ORDINANCE NO. 20050804-Z006

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4611 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. C14-05-0087, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.494 acre tract of land, more or less, out of the Issac Decker League, 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 4611 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-to-area ratio (FAR) is 0.11 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
- Cultural services
- Medical offices (exceeding 5,000 sq ft. gross floor area)
- Convalescent services
- Hospital services (limited)
- 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 August 15, 2005.

PASSED AND APPROVED

August 4, 2005

[Signatures]

Will Wynn
Mayor

APPROVED: [Signature]
David Allan Smith
City Attorney

ATTEST: [Signature]
Shirley A. Brown
City Clerk
FIELD NOTES FOR
0.494 ACRE OUT OF THE
ISAAC DECKER LEAGUE
TRAVIS COUNTY, TEXAS

EXHIBIT A
METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 0.494 ACRE TRACT OF LAND, BEING OUT OF THE ISAAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CALLED 0.539 ACRE AS CONVEYED TO BRETT AND RUTH M. FRAMEL BY DEED RECORDED IN DOCUMENT No 2004070659 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LESS AND EXCEPT A 8,268 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY STREET DEED RECORDED IN VOLUME 4350, PAGE 783 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING at a ¥f Iron rod found at the easterly common comer of Lot 20 and Lot 21, Block "A", Park Forest, a subdivision recorded in Book 7, Page 152 of the Plat Records of Travis County, Texas, on the southwest line of a 2.832 acre tract of land conveyed to MTH Homes - Texas, LP by deed recorded in Document No 2002235950 of the Official Public Records of Travis County, Texas,

THENCE, along the common line of Park Forest and said 2.832 acre tract, N 60°23'32"W, passing the westerly common comer of said 2.832 acre tract and a tract being the balance of a 0.961 acre tract of land conveyed to Travis Madison Hash and Sarah Jo Hash, Co-Trustees by deed recorded in Volume 10988, Page 133 of the Real Property Records of Travis County, Texas and continuing with the common line of Park Forest and said Hash tract for a total distance of 42.89 FEET to a ¥f bolt found at the west corner of said Hash tract, for the south corner and POINT OF BEGINNING of the tract herein described,

THENCE, along the common line of Park Forest and the tract herein described, N 60°16'00"W, a distance of 206.46 FEET to a ¥f Iron rod with a cap stamped "SNS" found in the southeasterly line of Manchaca Road, at the north corner of Lot 24, Block "A", Park Forest, being the south comer of the aforementioned 6,266 square foot tract, for the west corner of the tract herein described,

THENCE, along the southeasterly line of Manchaca Road with the common line of said 6,266 square foot tract and the tract herein described, N 29°54'00"E, a distance of 104.34 FEET to a ¥f Iron rod with a cap stamped "SNS" found at the west corner of a tract of land called 1.038 acres as conveyed to Sarah Jo Hash by deed recorded in Document No 2003245697 of the Official Public Records of Travis County, Texas, for the north corner of the tract herein described,

THENCE, departing the southeasterly line of Manchaca Road and said 6,266 square foot tract and along the common line of said tract called 1.038 acres and the tract herein described, S 60°16'09"E, a distance of 206.16 FEET to a ¥f Iron rod with a cap stamped "SNS" found at the north corner of the aforementioned Hash tract being the balance of 0.961 acre, for the east comer of the tract herein described,

THENCE, departing the southwest line of said 1.038 acre tract and along the common line of said tract being the balance of 0.961 acre and the tract herein described, S 29°44'00"W, a distance of 104.35 FEET to the POINT OF BEGINNING and containing 0.494 acre of land, more or less

See SNS Engineering "Plat of Survey" No 04334-REV-2, page 2 of 2 attached hereto and made a part hereof

Mary P. Hawkins
Registered Professional Land Surveyor No 4433
State of Texas