

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7701 ½ OLD MANOR ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT AND MULTI FAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-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 on the property (the "Property") described in Zoning Case No. C14-2013-0071, on file at the Planning and Development Review Department, as follows:

Tract 1:

From interim-rural residence (I-RR) district to community commercial (GR) district

5.02 acre tract of land, more or less, out of the H.T. David 1/3 League Survey No. 30, Abstract No. 214, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2:

From interim-rural residence (I-RR) district to multi family residence low density-conditional overlay (MF-2-CO) combining district

13.18 acre tract of land, more or less, out of the H.T. David 1/3 League Survey No. 30, Abstract No. 214, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance

locally known as 7701 ½ Old Manor Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

A duplex residential use is a prohibited use on Tract 2.

1 Except as specifically restricted under this ordinance, the Property may be developed and  
2 used in accordance with the regulations established for the multi family residence low  
3 density (MF-2) base district and other applicable requirements of the City Code.  
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5 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.  
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8 **PASSED AND APPROVED**  
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10 \_\_\_\_\_, 2013  
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§  
§  
§

13 Lee Leffingwell  
14 Mayor  
15  
16

17 **APPROVED:** \_\_\_\_\_  
18  
19

Karen M. Kennard  
City Attorney

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk

**TRACT 1  
LEGAL DESCRIPTION**

**BEING 5.0204 ACRES OF LAND, MORE OR LESS, SITUATED IN THE H. T. DAVIS 1/3 LEAGUE SURVEY NO. 30, ABSTRACT NO. 214 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT REMAINDER TRACT OF LAND CONVEYED TO KANTON LABAJ IN DOCUMENT NUMBER 2011028822, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THAT CALLED 112.66 ACRE TRACT OF LAND DESCRIBED IN VOLUME 2644, PAGE 561, SAVE AND EXCEPT (i) 41.796 ACRES OF LAND CONVEYED IN VOLUME 4178, PAGE 1106, DEED RECORDS, TRAVIS COUNTY, TEXAS, (ii) 12.280 ACRES OF LAND DESCRIBED IN VOLUME 4612, PAGE 997, DEED RECORDS, TRAVIS COUNTY, TEXAS (iii) 2.340 ACRES OF LAND DESCRIBED IN VOLUME 4655, PAGE 484, DEED RECORDS, TRAVIS COUNTY, TEXAS, (iv) 0.2897 OF AN ACRE OF LAND CONVEYED IN VOLUME 11359, PAGE 169, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, (v) 0.0437 OF AN ACRE OF LAND CONVEYED IN VOLUME 11293, PAGE 2116, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 5.0204 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a Texas Department of Transportation Brass Disk found in the easterly right of way line of Springdale Road, said point being the northeasterly corner of Tract 1, Bluestein Shopping Center, a Subdivision of record in Volume 59, Page 69 of the Plat Records of Travis County, Texas, and being the western most northerly corner hereof;

**THENCE** with the easterly right of way of said Springdale Road, the following two (2) calls:

1. N 24°26'14" E, a distance of 49.54 feet to a ½" capped rebar set for an angle point hereof;
2. N 30°00'09" E, a distance of 103.42 feet to a Texas Department of Transportation Brass Disk found at the intersection of said road with the southerly right of way line of Old Manor Road for an angle point hereof;

**THENCE** with the southerly right of way line of said Old Manor Road, the following four (4) calls:

1. N 51°33'24" E, a distance of 46.56 feet to a ½" rebar found for an angle point hereof;
2. N 60°53'05" E, a distance of 69.48 feet to a ½" rebar found for an angle point hereof;
3. N 68°47'09" E, a distance of 148.92 feet to a capped rebar found at the point of curvature of a non-tangent curve to the left for an angle point hereof;

4. 218.73 feet along the arc of said curve to the left, having a radius of 392.72 feet and a chord bearing and distance of N 79°55'00" E, 215.92 feet to a calculated point;

THENCE leaving the southerly right of way of said Old Manor Road, and crossing through said Labaj tract, the following two (2) courses and distances:

1. S 27°22'41"E, a distance of 296.53 feet to a calculated point, and
2. S 30°07'08"W, a distance of 352.07 feet to a calculated point in the southwest line of said Labaj tract, same being the northeast line of said Tract 1, Bluestein Shopping Center;

THENCE N 59°52'52"W, passing a capped rebar found at a distance of 525.56 feet, and continuing for a total distance of 555.48 feet to the **PLACE OF BEGINNING** hereof and containing 5.0204 acres of land, more or less.

