

ZONING REVIEW SHEET**CASE:** C14-2008-0027**Z.A.P. DATE:** February 19, 2008**ADDRESS:** 10815 FM 2222 Road**OWNER:** River Place Pointe LP (Jim Gallegos)**AGENT:** Armbrust & Brown,
L.L.P (Amanda Morrow)**ZONING FROM:** LO (Limited Office) district and GR (Community commercial) district**TO:** LO (Limited Office) district and GR (Community commercial) district; Purpose of the zoning change is to remove an existing zoning site plan on the property.**AREA:** 21.08 Acres**SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:***February 19, 2008:****APPROVED STAFF'S RECOMMENDATION OF LO & GR DISTRICT ZONING; BY CONSENT. [C.HAMMOND, J.SHIEH 2ND] (5-0) K.JACKSON – NOT YET ARRIVED; J.MARTINEZ, T.RABAGO – ABSENT*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning from LO and GR to LO and GR. The Staff recommendation is based on the following observations:

- 1.) The proposed commercial zoning classification is compatible with existing commercial zoning classifications along FM 2222 and River Place Boulevard;
- 2.) The proposed zoning classification will allow the acceptable land uses along a major transportation route; and
- 3.) The existing zoning base district is to be retained and the existing zoning site plan shall be removed.

DEPARTMENT COMMENTS:

The subject rezoning area consists of an undeveloped 21.08 acre site fronting FM 2222 Road and River Place Boulevard zoned LO and GR. The applicant proposes to rezone the property to LO and GR remove an existing zoning site plan. The base zoning districts are to remain. A portion of this site lies within the 2222 Scenic Roadway and Hill Country Roadway. Furthermore, a site plan has been filed under case SPC-2007-0561C.

On December 9, 1985, part of the site was rezoned from I-SF to GR and LO under Ordinance No. 851219-DD (Please see Attachment "A") attaching a zoning site plan to the property. Additionally, the remainder of the site was rezoned from I-SF-2 to GR by Ordinance 860410-I (Please see Attachment "B"). On July 20, 1988, Ordinance No. 851219-DD was amended by Ordinance 880728-E (Please see Attachment "C").

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO and GR	Undeveloped land
<i>North</i>	R&D / I-RR / I-SF-2	Undeveloped land / Storage / Service Station
<i>South</i>	R&D-PDA	Offices
<i>East</i>	GR / GR-CO	Retail
<i>West</i>	SF-2`	Undeveloped land

AREA STUDY: North Lamar**TIA:** N / A Please see Transportation comments**WATERSHED:** Panther and Shoal Creek**DESIRED DEVELOPMENT ZONE:** No**SCENIC ROADWAY:** 2222 Scenic Roadway**HILL COUNTRY ROADWAY:** 2222 Hill Country Roadway**NEIGHBORHOOD ORGANIZATIONS:**

- 190--Middle Bull Creek Neighborhood Assn.
- 194--2222 Property Owners Assn.
- 269--Long Canyon Homeowners Assn.
- 157--Courtyard Homeowner Assn.
- 416--Long Canyon Phase II & III Homeowners Assoc. Inc.
- 426--River Place Residential Community Assn., Inc.
- 434--Lake Austin Business Owners
- 439--Concerned Citizens For P&B of FM 2222
- 448--Canyon Creek Homeowners Assn.
- 965--Old Spicewood Springs Rd. Neighborhood Assn.
- 762--Steiner Ranch Community Association
- 786--Home Builders Association of Greater Austin
- 475--Bull Creek Foundation
- 1037--Homeless Neighborhood Organization
- 425--2222 Coalition of Neighborhood Associations
- 1075--League of Bicycling Voters

SCHOOLS:

- Canyon Creek Elementary School
- Cedar Park Middle School
- Cedar Park High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14R-84-237	I-SF to GR and LO	10/04/94: APVD R.C. AMENDED STAFF REC W/COND OF REPLACING ANY LANDSCAPING AFFECTED BY DRIVEWAY (7-1, WB-NO)	10/06/94: APVD R.C. AMENDMENT (5-0)
C14R-85-394	Modification	(5-0) APP. SITE PLAN EXTEN. 12/29/88,W/COND.	05/29/96: APPVED CORRECTION 1 (GA)

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-97-0083	DR to GR	09/30/97: APVD LR-CO PROHIBITING SERV. STATIONS (8-1)	04/09/98: APVD LR-CO W/CONDITIONS (6-1, JG-NO) 2 & 3 RDGS
C14-98-0214	SF-2 and DR to CS	03/02/99: APVD GR(COMPLY W/HCR); CS ONLY FOR STORAGE; (6-2, BB/SA-NAY)	04/15/99: APVD GR-CO FOR ENTIRE SITE W/LR USES & AUTOMOTIVE SALES/REPAIR AS ONLY GR USES & OTHER CONDS (6-0) 3 RDGS
C14-99-0126	LO to GO	08/10/99: APVD GO-CO (7-0) PERMIT ONLY OFF-SITE ACCESSORY PARKING & ALLOW ALL 'LO' USES (7-0)	09/09/99: APVD GO-CO W/CONDS (7-0); ALL 3 RDGS
C14-99-2075	RR to GO	11/16/99: APVD GO (8-0) LIMITED TO 'LO' DEVELOPMENT REGS AND 1500 TRIPS P/DAY	03/23/00: APVD 2ND RDG W/RESTRICTIONS (6-0, DS-OUT OF RM) : 1) OFC SIZE LTD TO 150,000 SF; 2) LTD TRAFFIC TO 1,850 TPD; 3) LTD ANY SINGLE TENANT LEASE SPACE TO 75,000 SF (6-0, DS-OUT OF RM) 06/01/00: APPROVED 3RD RDG (7-0)
C14-99-2130	DR to GR	09/26/00: APVD STAFF REC OF NO-CO BY CONSENT W/AGREEMT BY NEIGH/AP INCLUDED (8-0)	10/26/00: APVD NO-CO W/CONDS (7-0) ALL 3 RDGS
C14-00-2144	SF-5 to NO	08/22/00: APVD STAFF REC OF NO-CO BY CONSENT (8-0); SA-ABSENT	09/28/00: APVD NO (7-0) ALL 3 RDGS
C14-03-0043	I-RR to GR	03/04/03: APVD STAFF REC OF GR-CO BY CONSENT (8-0)	08/28/03: APVD GR-CO (6-0); 2ND/3RD RDGS
C14-04-0063	GO-CO to GR	11/02/04: APVD STAFF ALT REC OF GR-CO W/TIA INCL BY CONSENT (9-0)	12/16/04: APVD GR-CO (7-0); 2ND/3RD RDGS
C14-05-0075	GR to CS	06/21/05: APVD CS-CO W/CONDS (7-0-1, MW-ABSTAIN)	07/28/05: APVD CS-CO (7-0); ALL 3 RDGS
C14-05-0076	GR to CS-1	06/21/05: APVD CS-1-CO W/CONDS (7-0-1, MW-ABSTAIN)	07/28/05: APVD CS-1-CO (7-0); ALL 3 RDGS
C14-05-0212	GO to GR	02/07/06: APVD STAFF ALT REC OF GR-CO W/CONDS (6-0)	03/09/06: APVD GR-CO (6-0); ALL 3 RDGS

