

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11310 MANCHACA ROAD FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT FOR TRACT 1 AND FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE (LO-MU) COMBINING DISTRICT FOR TRACT 2.

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. C14-2015-0010, on file at the Planning and Zoning Department, as follows:

**Tract 1:**

From neighborhood commercial-conditional overlay (LR-CO) combining district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district for tract

2.00 acre tract of land, more or less, out of the Walker Wilson League No. 2 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

**Tract 2:**

From limited office-conditional overlay (LO-CO) combining district to limited office-mixed use (LO-MU) combining district

4.03 acre tract of land, more or less, out of the Walker Wilson League No. 2 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance

locally known as 11310 Manchaca Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

1 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
2 established by this ordinance is subject to the following condition:  
3

4 Drive-in service use is prohibited as an accessory use to commercial uses on Tract 1.  
5

6 Except as specifically restricted under this ordinance, the Property may be developed and  
7 used in accordance with the regulations established for the neighborhood commercial (LR)  
8 base district, the mixed use combining district and other applicable requirements of the  
9 City Code.  
10

11 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.  
12

13 **PASSED AND APPROVED**  
14

15  
16 §  
17 §  
18 \_\_\_\_\_, 2015 § \_\_\_\_\_  
19 Steve Adler  
20 Mayor  
21

22  
23 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
24 Anne L. Morgan Jannette S. Goodall  
25 Interim City Attorney City Clerk

FIELD NOTE 508  
UDG # 01-174

C14-2015-0010  
TRACT 1  
14.44 JOINT VENTURE  
2.00 ACRES  
ZONING  
TRACT 1

DESCRIPTION

DESCRIBING 2.00 ACRES OF LAND SITUATED IN THE WALKER WILSON LEAGUE NO. 2 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF TRACT OF LAND DESCRIBED IN VOLUME 12916, PAGE 1082 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING for reference at the northeast corner of Lot 1, Block C Hillcrest Section 1, a subdivision recorded in Volume 100, Page 104-105 of the Plat Records of Travis County, Texas, said reference corner being further described as being in a south right-of-way line of Ravenscroft Drive (R.O.W. varies) as described in said Hillcrest Section 1;

THENCE, along said line of Ravenscroft Drive the following two (2) courses:

- 1) N88°05'16"E, a distance of 31.11 feet to a point;
- 2) S89°02'59"E, a distance of 175.97 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE, continuing with the said line of Ravenscroft Drive, the following three courses:

- 1) S89°02'59"E, a distance of 84.35 feet to a point;
- 2) N88°05'16"E, a distance of 151.17 feet to a point;
- 3) Along a curve to the right having a radius of 25.00 feet, an arc length of 38.94 feet, a central angle of 89°14'23", and a chord which bears S47°17'47"E, 35.12 feet to a point in a west right-of-way line of Manchaca Road (R.M. 2304);

THENCE, with the said line of Manchaca Road, S02°40'50"E, a distance of 308.48 feet to a point;

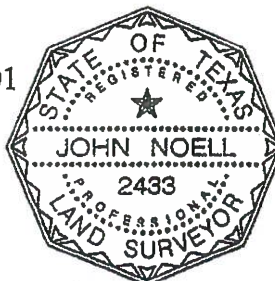
THENCE, through the interior of the said tract of land described in Volume 12,916, Page 1,082, the following two (2) courses:


- 1) S87°19'10"W, a distance of 260.00 feet to a point;
- 2) N02°40'50"W, a distance of 340.85 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

