

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 990408-14 TO MODIFY THE LAND USE PLAN, TO REZONE AND CHANGE THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROJECT KNOWN AS WINESTYLES AT ARBOR TRAILS, LOCATED AT 4301 WEST WILLIAM CANNON DRIVE WITHIN THE FORUM PLANNED UNIT DEVELOPMENT.

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

PART 1. The Forum Planned Unit Development ("Forum PUD") is comprised of approximately 264 acres of land located along and near South Mopac Boulevard, West William Cannon Drive, Convict Hill Road and Brush Country Road in Travis County and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 990408-14. The Forum PUD was approved under Ordinance No. 990408-14, amended under Ordinance No. 040902-54 and Ordinance No. 20060622-095. This ordinance affects a portion of the property identified as a portion of Parcel B of Tract II in the Forum PUD and is shown on the attached Exhibit "A".

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development district to planned unit development district to property described in Zoning Case No. C814-98-0001.03, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1,894 square foot tract of land out of Lot 1, Block A, Arbor Trails Subdivision in Travis County, the tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the WineStyles at Arbor Trails project located within the Forum PUD at 4301 West William Cannon Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit B (*Zoning Map*).

PART 3. Exhibit D (*Permitted Uses Table*) of Ordinance No. 990408-14 is amended to modify the land use plan to add a cocktail lounge use as a permitted use for the Property described in this ordinance.

PART 4. Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 990408-14 remain in effect.

1
2 **PART 5.** This ordinance takes effect on _____, 2007.
3

4
5 **PASSED AND APPROVED**

6
7 §
8 §
9 _____, 2007 § _____

10 Will Wynn
11 Mayor
12

13
14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk

Office: 512-481-9602
Fax: 512-330-1621

Waterloo Surveyors Inc.

Thomas P. Dixon
R.P.L.S. 4324
J11482Z

EXHIBIT "A"

February 28, 2007

FIELD NOTES

FIELD NOTES FOR 1894 SQUARE FEET OF LAND OUT OF AND PART OF LOT 1, BLOCK "A", ARBOR TRAILS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200500129, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

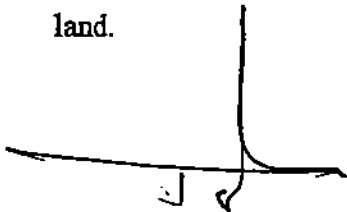
BEGINNING FOR REFERENCE at a point on the easterly R.O.W. of Brush Country Road at the common N.W. corner of Lot 5, Block "A", ARBOR TRAILS SUBDIVISION and the most westerly corner of Lot 1, Block "A", ARBOR TRAILS SUBDIVISION;

THENCE N28°22'56"E along the easterly R.O.W. of Brush Country Road and the westerly line of Lot 1 for a distance of 179.54 feet;

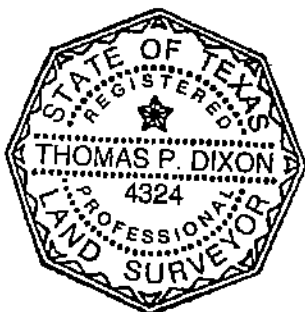
THENCE S61°32'39"E crossing into Lot 1 for a distance of 445.11 feet to a point for the S.W. corner of this 1894 square feet of land and the **POINT OF BEGINNING** hereof;

THENCE the following six (6) courses and distances along the perimeter is this tract:

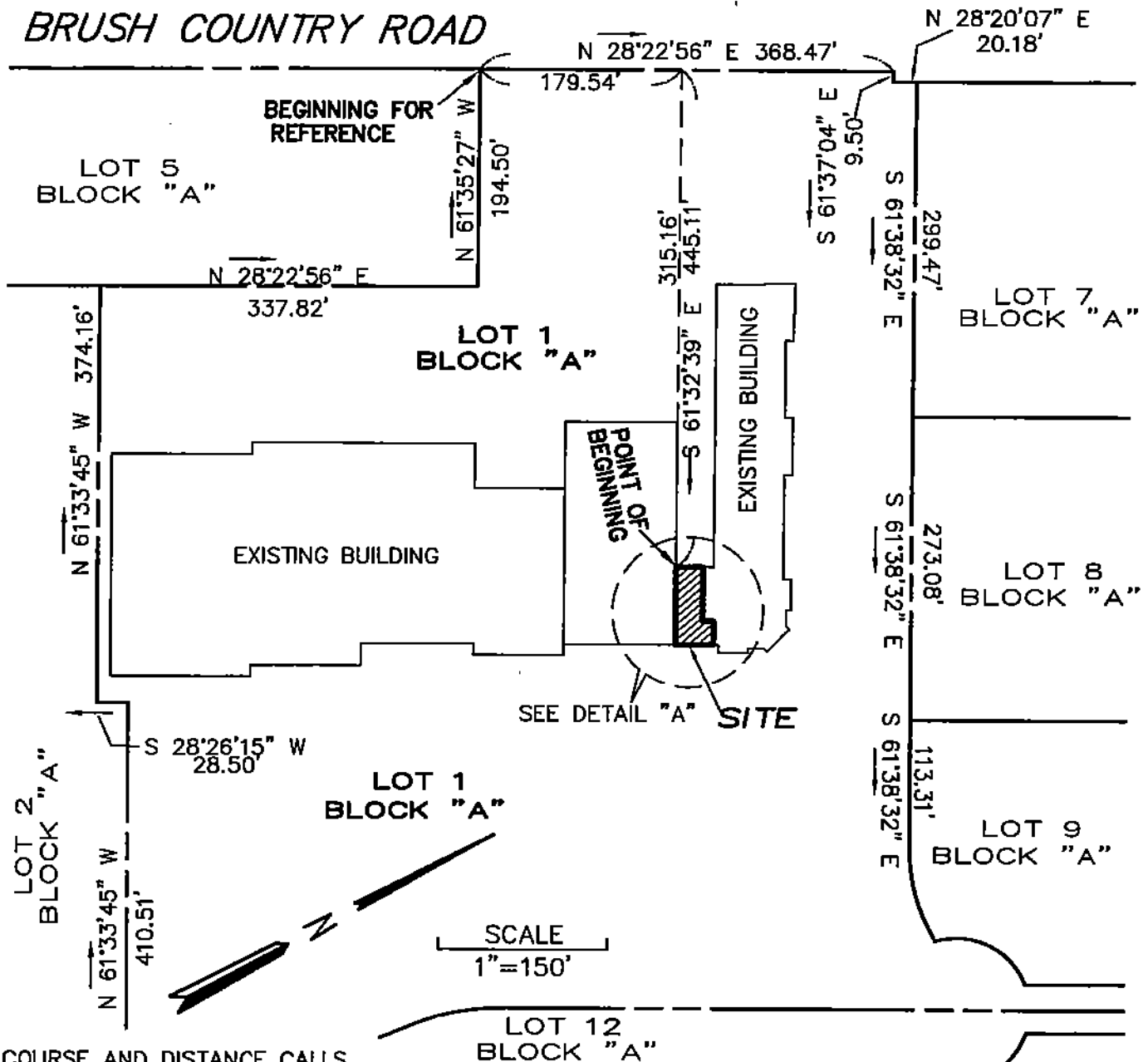
1. N28°25'45"E for a distance of 23.98 feet;
2. S61°34'15"E for a distance of 48.63 feet;
3. N28°26'15"E for a distance of 9.92 feet;
4. S61°34'15"E for a distance of 21.45 feet;
5. S28°26'41"W for a distance of 33.91 feet;
6. N61°33'45"W for a distance of 70.08 feet to the **POINT OF BEGINNING**, containing 1894 square feet of land.



Thomas P. Dixon R.P.L.S. 4324



P.O. Box 160176
Austin, Texas 78716-0176

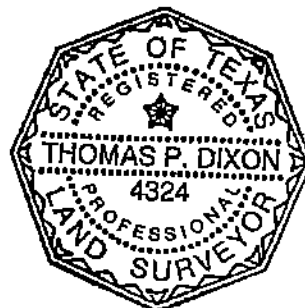
BRUSH COUNTRY ROAD**LINE COURSE AND DISTANCE CALLS**

LINE	DIRECTION	DISTANCE
L1	N 28°25'45" E	23.98'
L2	S 61°34'15" E	48.63'
L3	N 28°26'15" E	9.92'
L4	S 61°34'15" E	21.45'
L5	S 28°26'41" W	33.91'
L6	N 61°33'45" W	70.08'

LEGAL DESCRIPTION:

1,894 SQUIRE FEET OF LAND, OUT OF AND PART OF LOT 1, BLOCK "A", ARBOR TRAILS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200500129, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602



Thomas P. Dixon R.P.L.S. 4324

© Copyright 2007