ABUTTING STREETS:

Name	ROW	Pavement	Classification
RM 2222	170'	70'	Arterial

CITY COUNCIL DATE:
March 20, 2008

ACTION:

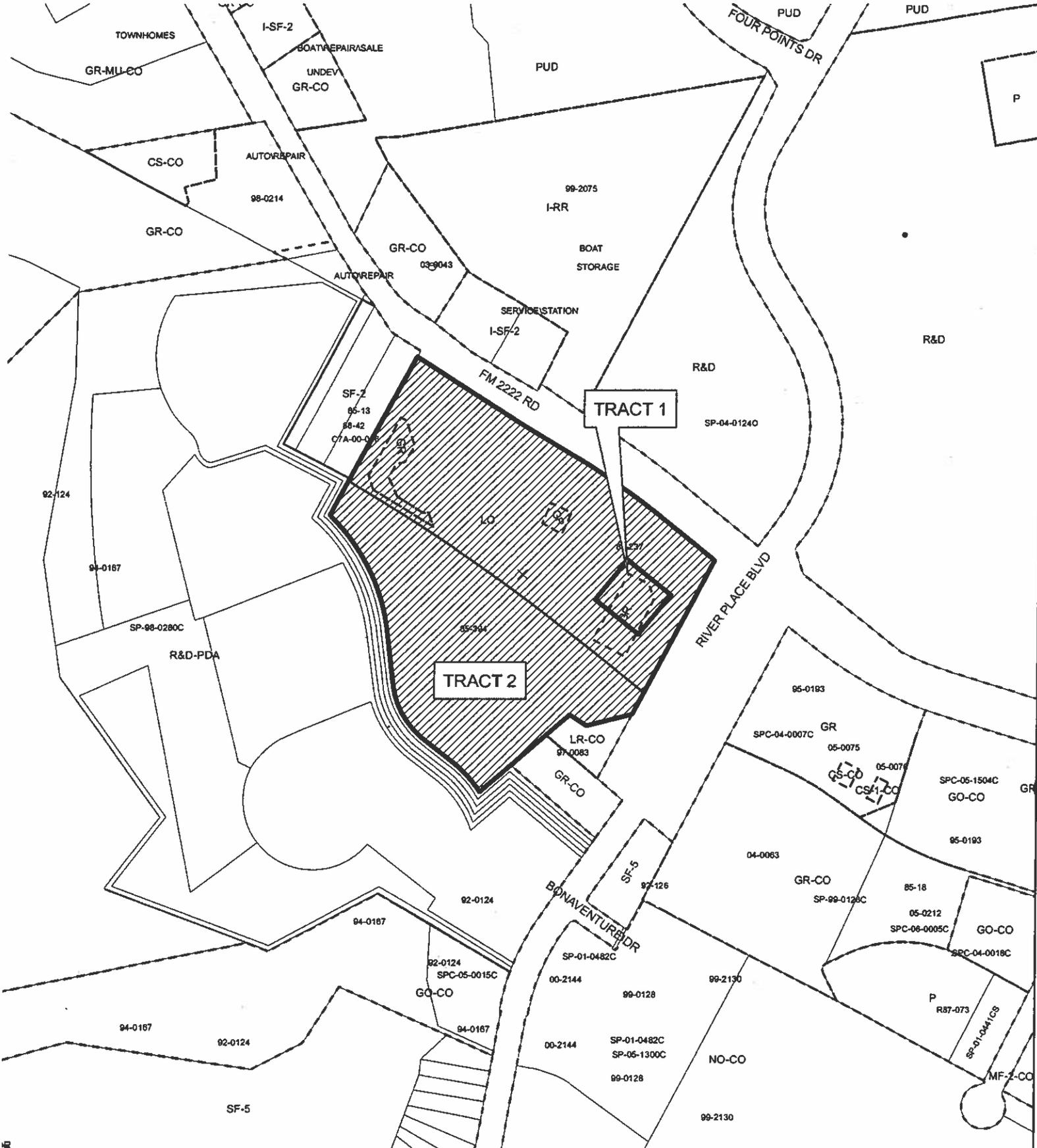
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



ZONING

ZONING CASE#: **C14-2008-0027**
 ADDRESS: **10815 FM 2222 RD**
 SUBJECT AREA: **21.08 ACRES**
 GRID: **D33**
 MANAGER: **J. ROUSSELIN**