Bearing Basis: Hillcrest Section 1, Vol. 100, Pages 104-105

Field Notes Prepared by

URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040



  
John Noell, R.P.L.S. #2433  
Date: 3/17/09

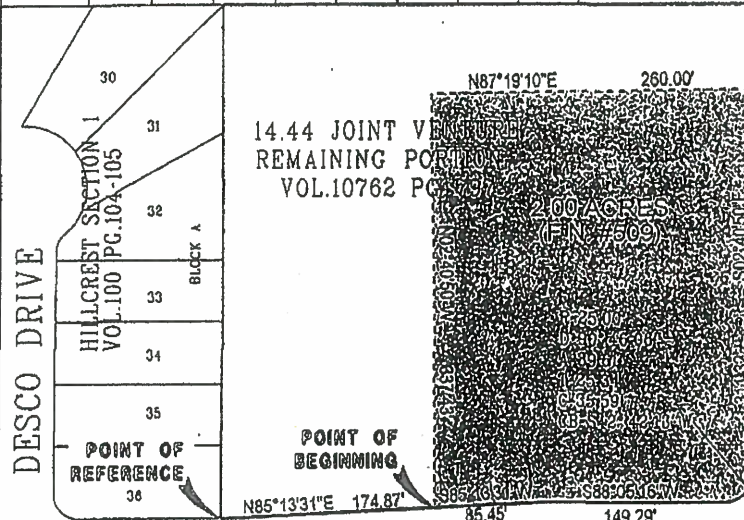
Sketch or map attached.

C:\Jobs\14.44 Joint Venture - 01-174\Field Note 508.wpd

# KAISER DRIVE (64' RIGHT-OF-WAY)

SCALE: 1"=100'

15	16	17	18	19	20	21	22	23
GREAT OAKS AT SLAUGHTER CREEK				BLOCK B				
PHASE B				PHASE A				
VOL.100 PG.157-158				VOL.97 PG.380-381				



# RAVENSCHROFT DRIVE (RIGHT-OF-WAY VARIES)

N88°05'16"E 31.11'

POINT OF REFERENCE

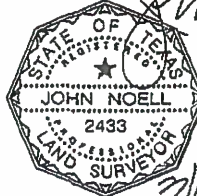
HILLCREST SECTION 1  
VOL.100  
PG.104-105  
BLOCK C

LOT 34  
2.47 AC.  
POND

N01°54'44"W 566.78'

POINT OF BEGINNING

14.44 JOINT VENTURE  
REMAINING PORTION  
VOL.12916 PG.1082



474.37'

S88°04'54"W

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CONTINENTAL HOMES  
OF TEXAS L.P.  
DOC. 2001132357

M.L. PICKARD  
VOL.593 PG.678

THIS MAP TO ACCOMPANY FIELD NOTE 508 AND 509

UDG JOB NO. 01-174

\\udg\udg\jordan\115444 JV - 01-174\115444 JV 508 509.dgn



FIELD NOTE 510  
UDG # 01-174

C14-2015-0010  
TRACT 2  
14.44 JOINT VENTURE  
4.03 ACRES  
ZONING  
TRACT 2

DESCRIPTION

DESCRIBING 4.03 ACRES OF LAND SITUATED IN THE WALKER WILSON LEAGUE NO. 2 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF TRACT OF LAND DESCRIBED IN VOLUME 12916, PAGE 1082 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.03 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the northeast corner of Lot 1, Block C Hillcrest Section 1, a subdivision recorded in Volume 100, Page 104-105 of the Plat Records of Travis County, Texas, same being the northeast corner of said 4.03 acre tract of the herein described tract;

THENCE, along the north line of said 4.03 acre tract and the south right-of-way line of Ravenscroft Drive as described in said Hillcrest Section 1 the following two (2) courses:

- 1) N88°05'16"E, a distance of 31.11 feet to a point;
- 2) S89°02'59"E, a distance of 175.97 feet to a point;

THENCE, through the interior of the said tract of land described in Volume 12,916, Page 1,082, the following two (2) courses:

- 1) S02°40'50"E, a distance of 340.85 feet to a point;
- 2) N87°19'10"E, a distance of 260.00 feet to a point in a west right-of-way line of Manchaca Road (FM 2304);

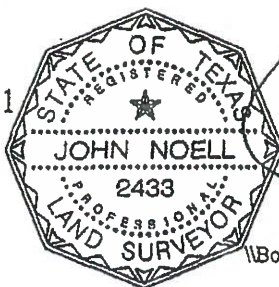
THENCE, S02°40'50"E along the east line of said 4.03 acre tract and west line of said Manchaca Road, a distance of 220.63 feet to a point for the southeast corner of the herein described tract;

THENCE, S88°04'54"W along the south line of said 4.03 acre tract and the north line of tract of land as described in Vol. 593, Page 378 and Doc. No. 200132357 of the Deed Records of Travis County, Texas, a distance of 474.37 feet to the southwest corner of Lot 34, Block C of said Hillcrest 1, same being the southwest corner of said 4.03 acre tract;

THENCE, N01°54'44"W, along the west line of said 4.03 acre tract and the east line of said Lot 34 and Lot 1, Block C, a distance of 566.78 feet to the POINT OF BEGINNING and containing 4.03 acres of land more or less.

