

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 11540, 11600, AND 11602 MENCHACA ROAD AND**
3 **CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENTIAL (I-**
4 **RR) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY**
5 **(MF-4) DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-rural residential (I-RR) district to multifamily
11 residence moderate-high density (MF-4) district on the property described in Zoning Case
12 No. C14-2023-0058, on file at the Planning Department, as follows:

13
14 A 12.666 acre tract of land, out of the WALKER WILSON SURVEY NO. 2,
15 ABSTRACT NO. 27, in Travis County, Texas, being all of that certain 12.752 acre
16 tract described in Deed recorded in Document No. 1999036452, Official Public
17 Records of Travis County, Texas, SAVE AND EXCEPT that certain 4,321 square
18 foot tract conveyed to the State of Texas as recorded in Volume 13270, Page 2954,
19 Official Public Records of Travis County, Texas, said 12.666 acre tract of land
20 being more particularly described by metes and bounds in **Exhibit “A”**
21 incorporated into this ordinance (the “Property”),

22
23 locally known as 11540, 11600, and 11602 Menchaca Road in the City of Austin, Travis
24 County, Texas, and generally identified in the map attached as **Exhibit “B”**.

25
26 **PART 2.** This ordinance takes effect on _____, 2023.

27
28 **PASSED AND APPROVED**

29
30 §
31 §
32 _____, 2023 § _____
33 Kirk Watson
34 Mayor

35
36
37 **APPROVED:** _____ **ATTEST:** _____
38 Anne L. Morgan Myrna Rios
39 City Attorney City Clerk

EXHIBIT "A"



DTTW INVESTMENTS, LP
WALKER WILSON SURVEY NO. 2, ABS. 27
12.666 ACRES

DESCRIPTION OF A 12.666 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE WALKER WILSON SURVEY NO. 2, ABS. 27, BEING ALL OF THAT CERTAIN 12.752 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO DTTW INVESTMENTS, LP IN DOCUMENT NO. 1999036452, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 4,321 SQUARE FOOT TRACT AWARDED TO THE STATE OF TEXAS BY EMINENT DOMAIN PROCEEDINGS UNDER CAUSE NO. 2230 IN PROBATE COURT NO. 1 IN TRAVIS COUNTY, TEXAS AND RECORDED IN VOLUME 13270, PAGE 2954, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.666 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the northerly line of said 12.752 Acre Tract and being in in the current westerly line of Manchaca Road (F.M. 2304) formerly known as Manchaca Road (120' R.O.W.) at the northwesterly corner of said 4,321 Square Foot Tract, same being the southeasterly corner of 11530 Manchaca Condominiums, a Condominium Regime of record in Document No. 2016053317, Official Public Records of Travis County, Texas, for the northeasterly corner of the herein described tract, from which an iron rod with illegible cap found in the current westerly line of said Manchaca Road, at the northeasterly corner of Lot 1, The Foley Subdivision, a Subdivision of record in Document No. 200200060, Official Public Records of Travis County, Texas, bears N02°39'16"W, a distance of 432.31 feet;

THENCE S02°39'16"E, over and across said 12.752 Acre Tract, with the westerly line of said 4,321 Square Foot Tract, being the current westerly line of said Manchaca Road, a distance of 432.18 feet to an iron rod with "G&R" Cap set in the southerly line of said 12.752 Acre Tract, at the southwesterly corner of said 4,321 Square Foot Tract, same being the northeasterly corner of Lot 2, Block A, Smithfield Subdivision, a subdivision of record in Document No. 201600023, Official Public Records of Travis County, Texas, for the southeasterly corner of the herein described tract, from which a 1/2" iron rod found in the current westerly line of said Manchaca Road, at the most easterly southeast corner of Lot 1, Block A, of said Smithfield Subdivision, bears S02°39'16"E, a distance of 337.22 feet;

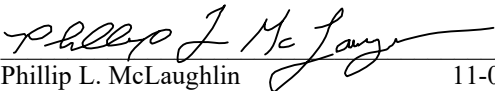
THENCE S87°05'05"W, with the northerly line of said Lot 2, Block A, and the southerly line of said 12.752 Acre Tract, a distance of 1270.48 feet to a 1/2" iron rod found in the easterly line of Lot 51, Block B, Olympic Heights Section 2, a subdivision of record in Document No. 200200216, Official Public Records of Travis County, Texas, for the southwesterly corner of the herein described tract;

THENCE with the westerly line said 12.752 Acre Tract, and the easterly line of said Olympic Heights Section 2, the following two (2) courses:

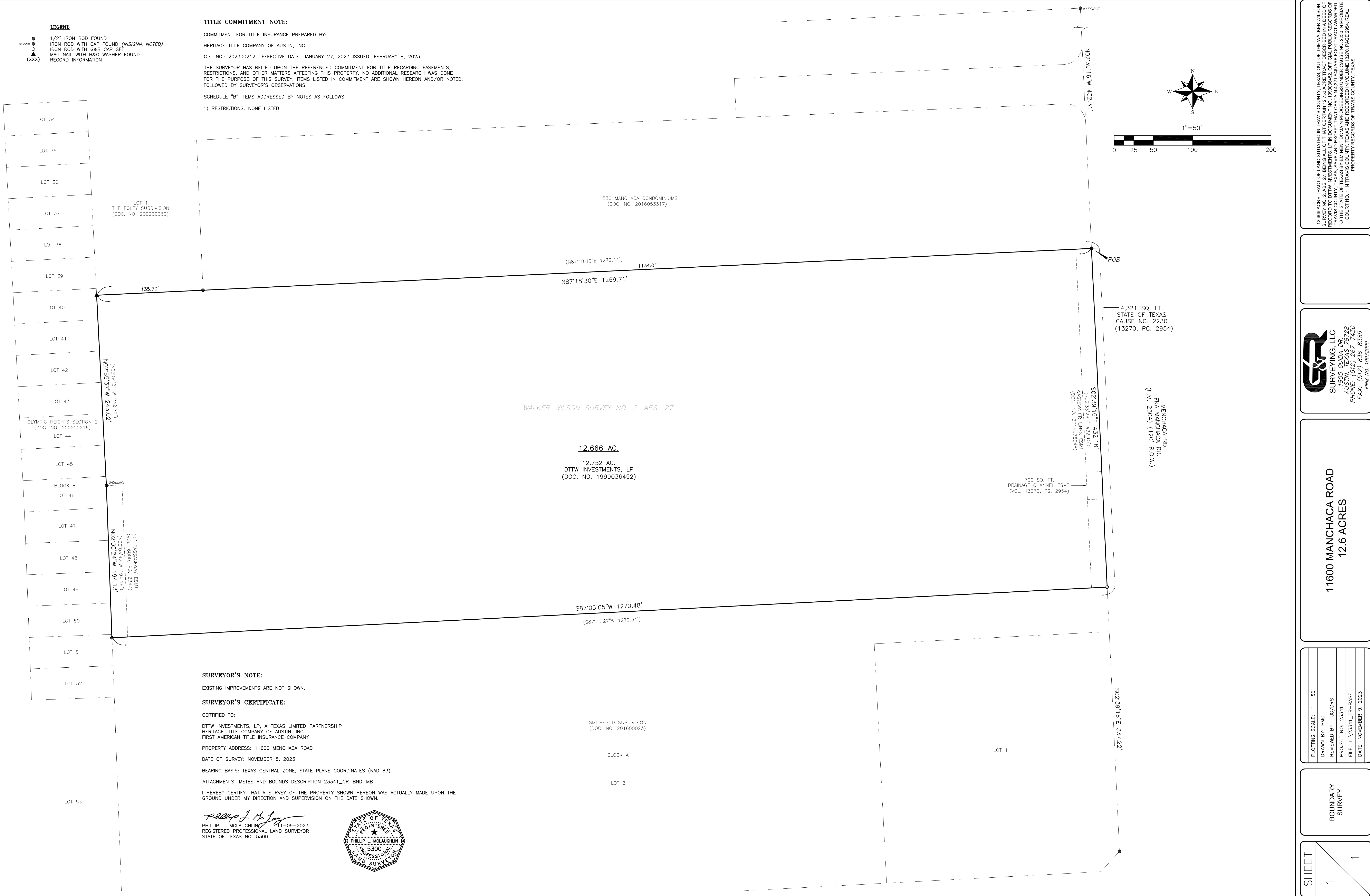
1. N02°05'24"W, a distance of 194.13 feet to an iron rod with "Baseline" Cap found;
2. N02°55'37"W, a distance of 243.02 feet to a Mag Nail with "B&G" Washer found at the southwesterly corner of said Lot 1, The Foley Subdivision, for the northwesterly corner of said 12.752 Acre Tract and the herein described tract;

THENCE N87°18'30"E, with the northerly line of said 12.752 Acre Tract, same being in part the southerly line of said Lot 1, The Foley Subdivision and in part the southerly line of said 11530 Manchaca Condominiums, passing at a distance of 135.70 feet, a 1/2" iron rod found at the common southerly corner of said Lot 1, The Foley Subdivision and said 11530 Manchaca Condominiums, and continuing for a total distance of 1269.71 feet to the **POINT OF BEGINNING**, having an area of 12.666 Acres of land, more or less.




Phillip L. McLaughlin 11-09-2023
Registered Professional Land Surveyor
State of Texas No. 5300

Bearings are based on the Texas Coordinate System, NAD 83, South Central Zone.
G&R Surveying Project No. 23341 Attachments: 23341_GR-Boundary Survey





Created: 5/2/2023