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

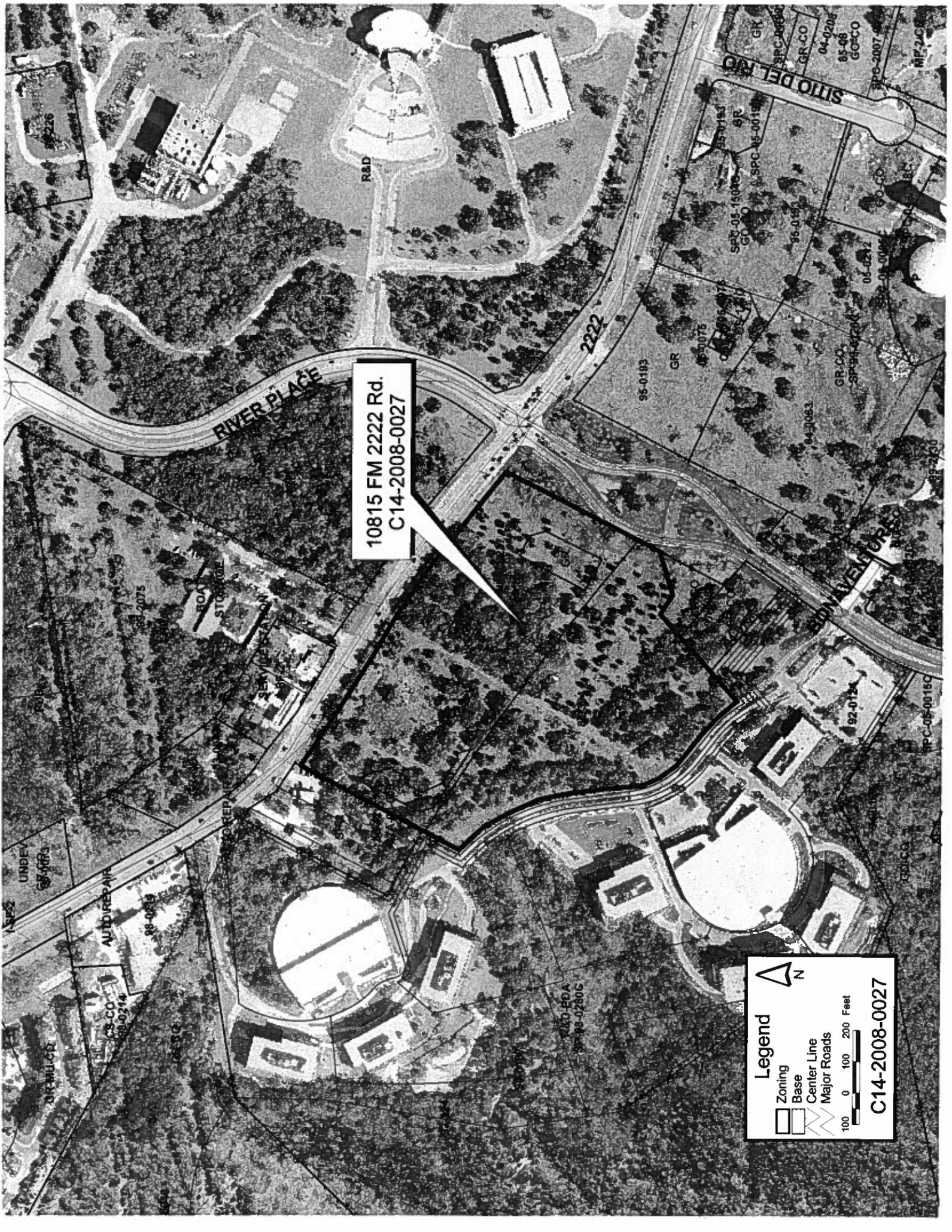
OPERATOR: **S. MEEKS**



1" = 400'



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



10815 FM 2222 Rd.
C-14-2008-0027

Legend

- Zoning
- Base
- Center Line
- Major Roads

100 0 100 200 Feet

C14-2008-0027



STAFF RECOMMENDATION

Staff recommends approval of the rezoning from LO and GR to LO and GR. The Staff recommendation is based on the following observations:

- 1.) The proposed commercial zoning classification is compatible with existing commercial zoning classifications along FM 2222 and River Place Boulevard;
- 2.) The proposed zoning classification will allow the acceptable land uses along a major transportation route; and
- 3.) The existing zoning base district is to be retained and the existing zoning site plan shall be removed.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

§ 25-2-98 COMMUNITY COMMERCIAL (GR) DISTRICT DESIGNATION.

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

§ 25-2-94 LIMITED OFFICE (LO) DISTRICT DESIGNATION.

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The proposed rezoning meets the purpose statement set forth in the Land Development Code. The proposed office and dance studio will provide services to surrounding commercial uses. The site is adjacent to office and commercial uses and is compatible with existing commercial uses along F.M. 2222 and Riverplace Boulevard

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The zoning base district shall be retained. Land uses may be modified as allowed by the zoning base district.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of an undeveloped 21.08 acre site fronting FM 2222 Road and River Place Boulevard zoned LO and GR. A portion of this site lies within the 2222 Scenic Roadway and Hill Country Roadway.

On December 9, 1985, part of the site was rezoned from I-SF to GR and LO under Ordinance No. 851219-DD (Please see Attachment "A") attaching a zoning site plan to the property. Additionally, the remainder of the site was rezoned from I-SF-2 to GR by Ordinance 860410-I (Please see

Attachment "B"). On July 20, 1988, Ordinance No. 851219-DD was amended by Ordinance 880728-E (Please see Attachment "C").

Transportation

1. A traffic impact analysis has been submitted with the site plan application (SPC-2007-0561C).

Environmental and Impervious Cover

1. No comments

Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

1. Please clarify if the site plan deletion will still be a part of this zoning case? And C14-85-297/294??? (DE) has been withdrawn??
2. There is a site plan currently under review for this property (SPC-2007-0561C) which provides for ___ square feet of _____ uses, along with associated parking and drainage facilities.

ORDINANCE NO. 86 0410-1

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

9.70 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288, LOCALLY KNOWN AS 10900 R.M. 2222, FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial on the property described in File C14r-85-394, to-wit:

A 9.70 acre tract of land in the William Bell Survey No. 802 and the Banyon Payne Survey No. 288, being all of that portion of proposed River Place Center Lot 1, lying outside of the City of Austin Limited annexation area, said 9.70 acre tract being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes,

locally known as 10900 R.M. 2222 in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

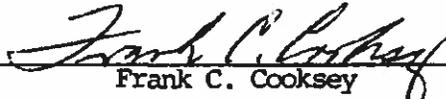
PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan attached hereto as Exhibit "B", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2A-6196 of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with applicable ordinances of the City of Austin.