Bearing Basis: Hillcrest Section 1, Vol. 100, Pages 104-105

Field Notes Prepared by  
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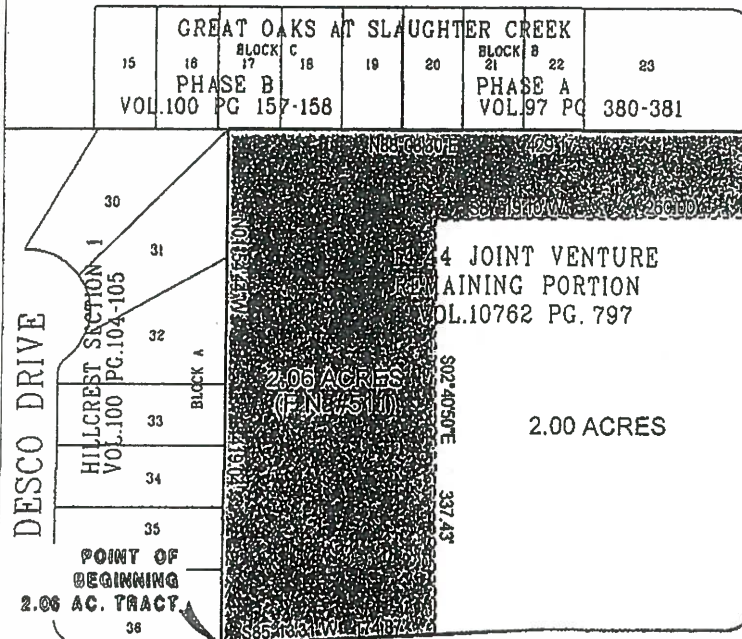
Date: March 17, 2003

Sketch or map attached.

\\Bonnie-nancy\c\Jobs\14.44 Joint Venture - 01-174\Field Note 510.wpd

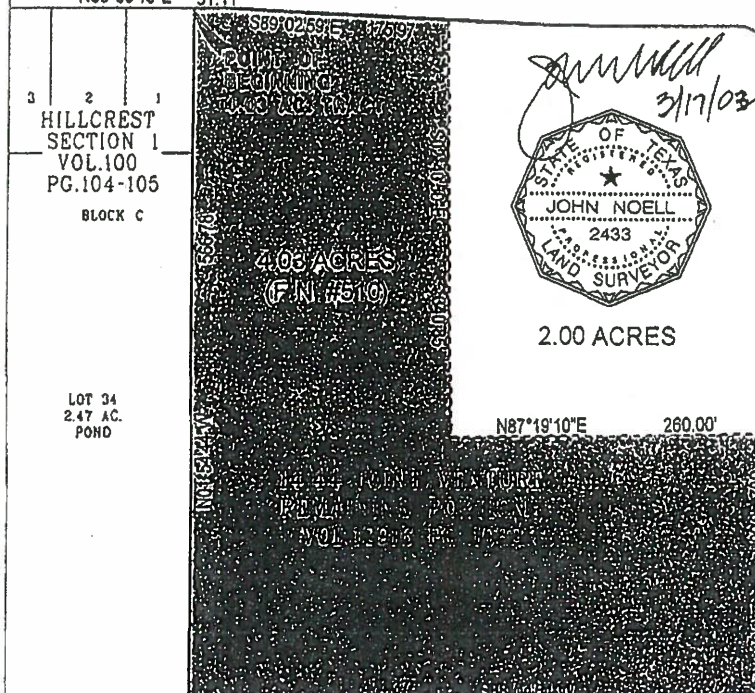
# KAISER DRIVE (64' RIGHT-OF-WAY)

SCALE: 1"=100'



# RAVENS CROFT DRIVE (RIGHT-OF-WAY VARIES)

N88°05'16"E 31.11'