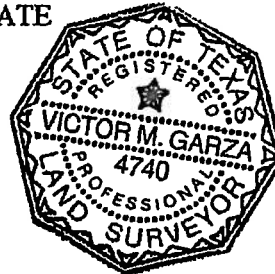
**BEARING BASIS:** A northerly line of said Labaj remainder tract, as shown on attached survey drawing, same being the southerly right of way of said Old Manor Road, said line having a bearing of, N 68°30'00"E, a distance of 1401.94 feet.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY DRAWING ONLY.

  
VICTOR M. GARZA, R.P.L.S. 4740

4-3-13  
DATE

REF #: B0308413\_TR1\_LEGAL



**TRACT 2  
LEGAL DESCRIPTION**

**BEING 13.1830 ACRES OF LAND, MORE OR LESS, SITUATED IN THE H. T. DAVIS 1/3 LEAGUE SURVEY NO. 30, ABSTRACT NO. 214 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT REMAINDER TRACT OF LAND CONVEYED TO KANTON LABAJ IN DOCUMENT NUMBER 2011028822, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS BEING THAT CALLED 112.66 ACRE TRACT OF LAND DESCRIBED IN VOLUME 2644, PAGE 561, SAVE AND EXCEPT (i) 41.796 ACRES OF LAND CONVEYED IN VOLUME 4178, PAGE 1106, DEED RECORDS, TRAVIS COUNTY, TEXAS, (ii) 12.280 ACRES OF LAND DESCRIBED IN VOLUME 4612, PAGE 997, DEED RECORDS, TRAVIS COUNTY, TEXAS (iii) 2.340 ACRES OF LAND DESCRIBED IN VOLUME 4655, PAGE 484, DEED RECORDS, TRAVIS COUNTY, TEXAS, (iv) 0.2897 OF AN ACRE OF LAND CONVEYED IN VOLUME 11359, PAGE 169, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, (v) 0.0437 OF AN ACRE OF LAND CONVEYED IN VOLUME 11293, PAGE 2116, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 13.1830 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** a ½" rebar found at the southeasterly corner of Tract 1, Bluestein Shopping Center, a Subdivision of record in Volume 59, Page 69 of the Plat Records of Travis County, Texas, said rebar also being in the northerly line of Northridge Park, Section Two, Phase A-1, a subdivision recorded in Volume 86, Page 141B, said rebar being the southernmost corner hereof;

**THENCE** N 59°52'52" W, with the common boundary line of said Tract 1, Bluestein Shopping Center, and the tract hereof, a distance of 1053.46 feet to a calculated point;

**THENCE** leaving the northerly line of said Tract 1, Bluestein Shopping Center, and crossing through said Labaj tract, the following two (2) courses and distances:

1. N 30°07'08"E, a distance of 352.07 feet to a calculated point,
2. N 27°22'41"W, a distance of 296.53 feet to a calculated point in the curving southern right of way of Old Manor Road, same being the northerly line of said Labaj remainder tract;

**THENCE** with the southern right of way of said Old Manor Road and the north line of the tract hereof, the following four (4) courses and distances:

1. 56.53 feet along the arc of said curve to the left, having a radius of 392.72 feet and a chord bearing and distance of N 59°50'13" E, 56.48 feet to a capped rebar found at the point of curvature of a reverse curve to the right;
2. 290.75 feet along the arc of said curve to the right, having a radius of 1306.10 feet and a chord bearing and distance of N 62°07'50" E, 290.15

- feet to a capped rebar found stamped "S.A. Garza Engineering, Inc." at the end of said curve for an angle point hereof;
3. N 66°34'16" E, a distance of 60.46 feet to a ½" rebar found for an angle point hereof;
  4. N 68°30'00" E (Bearing Basis), a distance of 103.00 feet to a capped rebar found at the point of curvature of a curve to the right in the westerly right of way line of Crainway Drive, an undeveloped road;

THENCE with the westerly right of way line of Crainway Drive, the following four (4) calls:

1. 25.19 feet along the arc of said curve to the right having a radius of 15.00 feet and a chord bearing and distance of S 63°21'32" E, 22.33 feet to a capped rebar found at the end of said curve;
2. S 15°07'19" E, passing a 60D Nail found at 734.48 feet and continuing for a total distance of 1055.35 feet to a ½" capped rebar set at the point of curvature of a curve to the left;
3. 258.90 feet along the arc of said curve, having a radius of 476.46 feet and a chord bearing and distance of S 30°36'56" E, 255.73 feet to a ½" capped rebar set at the end of said curve;
4. S 46°17'56" E, a distance of 42.73 feet to a ½" rebar found in a water meter in the northerly line of Northridge Park, Section Two, Phase A-1, a subdivision recorded in Volume 86, Page 141B, Plat Records of Travis County, Texas, for the southeasterly corner hereof;