PART 4. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

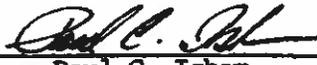
PASSED AND APPROVED

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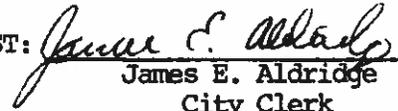
April 10, 1986


Frank C. Cooksey
Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

SJS:saf

Exhibit "A"
FN 3160 (CJD)
(Revised)
EH&A Job No. 6383-12

C14-85-394
River Place Center
January 6, 1986

C14, 85-394

FIELD NOTES

FIELD NOTE DESCRIPTION FROM RECORD INFORMATION FOR ZONING PURPOSES OF A 9.70 ACRE TRACT OF LAND IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288, BEING ALL OF THAT PORTION OF PROPOSED RIVER PLACE CENTER, LOT 1, LYING OUTSIDE OF THE CITY OF AUSTIN LIMITED ANNEXATION AREA, SAID 9.70 ACRE TRACT BEING REPRESENTED ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference at the easternmost corner of the said proposed River Place Center, also being the northernmost corner of that certain River Place Section 1, a subdivision recorded in Book 84, Pages 103A-105B of the Travis County Plat Records, said commencing point also being on the south right-of-way line of F.M. 2222;

THENCE, departing said right-of-way line, and with a southeast line of the said proposed River Place Center, also being a northwest line of the said River Place Section 1, S 29° 43' 03" W, a distance of 459.67 feet to the POINT OF BEGINNING;

THENCE, with the said northwest line of River Place Section 1, S 29° 43' 03" W, a distance of 100.38 feet to a southeast corner of Lot 1 of the said proposed River Place Center, same being the northernmost corner of Lot 2 of same;

THENCE, with the north boundary of the said Lot 2, same being the southernmost boundary of the said Lot 1 the following three (3) calls:

1. S 77° 44' 00" W, a distance of 146.76 feet;
2. N 54° 06' 00" W, a distance of 63.03 feet; and
3. S 51° 28' 00" W, a distance of 373.00 feet to the western most corner of the said Lot 2;

THENCE, with the southwest boundary of Lot 1 of the said proposed River Place Center the following five (5) calls:

1. 129.78 feet with the arc of a curve to the left having a central angle of 18° 52' 17", a radius of 394.01 feet, a tangent length of 65.48 feet and a chord bearing N 39° 58' 13" W for a distance of 129.19 feet to a point of tangency,
2. N 49° 24' 21" W, a distance of 108.93 feet to a point of curvature,
3. 208.36 feet with the arc of a curve to the right, having a central angle of 45° 03' 01", a radius of 265.00 feet, a tangent length of 109.90 feet, and a chord bearing N 26° 52' 50" W for a distance of 203.04 feet to a point of tangency,
4. N 04° 21' 20" W, a distance of 167.73 feet to a point of curvature,
5. 419.68 feet with the arc of a curve to the left having a central angle of 39° 44' 43", a radius of 605.00 feet, a tangent length of 218.68 feet, and a chord bearing N 24° 13' 41" W for a distance of 411.31 feet to a point of tangency;

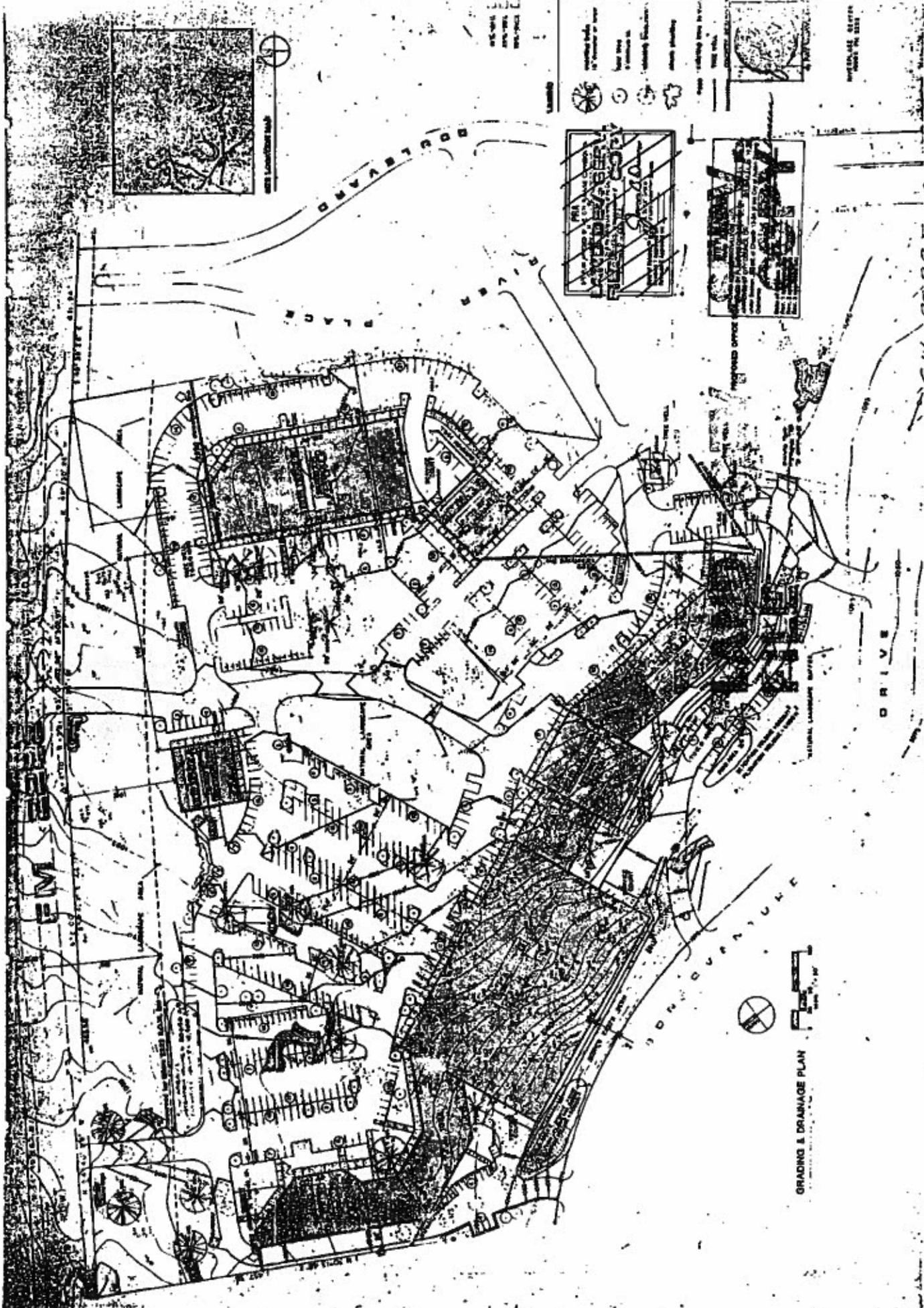
Exhibit "A"
FN 3160 (CJD)
(Revised)
EHA Job No. 6383-12