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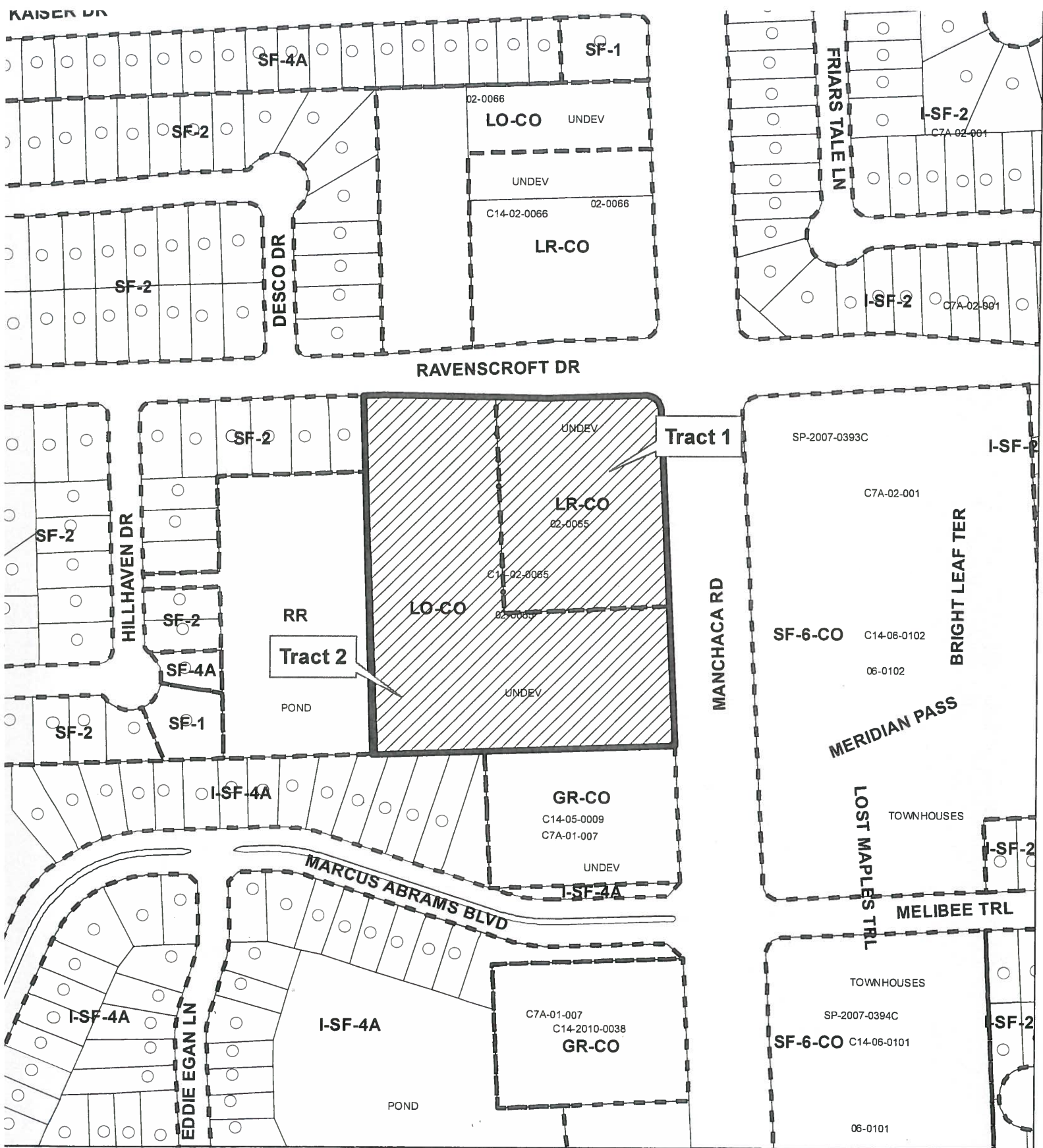
M.L. PICKARD  
VOL. 593 PG. 678

Urban Design Group

THIS MAP TO ACCOMPANY FIELD NOTE 510 AND 511

UDG JOB NO. 01-174

\\dashed\jobfiles\44 JV-Q17-A\field\fn 510 511.dgn



**ZONING**

**CASE#: C14-2015-0010**

**1" = 200'**

SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

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 by the City of Austin regarding specific accuracy or completeness.

