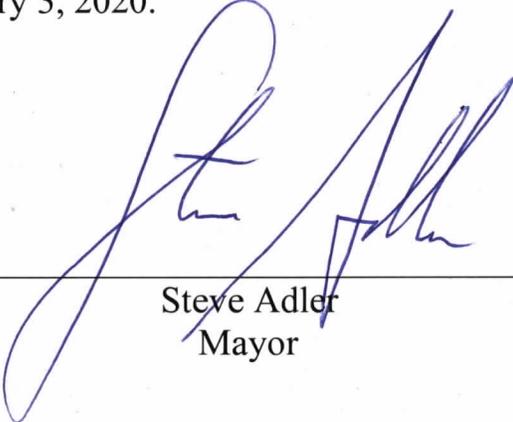
locally known as 10302 Old Manchaca Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on February 3, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, January 23, 2020

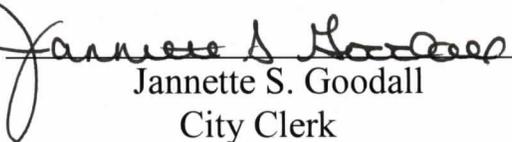
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

DESCRIPTION

DESCRIBING A TRACT OF LAND OF 0.3388 ACRES MORE OR LESS IN THE WALKER WILSON SURVEY IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3, FORD OAKS ANNEX, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 5 OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod at the southwest corner of said Lot 2, said iron rod being in the north right-of-way line of Gail Road;

THENCE with the west line of said Lot 33, N 01°19'37" W, 89.58 feet to a calculated point at a fence corner;

THENCE through the interior of said Lot 3, N 89°40'06" E 180.89 feet to an iron rod in the east line of said Lot 3 and the west line of Old Manchaca Road;

THENCE, with the east and south lines of said lot 3, the following three courses:

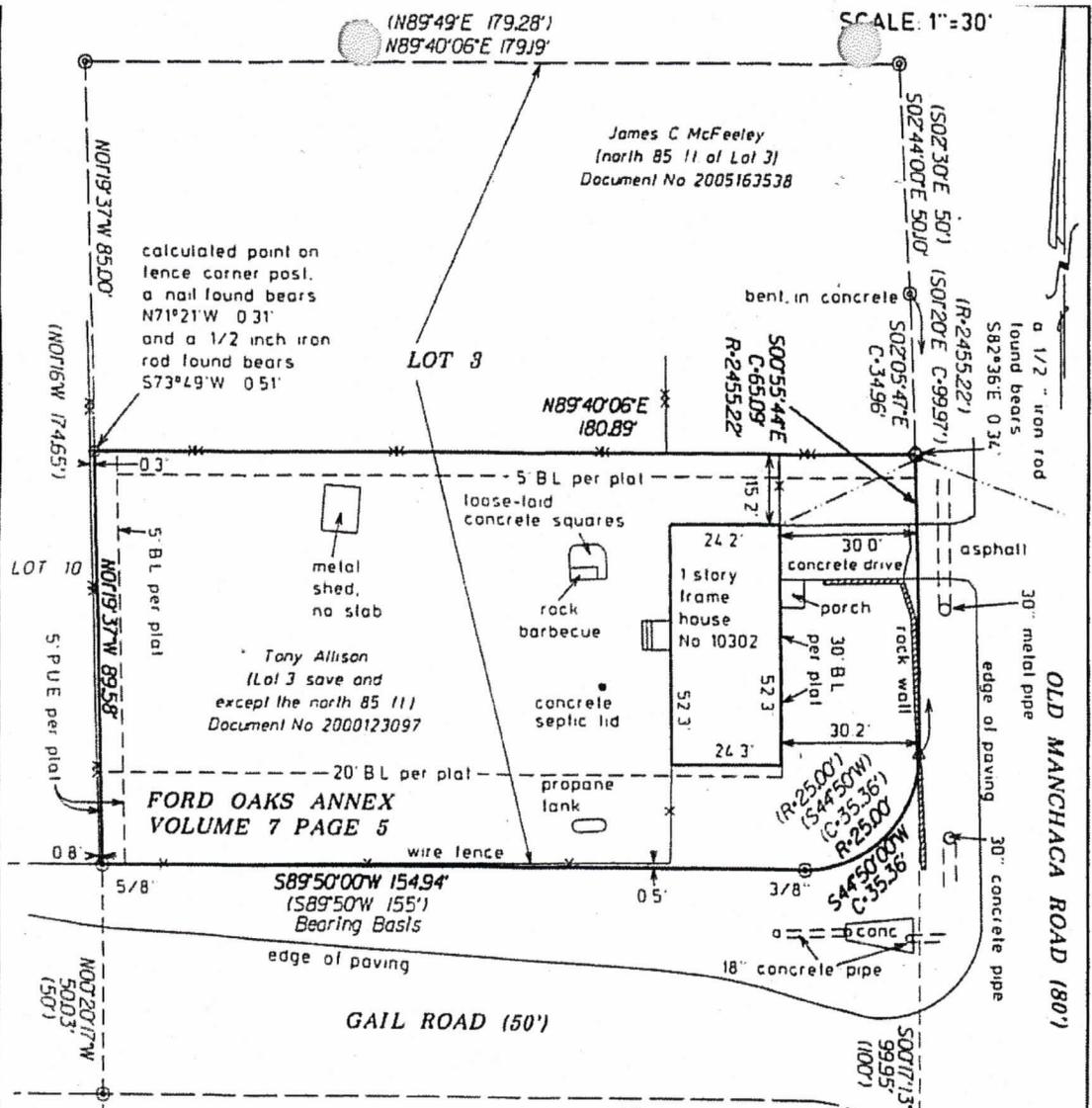
- 1) Along a curve to the right having a radius of 2455.22 feet and whose chord bears S 0°55'44" E, 65.09 feet to a PK nail;
- 2) Along a curve to the right having a radius of 25.00 feet and whose chord bears S 44°50'00" W, 35.36 feet to a PK nail;
- 3) S 89°50'00" W, 154.94 feet to the POINT OF BEGINNING and containing approximately 0.3388 acres of land.