River Place Center
January 6, 1986

THENCE, with the northwest boundary of the said proposed River Place Center, N 30° 13' 48" E, passing at 131.45 feet an easterly corner of that certain tract described in a deed to S. Topletz, Trustee, and recorded in Volume 8171, Page 25 of the Deed Records of Travis County, said corner also being the southernmost corner of Lot 2 of that certain Bull Creek Place, a subdivision recorded in Book 77, Page 68 of the Plat Records of Travis County, in all, 137.04 feet to the northwest corner of the tract herein described,

THENCE, over and across the said Lot 1 of the proposed River Place Center parallel to and at a perpendicular distance of 500 feet southwest of the centerline of F.M. 2222 the following three (3) calls:

1. S 54° 40' 26" E, a distance of 593.78 feet to a point of curvature,
2. 254.53 feet with the arc of a curve to the right having a central angle of 06° 10' 00", a radius of 2364.93 feet, a tangent length of 127.39 feet, and a chord bearing S 51° 35' 26" E for a distance of 234.41 feet to a point of tangency,
3. S 48° 30' 26" E, a distance of 296.69 feet to the POINT OF BEGINNING, containing 9.70 acres of land, more or less.



GRADING & DRAINAGE PLAN

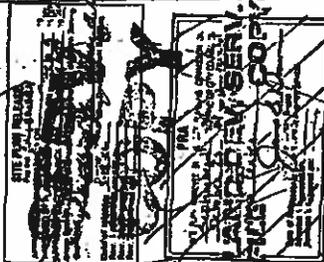
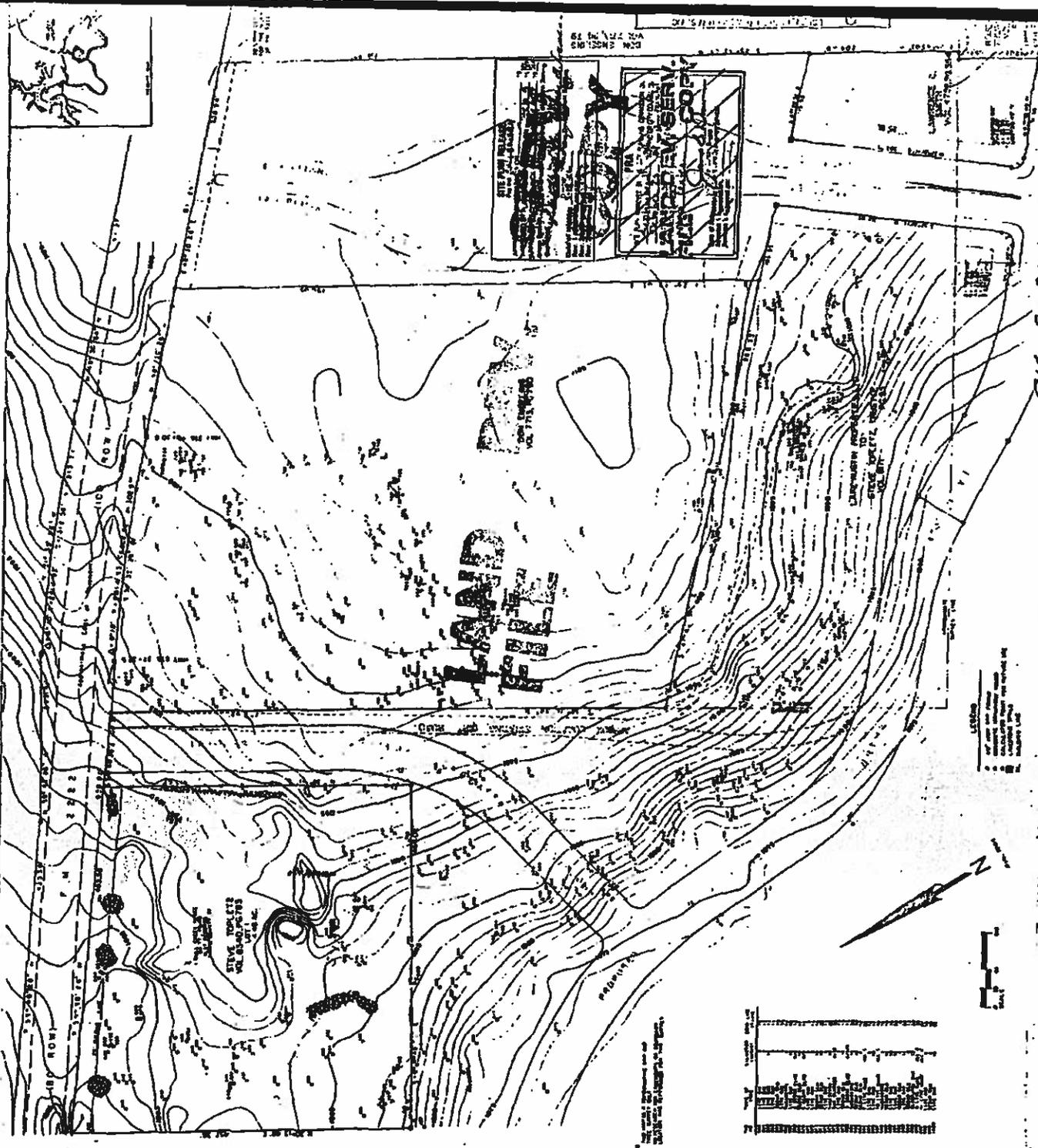
THE STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 CIVIL ENGINEER
 No. 12345
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CIVIL ENGINEER
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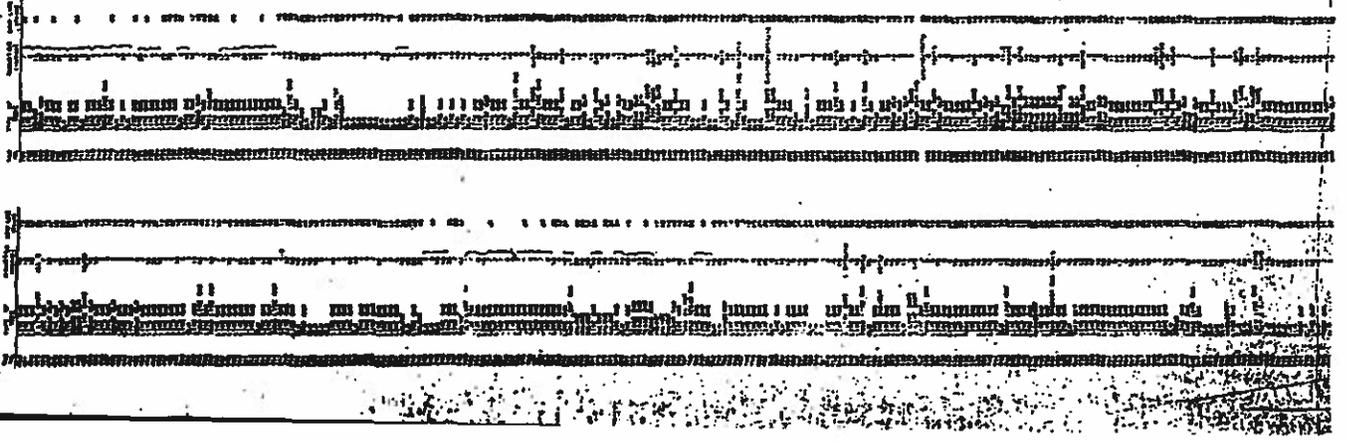
- Existing Walls to Stay
- New Walls to be Constructed
- Existing Structures
- New Structures
- Existing Trees to Stay
- New Trees
- Existing Landscape
- New Landscape

