

ORDINANCE NO 20070503-064

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"),

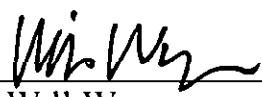
locally known as the WineStyles at Arbor Trails project located within the Forum PUD at 4301 West William Cannon Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit B (*Zoning Map*)

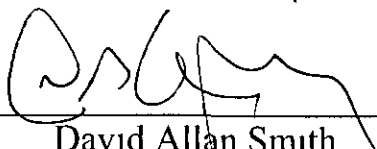
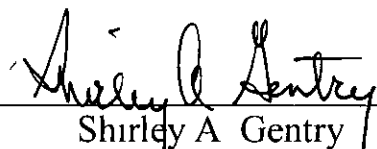
PART 3 Exhibit D (*Permitted Uses Table*) of Ordinance No 990408-14 is amended to modify the land use plan to add a cocktail lounge use as a permitted use for the Property described in this ordinance

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

PART 5 This ordinance takes effect on May 14, 2007

PASSED AND APPROVED

_____ May 3 _____, 2007 §
 §
 § _____ 
 Will Wynn
 Mayor

APPROVED  **ATTEST** 
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk

Waterloo Surveyors Inc

Office 512 481 9602
Fax 512 330 1621

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

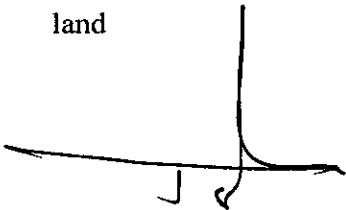
BEGINNING FOR REFERENCE at a point on the easterly R O W of Brush Country Road at the common N W corner of Lot 5 Block A ARBOR TRAILS SUBDIVISION and the most westerly corner of Lot 1 Block A ARBOR TRAILS SUBDIVISION,

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

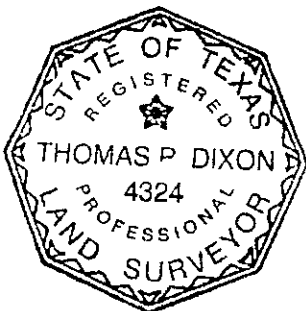
THENCE S61°32'39"E crossing into Lot 1 for a distance of 445 11 feet to a point for the S W corner of this 1894 square feet of land and the **POINT OF BEGINNING** hereof,

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

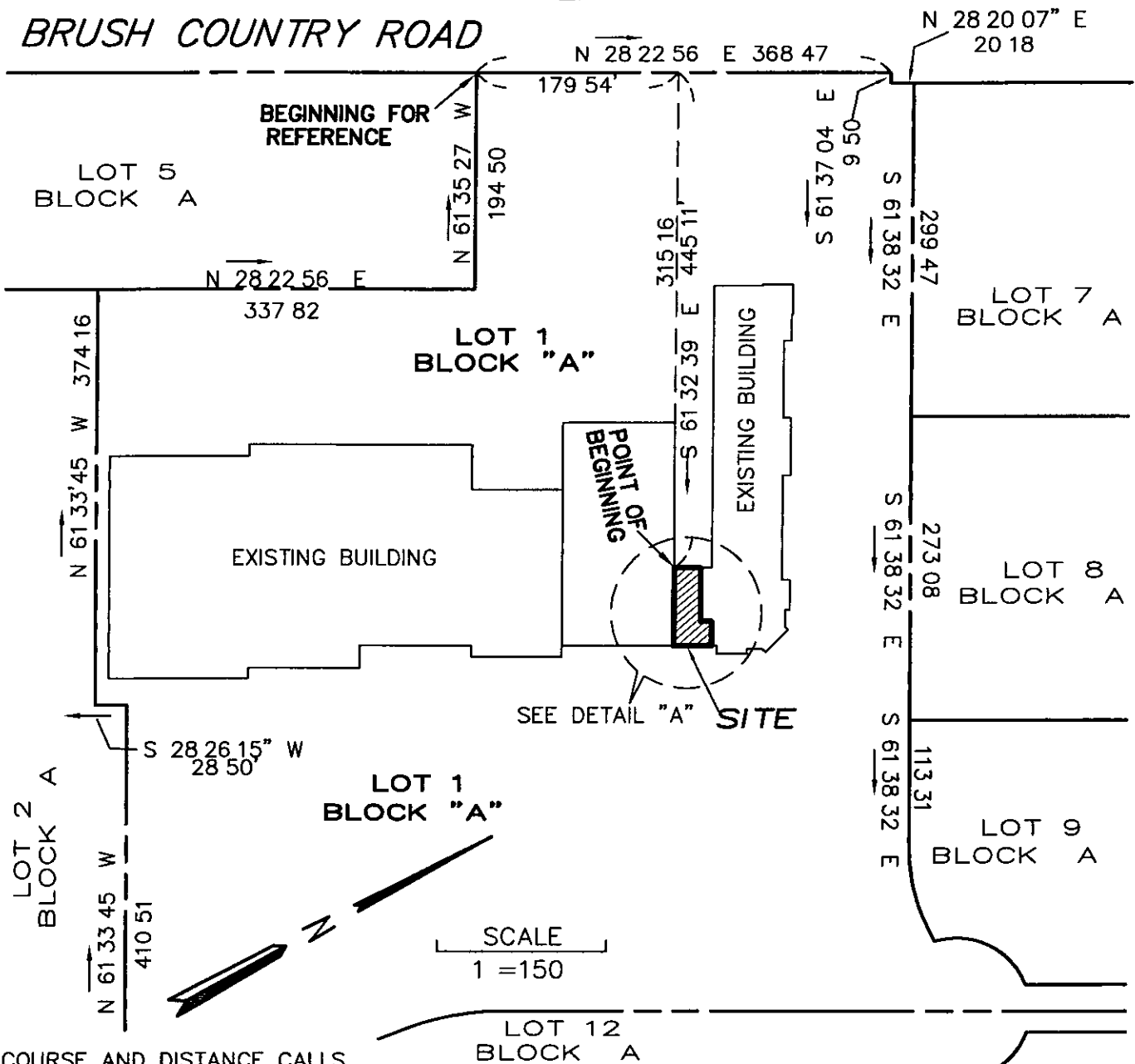


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P O Box 160176
Austin Texas 78716 0176

BRUSH COUNTRY ROAD



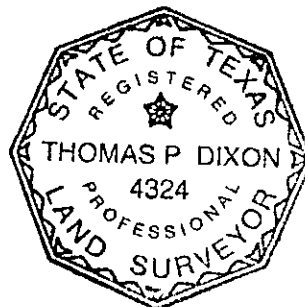
LINE COURSE AND DISTANCE CALLS

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

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