

ORDINANCE NO. 940317- E

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 1.350 ACRE TRACT OF LAND OUT OF THE HENRY P. HILL SURVEY NO. 21, FROM "LO" LIMITED OFFICE DISTRICT TO "LO-MU-CO" LIMITED OFFICE DISTRICT-MIXED USE COMBINING DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 3300 MANCHACA ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "LO" Limited Office district to "LO-MU-CO" Limited Office district-Mixed Use combining district-Conditional Overlay combining district on the property described in File C14-94-0002, as follows:

1.350 acre tract of land out of the Henry P. Hill Survey No. 21, said 1.350 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes,

locally known as 3300 Manchaca Road, in the City of Austin, Travis County, Texas.

PART 2. That the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following condition:

Residential development on the Property shall be restricted to one dwelling unit.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "LO" Limited Office base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

March 17, 1994

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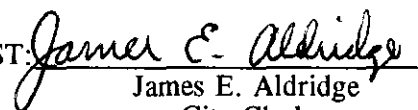
Bruce Todd
Mayor

APPROVED:



Diana L. Granger
City Attorney

ATTEST:



James E. Aldridge
City Clerk

FIELD NOTES

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE HENRY P. HILL SURVEY NO. 21, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING ALL OF THE REMAINING PORTION OF A 1.396-ACRE TRACT AS CONVEYED TO M.A. HUNEYCUTT BY DEED RECORDED IN VOLUME 5142, PAGE 2337 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" round head bolt found on the existing west right-of-way line of Manchaca Road at the southeast corner of the above described remaining portion of the Huneycutt 1.396-acre tract, said 1" bolt found also being the northeast corner of a 3.870-acre tract as conveyed to William Gietema, Trustee, by deed recorded in Volume 11102, Page 827 of the Real Property Records of Travis County, Texas, said 1" bolt found also being N22°53'22"E a distance of 419.73 feet from a 3/8" iron pipe found at the northeast corner of Lot 1, Otis Ray Simon Addition, a subdivision as recorded in Book 75, Page 321 of the Plat Records of Travis County, Texas, for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the north line of said Gietema 3.870-acre tract, N89°13'32"W a distance of 624.23 feet to a 1/2" iron rod set on the south line of Lot 3, Carpenter and Hatfield Subdivision, as recorded in Book 82, Page 84 of the Plat Records of Travis County, Texas, said 1/2" iron rod set being N75°40'21"E a distance of 153.28 feet from a 1" iron pipe found at the southwest corner of said Lot 3, for the most westerly corner of this tract;


THENCE, with the south line of said Lot 3, N75°40'21"E, pass a 1/2" iron rod found at the southeast corner of said Lot 3 at 710.24 feet, and continuing on with the south line of said Carpenter and Hatfield Subdivision for a total distance of 715.75 feet to a 1" iron pipe found on the existing west right-of-way line of Manchaca Road for the northeast corner of this tract;

THENCE, with the existing northeast right-of-way line of Manchaca Road, the following two (2) courses:


- (1) Along a curve to the right an arc distance of 82.05 feet, having a central angle of 12°01'07", a radius of 391.14 feet, and a chord which bears S17°08'56"W a distance of 81.90 feet to a 1" round head bolt found at a point of nontangency; and

- (2) S22°49'35"W, pass a 1/2" iron rod found at 15.68 feet, and continuing on for a total distance of 116.42 feet to the POINT OF BEGINNING, and containing 1.350 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma from a survey made on the ground by MESA Surveying on December 27, 1989, under my supervision, and are true and correct to the best of my knowledge.



Craig C. Cregar
Registered Professional Land Surveyor No. 399436

 Date 1/4/94

Client: M.A. Huneycutt
Date: January 4, 1994
WO No.: 0421-01-01

PO#: 940317-E
Ad ID#: 3NQA01000
Acct #: 4992499

Austin American-Statesman

Acct. Name: City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Nancy Christofferson

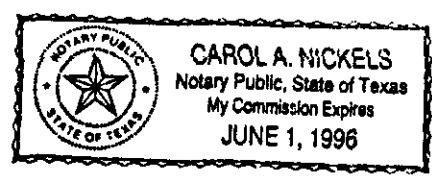
Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

Date(s): March 24, 1994
Class: 9980 Lines: 18 Cost: \$37.00

and that the attached is a true copy of said advertisement.

Nancy Christofferson

SWORN AND SUBSCRIBED TO BEFORE ME, this the 25th day of Mar, 1994.



Carol A. Nickels
Notary Public in and for
TRAVIS COUNTY, TEXAS

Carol A. Nickels
(Type or Print Name of Notary)

My Commission Expires: 6/1/96

ORDINANCE NO. 940317-E
An ordinance ordering a rezoning and changing the zoning map according to Chapter 15-2 of the Austin City Code of 1992 as follows: 1,350 acre tract of land out of the Henry P. Hill Survey No. 21, from "LD" Limited Office District to "LD-MU-CO" Limited Office District Mixed Use combining district conditions overlay combining district, locally known as 3300 Manchaca Road, in the city of Austin, Travis County, Texas; waiving the requirements of Section 2-2-3 of the Austin City Code of 1992; and providing an effective date.
Mayor Bruce Todd, Austin, Texas