MESSAGE SHEET
 DATE: 10/15/1984

CIVIL-85-392 and CIVIL-84-257(R)



CIA-RDP85-3942R C44-84-2372R



ORDINANCE NO. 85 1219-DD

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1. 11.80 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THE FOLLOWING THREE TRACTS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

TRACT 2. 0.15 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288, FROM INTERIM "SF-2: SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE; AND,

TRACT 3. 0.64 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288, FROM INTERIM "SF-2: SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE; AND,

TRACT 4. 0.45 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288, FROM INTERIM "SF-2: SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE, LOCALLY KNOWN AS 10909 F.M. 2222; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

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

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district on the property described in File C14r-84-237, to-wit:

TRACT 1. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

A 11.80 acre tract of land in the William Bell Survey No. 802 and the Banyon Payne Survey No. 288; said 11.80 acre tract being all of that portion of proposed Lot 1, River Place Center lying within the City of Austin Limited Annexation Area, save and except those areas described herein as Tracts 2, 3 and 4, said 10.56 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at the northernmost corner of that certain River Place Section 1, a subdivision recorded in Book 84, Page 103A-105B of the Travis County Plat Records, being on the south right-of-way line of R.M. 2222;

THENCE, departing said right-of-way line, and along a southwesterly line of said River Place Section 1, S 29° 43' 03" W, a distance of 459.67 to a point;

THENCE, over and across the said proposed Lot 1, River Place Center, parallel to and at a perpendicular distance of 500 feet southwest of the centerline of R.M. 2222 for the following three (3) courses:

1. N 48° 30' 26" W, a distance of 296.69 to a point of curvature;
2. 254.53 feet along the arc of a curve to the left, having a central angle of 06° 10' 00", a radius of 2364.93 feet, bearing N 51° 35' 26" W for a distance of 254.41 feet to a point of tangency, and
3. N 54° 40' 26" W, a distance of 593.78 to a point on the southeast line of that certain Lot 2, Bull Creek Place, a subdivision recorded in Book 77, Page 68 of the Travis County Plat Records;

THENCE, along the southeast line of the said Lot 2, N 30° 13' 8" E a distance of 451.79 feet to the northeast corner of the said Lot 2 on the south right-of-way line of R.M. 2222, for the northwest corner of the said proposed Lot 1, River Place Center;

THENCE, along the southerly right-of-way line of R.M. 2222, and the northerly line of the said proposed Lot 1, River Place Center the following three (3) courses:

1. S 54° 40' 26" E, a distance of 633.91;
2. 302.97 feet along the arc of a curve to the right, having a central angle of 06° 10' 00", a radius of 2814.93, bearing S 51° 35' 26" E, and a distance of 302.82 feet;
3. S 48° 30' 26" E, a distance of 202.88 feet to the POINT OF BEGINNING, containing 11.80 acres of land, more or less; SAVE AND EXCEPT,

TRACT 2. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

COMMENCING, for reference, at a point of curvature on the right-of-way line of R.M. 2222, same being on a northeasterly line of Lot 1 of said River Place Center;

THENCE, leaving said right-of-way line, S 45° 29' 26" W, a distance of 143.68 feet to the Point of Beginning;

THENCE, continuing over and across said Lot 1 for the following four (4) calls:

