

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4501 AND 4503 MANCHACA ROAD FROM LIMITED OFFICE-VERTICAL MIXED USE BUILDING (LO-V) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-VERTICAL MIXED USE BUILDING (LR-V) 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 limited office-vertical mixed use building (LO-V) combining district to neighborhood commercial-vertical mixed use building (LR-V) combining district on the property described in Zoning Case No. C14-2014-0045, on file at the Planning and Development Review Department, as follows:

0.44 acre tract of land, more or less, being all of Lots 5 and 6, Block A, Ford Place Number One Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4501 and 4503 Manchaca Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2014

\_\_\_\_\_  
Lee Leffingwell  
Mayor

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

Karen M. Kennard  
City Attorney

Jannette S. Goodall  
City Clerk

FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
0.44 ACRE  
PART OF LOTS 5 & 6, BLOCK A  
FORD PLACE NUMBER ONE  
TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 0.44 ACRE OF LAND, BEING ALL OF LOTS 5 AND 6, BLOCK A, FORD PLACE NUMBER ONE, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 265 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, **SAVE AND EXCEPT** THE WEST TWENTY (20) FEET OF THE SAID LOTS 5 AND 6 CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 4354, PAGE 1001 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 0.44 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½ inch diameter steel pin found at the intersection of the present east right-of-way line of Manchaca Road with the present south right-of-way line of Redd Street at the northeast corner of the said west twenty (20) feet of lots 5 and 6 conveyed to the City of Austin;

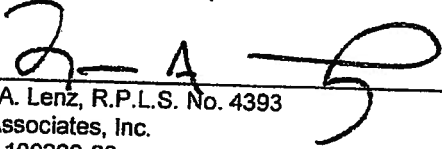
**THENCE**, S 60°50'09" E, a distance of 161.40 along the south right-of-way line of Redd Street to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the northeast corner of the said Lot 6, the same being the northwest corner of Lot 7, from which a ½ inch diameter steel pin found on the south right-of-way line of Redd Street bears S 60°50'09" E, 230.70 feet;

**THENCE**, S 29°18'00" W, a distance of 119.86 feet along the east line of the said Lots 5 and 6, the same being the west line of Lots 7 and 8, to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc at the southeast corner of the said Lot 5, from which a ½ inch diameter steel pin found at the southeast corner of Lot 4 bears S 29°18'00" W, 59.93 feet;

**THENCE**, N 60°45'28" W, a distance of 161.40 feet along the common line between the said Lots 4 and 5 to a ½ inch diameter steel pin found on the present east right-of-way line of Manchaca Road at the southeast corner of the said west twenty (20) feet of Lots 5 and 6 conveyed to the City of Austin;

**THENCE**, N 29°18'00" E, a distance of 119.65 feet along the present east right-of-way line of Manchaca Road to the **PLACE OF BEGINNING**, containing 0.44 acre of land, more or less.

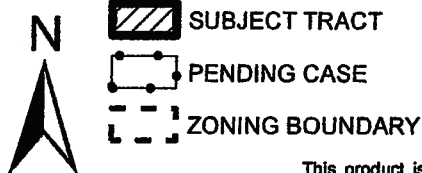
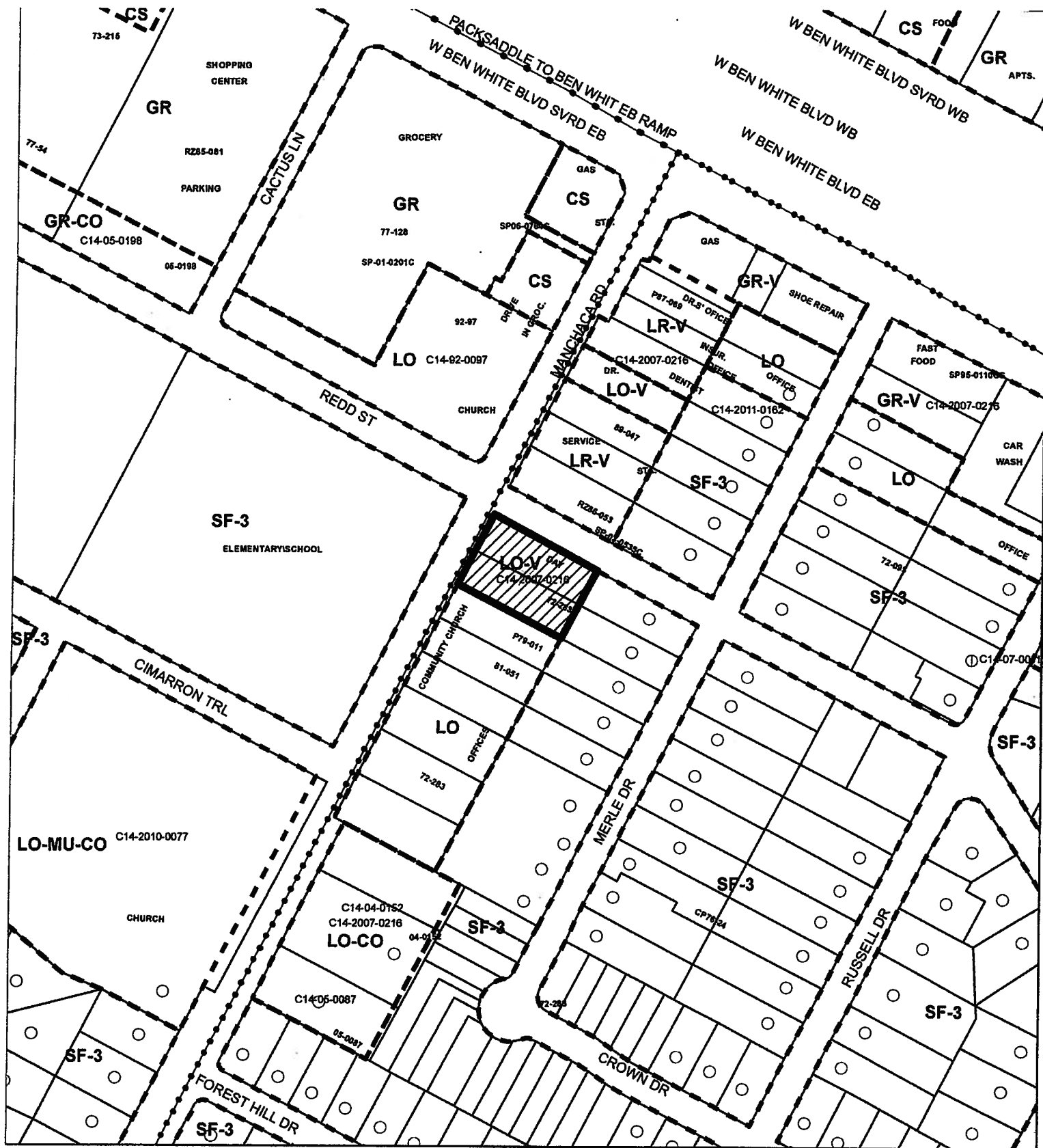
DATE OF SURVEY JUNE 3, 2014

  
Timothy A. Lenz, R.P.L.S. No. 4393  
Lenz & Associates, Inc.  
Firm No. 100290-00  
4303 Russell Drive  
Austin, Texas 78704  
(512) 443-1174

2014-0287.doc



2-A-5  
WOMY A. LENT. R.P.I.S. 4583



1" = 200'

**ZONING**  
CASE#: C14-2014-0045

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.