Field Notes prepared from a survey by Holt Carson, Inc. dated January 8, 2008.

**EXHIBIT "A"**

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SCALE: 1"=30'



calculated point on  
fence corner post.  
a nail found bears  
N71°21'W 0.31'  
and a 1/2 inch iron  
rod found bears  
S73°49'W 0.51'

James C McFeeley  
(north 85 11 of Lot 3)  
Document No 2005163538

Tony Allison  
(Lot 3 save and  
except the north 85 11)  
Document No 2000123097

FORD OAKS ANNEX  
VOLUME 7 PAGE 5

589°50'00"W 154.94'  
(589°50'W 155')  
Bearing Basls

- LEGEND**
- ⊙ 1/2" Iron Rod Found
  - ⊕ 1/2" Iron Rod Set with Plastic Cap  
Marked "Holt Carson, Inc."
  - △ PK Nail Set
  - Chain Link Fence
  - Wire Fence
  - Overhead Utility Line  
(Record Bearing and Distance)

STATE OF TEXAS  
COUNTY OF TRAVIS

The undersigned does hereby certify  
that a survey was this day made on the  
ground of the property legally described  
hereon and is correct and that there are  
no boundary line conflicts, encroachments,  
shortages in area, overlapping of improvements,  
visible utility lines, or roads in place, except  
as shown hereon, and said property abuts a  
dedicated road. This property lies within  
Zone X (areas determined to be outside the  
100 year flood plain) according to Federal  
Emergency Management Agency Flood  
Insurance Rate Map Panel No 481026  
0260 F, dated January 19, 2000  
THIS the 8th day of JANUARY, A.D. 2008

BY  
*Anne Thayer*  
Anne Thayer  
Registered Professional Land Surveyor No 5850

**SURVEY PLAT OF**  
LOT 3, FORD OAKS ANNEX, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT THEREOF RECORDED IN  
VOLUME 7 PAGE 5 OF THE PLAT RECORDS OF  
TRAVIS COUNTY, TEXAS, SAVE AND  
EXCEPT THE NORTH 85 FEET LOCATED  
AT 10302 OLD MANCHACA ROAD

TO Carl Pettitt and Jane Malin  
Stewart Tille Guaranty Company  
Gracy Tille Company  
File No 710691



*Carl Pettitt*  
*Jane Malin*

HOLT CARSON, INC  
1904 FORTVIEW ROAD AUSTIN, TX 78704  
(512) 442-0990

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**ZONING**

ZONING CASE#: C14-2019-0134

**EXHIBIT "B"**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/1/2019

- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'