1. S 60° 40' 26" E, a distance of 80.00 feet;
2. S 29° 19' 34" W, a distance of 80.00 feet;
3. N 60° 40' 26" W, a distance of 80.00 feet;
4. N 29° 19' 34" E, a distance of 80.00 feet to the POINT OF BEGINNING, containing 0.15 acres of land, more or less; and,

TRACT 3. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office

COMMENCING, for reference, at a southeasterly corner of said Lot 1 on the said right-of-way line of R.M. 2222, same being the northernmost corner of said River Place Section 1;

THENCE, with a southeasterly line of said Lot 1, and also with a northwesterly line of said River Place Section 1, S 29° 43' 03" W, a distance of 155 feet;

THENCE, N 60° 16' 57" W, a distance of 130 feet to the POINT OF BEGINNING:

THENCE, continuing over and across said Lot 1 for the following five (5) calls:

1. S 15° 16' 57" E, a distance of 56.57 feet;
2. S 29° 43' 03" W, a distance of 210.44 feet,
3. N 60° 16' 57" W, a distance of 115.00 feet;
4. N 29° 43' 03" E, a distance of 250.44 feet,
5. S 60° 16' 57" E, a distance of 75.00 feet to the POINT OF BEGINNING, containing 0.64 acres of land, more or less;

TRACT 4. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

COMMENCING, for reference, at the northernmost corner of the said Lot 1, River Place Center, same being the northeast corner of the said Lot 2, Bull Creek Place, on the south right-of-way line of R.M. 2222;

THENCE, with a northwesterly line of the said Lot 1, and with a southeasterly line of said Bull Creek Place, S 30° 13' 38" W, a distance of 215 feet to a point;

THENCE, leaving said northwesterly line, S 59° 46' 12" E, a distance of 31.00 feet to the POINT OF BEGINNING:

THENCE, continuing over and across said Lot 1 for the following twelve (12) calls;

1. S 59° 46' 12" E, a distance of 25.00 feet;
2. S 14° 46' 12" E, a distance of 80.00 feet;
3. S 30° 13' 48" W, a distance of 65.00 feet;
4. S 75° 13' 48" W, a distance of 30.00 feet;
5. S 30° 13' 48" W, a distance of 50.00 feet;
6. S 19° 46' 12" E, a distance of 70.00 feet;
7. S 59° 46' 12" E, a distance of 100.00 feet;
8. N 70° 13' 48" E, a distance of 15.00 feet;
9. S 19° 46' 12" E, a distance of 57.80 feet;
10. N 54° 40' 26" W, a distance of 236.10 feet;

- 11. N 19° 46' 12" W, a distance of 42.74 feet;
- 12. N 30° 13' 48" E, a distance of 215.00 feet to the POINT OF BEGINNING, containing 0.45 acres of land, more or less,

locally known as 10909 F.M. 2222 in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan attached hereto as Exhibit "A", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2A-6196 of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with applicable ordinances of the City of Austin.

PART 4. This application for rezoning was filed prior to the effective date of Chapter 13-2A of the Austin City Code of 1981, at which time the property was zoned Interim "AA" Residence, First Height and Area District, and the applicant sought rezoning to "GR" General Retail, First Height and Area District. Notwithstanding the rezoning herein to "GR" Community Commercial for Tract 1 and "LO" Limited Office for Tracts 2 - 5, the property owner shall be permitted to obtain a building permit subject to the provisions of Chapter 13-2 and as permitted under a zoning classification thereunder of "GR" General Retail, First Height and Area District for Tract 1 and "O-1" Office for Tracts 2 - 5, in accordance with the provisions of Section 1051 of Chapter 13-2A of the Austin City Code of 1981.

PART 5. WHEREAS, an emergency is apparent for the immediate preservation of order, health, safety and general welfare of the public, which emergency requires the suspension of the rule providing for the reading of an ordinance on three separate days, and requires that this ordinance become effective immediately upon its passage; therefore, the rule requiring the reading on three separate days is hereby suspended and this ordinance shall become effective immediately upon its passage as provided by the Charter of the City of Austin.

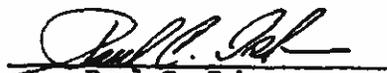
PASSED AND APPROVED

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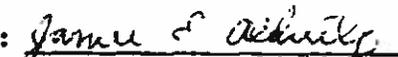
December 9, 1985


Frank C. Cooksey
Mayor

APPROVED:

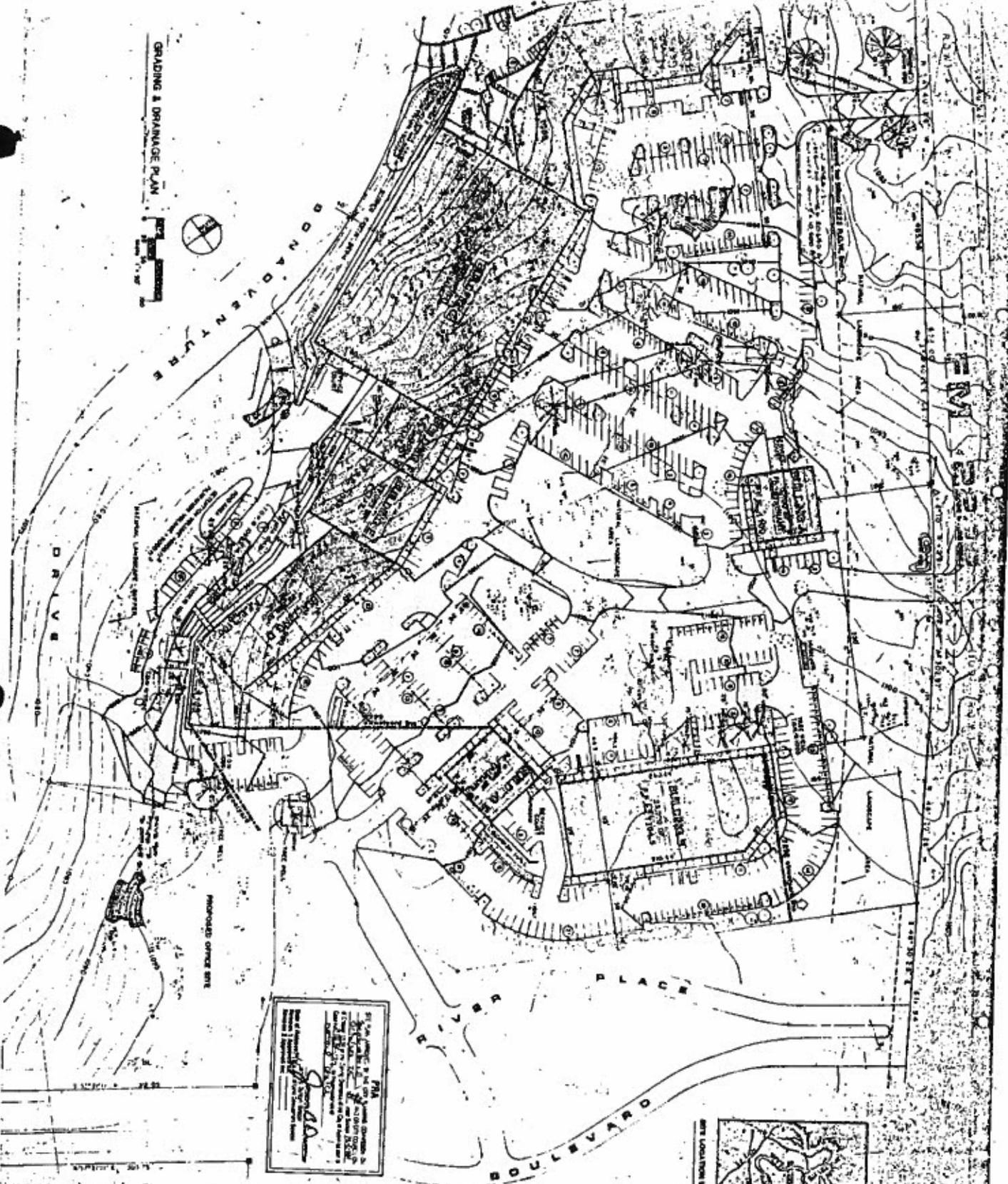

Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

SJS:saf

GRADING & DRAINAGE PLAN



Professional Engineer's Seal and Signature: *[Signature]*
Professional Engineer
No. 12345
State of California
City of Los Angeles



- LEGEND**
- Proposed Road
 - Proposed Driveway
 - Proposed Parking
 - Proposed Building
 - Proposed Structure
 - Proposed Utility
 - Proposed Fence
 - Proposed Wall
 - Proposed Gate
 - Proposed Gate Post
 - Proposed Gate Chain
 - Proposed Gate Lock
 - Proposed Gate Hardware
 - Proposed Gate Latch
 - Proposed Gate Handle
 - Proposed Gate Knob
 - Proposed Gate Pull
 - Proposed Gate Push
 - Proposed Gate Turn
 - Proposed Gate Swing
 - Proposed Gate Slide
 - Proposed Gate Roll
 - Proposed Gate Lift
 - Proposed Gate Lower
 - Proposed Gate Raise
 - Proposed Gate Lower
 - Proposed Gate Raise
 - Proposed Gate Lower
 - Proposed Gate Raise

DATE: 10/15/88
DRAWN BY: J. GARDNER
CHECKED BY: J. GARDNER
SCALE: AS SHOWN

A PROJECT OF WESTLAKE PROPERTY GROUP, INC.

RIVER PLACE CENTER

SHEET PRA 2

ORDINANCE NO. 88 0728-E

AN ORDINANCE AMENDING ORDINANCE NO. 851219-DD, ENACTED BY THE CITY COUNCIL DECEMBER 19, 1985, BY CORRECTING THE USE DESIGNATION OF CERTAIN PROPERTY LOCATED AT 10909 F.M. 2222 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS (ZONING CASE NO. C14r-84-237); WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. Ordinance No. 851219-DD, Zoning Case C14r-84-237, enacted by the City Council on December 19, 1985, is hereby corrected by deleting, in its entirety, the caption in said ordinance and substituting the following section to read as follows:

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1: 11.80 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THE FOLLOWING THREE TRACTS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE;

TRACT 2: 0.15 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

TRACT 3: 0.64 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

TRACT 4: 0.45 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

LOCALLY KNOWN AS 10909 F.M. 2222; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

PART 2. Part 1 of Ordinance No. 851219-DD, Zoning Case C14r-84-237, enacted by the City Council on December 19, 1985, is corrected by deleting the following sections:

TRACT 1. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

TRACT 2. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

TRACT 3. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

TRACT 4. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

and substituting the following sections to read as follows:

TRACT 1. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

TRACT 2. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

TRACT 3. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

TRACT 4. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

PART 3. Ordinance No. 851219-DD, Zoning Case C14r-84-237, enacted by the City Council on December 19, 1985, is hereby corrected by deleting PART 4 in its entirety in said ordinance and substituting the following section to read as follows:

PART 4. This application for rezoning was filed prior to the effective date of Chapter 13-2A of the Austin City Code of 1981, at which time the property was zoned Interim "AA", First Height and Area District, and the applicant sought rezoning to "GR" General Retail, First Height and Area District. Notwithstanding the rezoning herein to "LO" Limited Office for Tract 1 and "GR" Community Commercial for Tracts 2-4, the property owner shall be permitted to obtain a building permit subject to the provisions of Chapter 13-2 and as permitted under a zoning classification thereunder of "O-1" First Height and Area District for Tract 1 and "GR" General Retail for Tract 2-4 in accordance with the provisions of Section 1051 of Chapter 13-2A of the Austin City Code of 1981.

PART 4. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the amendment enacted in this ordinance.

PART 5. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate

days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 6. This ordinance shall be effective ten days following the date of its final passage.

PASSED AND APPROVED

July 28 _____, 1988

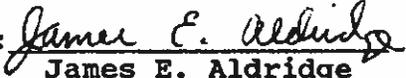
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Lee Cooke
Mayor

APPROVED: 

Jonathan Davis
Acting City Attorney

ATTEST: 

James E. Aldridge
City Clerk

84-237. corrective ord.
AFM/jj