ORDINANCE NO. 050113-67

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4607 MANCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 family residence (SF-3) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-04-0152, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.991 acre tract of land, more or less, out of the Issac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 4607 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. Development of the Property shall comply with the following regulations:
   
   A. The maximum building coverage is 35 percent.
   
   B. The maximum impervious cover is 60 percent.
   
   C. The maximum height is 35 feet from ground level.
   
   D. The maximum height is two stories.
   
   E. The maximum floor area ratio (F.A.R.) is 0.09961 to 1.0.
2. 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.

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

- College and university facilities
- Convalescent services
- Cultural services
- Hospital services (limited)
- Medical offices
  (exceeding 5,000 sq. ft. gross floor area)
- Communications services

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

PART 3. This ordinance takes effect on January 24, 2005.

PASSED AND APPROVED

January 13, 2005

Will Wyn
Mayor

APPROVED: David Allan Smith
City Attorney

ATTEST: Shirley A. Brown
City Clerk
EXHIBIT "A"

LEGAL DESCRIPTION

FIELD NOTES OF 0.991 ACRE OF LAND BEING OUT OF AND A PART OF THAT CERTAIN 3 ACRES OF LAND OUT OF THE ISSAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS, DESCRIBED IN EXHIBIT A IN A WARRANTY DEED TO SARAH JO HASH OF RECORD IN DOC. 2003245697 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.991 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the East r-o-w line of Manchaca Road, as described in a Street Deed in V. 4350 Pg. 783, being a point on the South line of the above said 3 acre tract, being the Northwest corner of the Shawn Jeanette Hash Ochoa 0.49 acre tract of record in Doc. 2001215427, Official Public Records of Travis County, Texas, same being the Southwest corner of the herein described tract and the PLACE OF BEGINNING hereof

THENCE, along the current East r-o-w line of Manchaca Road, N 30° 00' 39" E, 209.14 ft. to a ½" iron rod found on the North line of the said 3 acres, tract, for the Northwest corner hereof, same being a point on the South line of Lot 1 Block A of Ford Place Number One, a Subdivision of record in Book 4 Pg. 26 P.R.T.C.T.

THENCE, along the North line of the 3 acres, and the South line of Block A of said Ford Place S 60° 09' 40" E, 206.90 ft. to a ½" iron rod set for the Northeast corner hereof

THENCE over and across the 3 acres, same being the Northwest line of the Hash Revocable Living Trust Tract of record in Vol. 10988 Pg. 130, Real Property Records of Travis County, Texas, S 30° 16' 21" W, 209.15 ft. to a ½" iron rod found on the South line of the 3 acres, being the Northwest corner of the above mentioned 0.49 acre tract, for the Southeast corner hereof

THENCE along the dividing line of the 3 acres and the 0.49 acre, N 60° 09' 40" W, 205.94 ft. to the PLACE OF BEGINNING and containing 0.991 acre of land

7-13-04

PREPARED IN THE OFFICE OF B&G SURVEYING
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6/24/2004
Job#: B0619604