THENCE S 43°50'53" W with the common boundary line of said Northridge Park, Lot 8, Block A of said Northridge Park, in part, and the tract hereof, passing a ½" rebar found at 2.19 feet and continuing for a total distance of 60.80 feet to the **PLACE OF BEGINNING** hereof and containing 13.1830 acres of land, more or less.

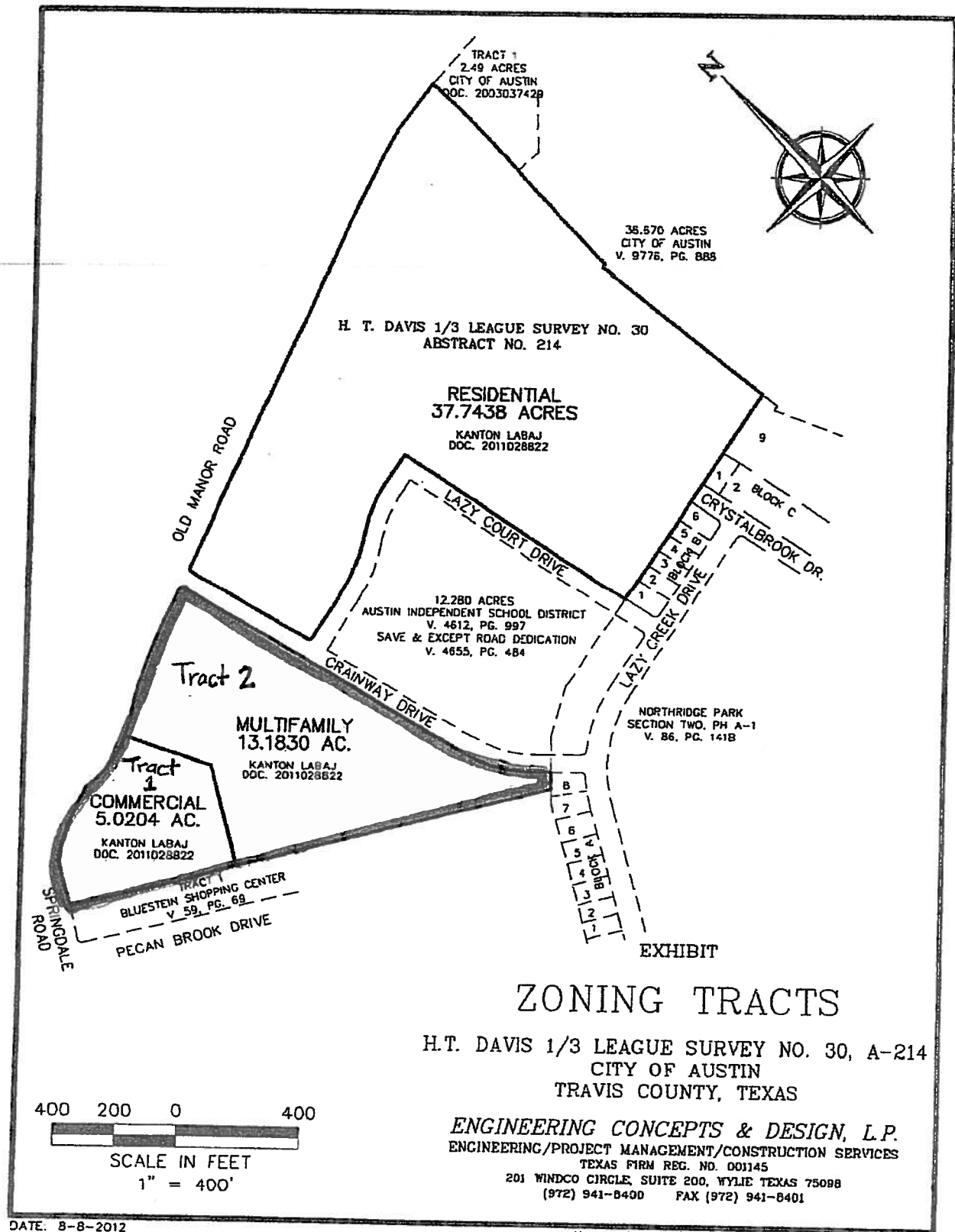
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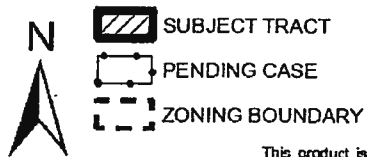
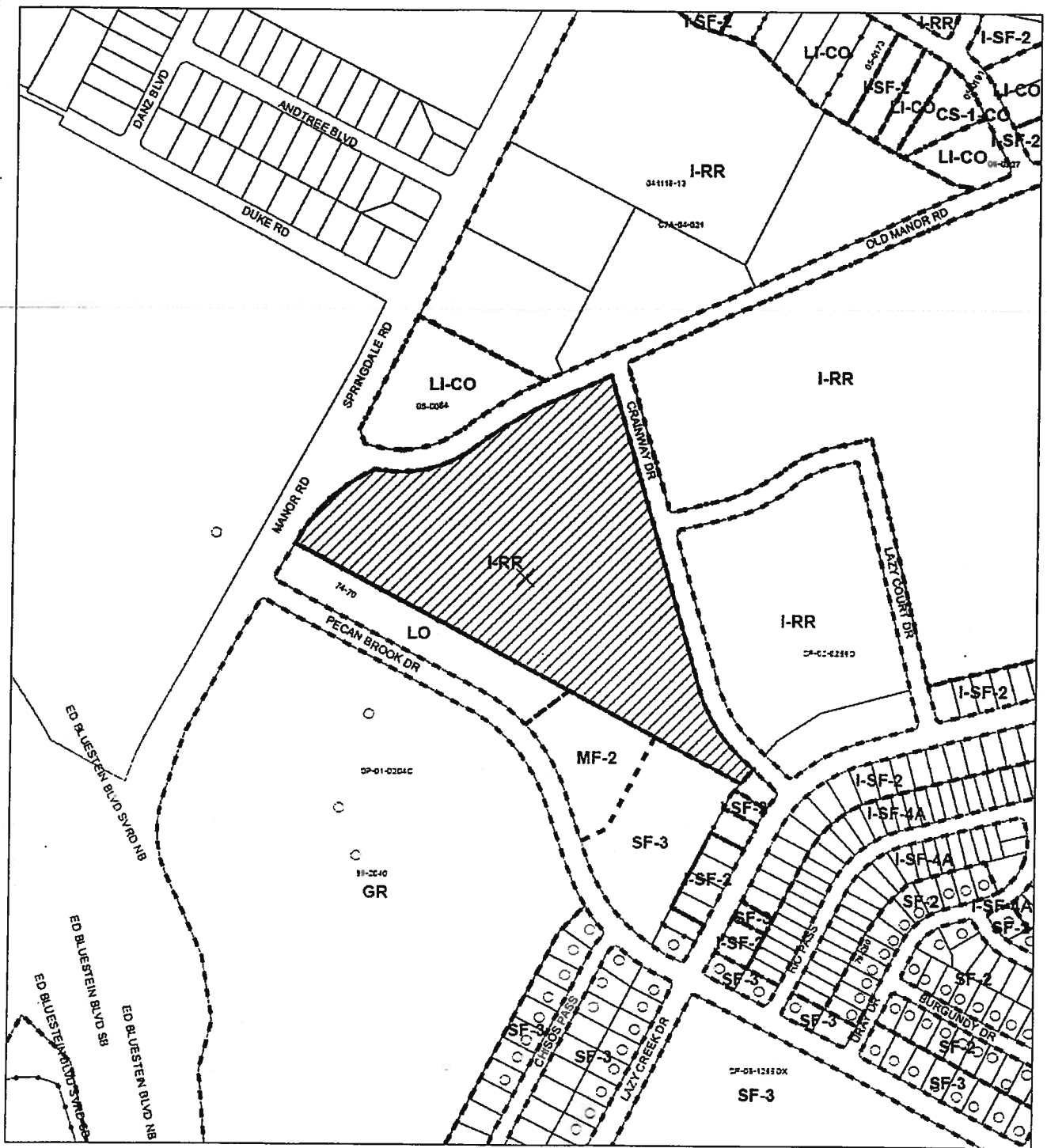
  
VICTOR M. GARZA, R.P.L.S. 4740

4-3-17  
DATE

REF #: B0308413\_TR2\_LEGAL







**ZONING CASE**  
C14-2013-0071

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.

