

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 5914 LOST HORIZON DRIVE FROM COMMUNITY
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT
4 TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
5 COMBINING 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 community commercial-conditional overlay (GR-CO)
11 combining district to community commercial-conditional overlay (GR-CO) combining
12 district on the property described in Zoning Case No. C14-2010-0017, on file at the
13 Planning and Development Review Department, as follows:
14

15 A 6.689 acre tract of land, more or less, out of the Lot 1, Great Hills Golf Course
16 One, the tract of land being more particularly described by metes and bounds in
17 Exhibit "A" incorporated into this ordinance (the "Property"),
18

19 locally known as 5914 Lost Horizon Drive, in the City of Austin, Travis County, Texas,
20 and generally identified in the map attached as Exhibit "B".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

25 A. The following uses are conditional uses of the Property:
26

27 Community recreation (private)	Indoor entertainment
28 Outdoor sports and recreation	Restaurant (limited)
29 Restaurant (general)	

30
31 B. The following uses are prohibited uses of the Property:
32

33 College and university facilities	Community recreation (public)
34 Congregate living	Group home (Class II)
35 Guidance services	Hospital services (limited)
36 Private secondary educational facilities	Residential treatment
37 Automotive rentals	Automotive repair services

Automotive sales
Bail bond services
Commercial off-street parking
Consumer repair services
Exterminating Services
Food preparation
Funeral services
General retail sales (general)
Indoor sports and recreation
Outdoor entertainment
Personal improvement services
Pet services
Printing and publishing
Special use historic
Custom manufacturing

Automotive washing (of any type)
Business support services
Consumer convenience services
Drop-off recycling collection facility
Financial services
Food sales
General retail sales (convenience)
Hotel-motel
Off-site accessory parking
Pawn shop services
Personal services
Plant nursery
Service station
Theater

- C. A 25-foot wide setback shall be established from the right-of-way line of Lost Horizon Drive for any additional improvements or any additional impervious cover.

Except as specifically provided in this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

_____, 2010 §
 §
 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
Acting City Attorney

Shirley A. Gentry
City Clerk

AUGUST 29, 2000

JOB NO. 278-13

FIELD NOTE NO. 278-01R2

CLIENT: GREAT HILLS COUNTRY CLUB

PROJECT: 6.689 ACRE ZONING

PARCEL

C.O.A. GRID NO. G-34

FIELD NOTES

A DESCRIPTION PREPARED IN THE OFFICE, BASED ON PUBLIC RECORDS, OF 6.689 ACRES SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF LOT 1, GREAT HILLS GOLF COURSE ONE, A SUBDIVISION WHOSE PLAT IS RECORDED IN VOLUME 81, PAGES 72 THROUGH 74 OF THE PLAT RECORDS OF SAID COUNTY, AND BEING A PORTION OF THAT CERTAIN PROPERTY CONVEYED TO GREAT HILLS GOLF CLUB OF AUSTIN, INC. BY DEED RECORDED IN VOLUME 9212, PAGE 126 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 6.689 ACRES AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod on the east right-of-way (R.O.W.) line of Lost Horizon Drive, a variable width R.O.W., for the northwest corner of said Lot 1 and the southwest corner of Lot 2, Block A, Great Hills Section IX, a subdivision whose plat is recorded in Volume 78, Page 141 of the said Plat Records;

THENCE along the south line of said Lot 2 being a north line of said Lot 1, N68°46'E, 132.22 feet to an iron rod found;

THENCE, departing the south line of said Lot 2, continuing along the north lines of said Lot 1 the following two (2) courses:

1. S20°03'E, 100.00 feet to a point, and

2. N88°52'E, 203.35 feet to a point;

THENCE, departing the north lines of said Lot 1, crossing said Great Hills Golf Club of Austin, Inc.'s property the following three (3) courses:

1. N01°08'27"W, 48.33 feet to a point,

2. N88°51'33"E, 190.15 feet to a point, and

3. S01°01'36"E, 48.36 feet to a point on the north line of said Lot 1;

THENCE along the north line of said Lot 1, the following two (2) courses:

1. N88°52'E, 80.21 feet to a point, and

2. S73°10'E, 268.45 feet to a concrete monument;

Field Note No. 278-Q1R2

THENCE, departing the north lines of said Lot 1, crossing said Lot 1, S34°09'23"W, 435.91 feet to a concrete monument on the northeasterly R.O.W. line of said Lost Horizon Drive;

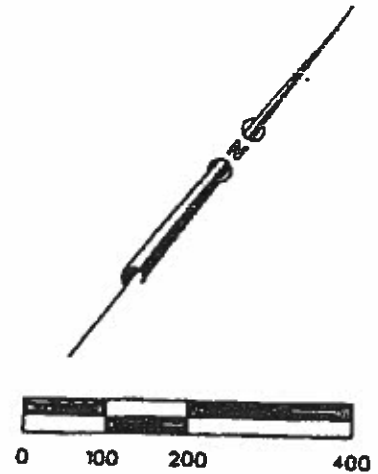
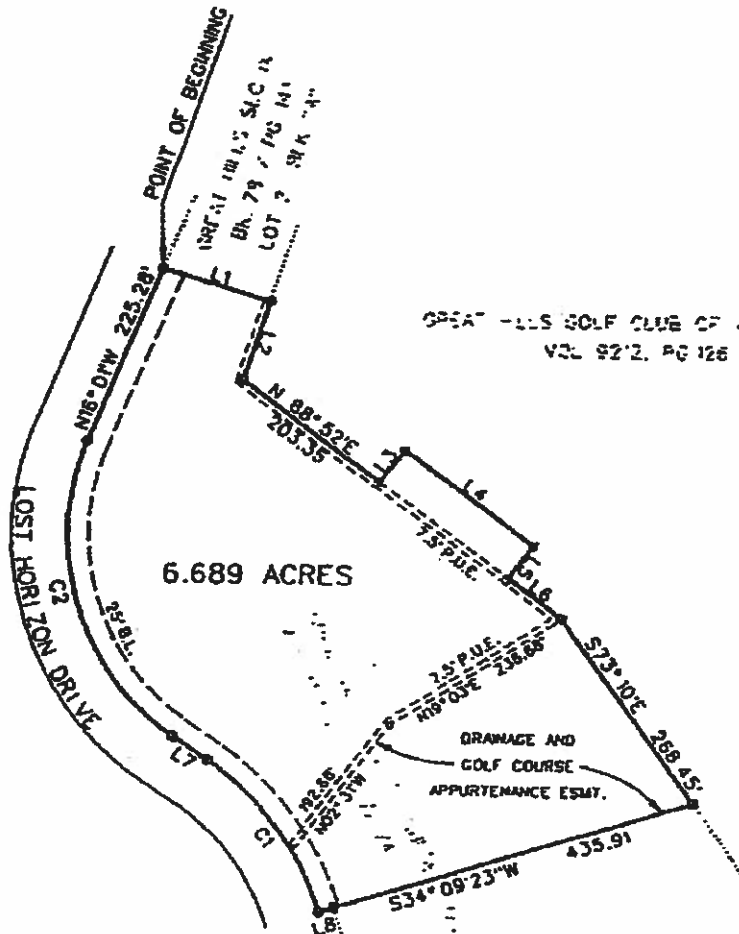
THENCE along the northeasterly R.O.W. line of said Lost Horizon Drive, being the southwesterly lines of said Lot 1 the following five (5) courses:

1. S34°09'W, 18.00 feet to an iron rod,
2. a distance of 231.86 feet along the arc of a curve to the left whose radius is 357.43 feet, central angle is 37°10' and whose chord bears N74°26'W, 227.81 feet to an iron rod,
3. S86°59'W, 50.00 feet to an iron rod for a point of curvature,
4. a distance of 399.81 feet along the arc of a curve to the right whose radius is 297.50 feet, central angle is 77°00' and whose chord bears N54°31'00"W, 370.40 feet to an iron rod, and
5. N16°01'W, 225.28 feet to the POINT OF BEGINNING containing 5.509 acres of land more or less.

Will H. Ramsey
8-30-00



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	231.85	37° 10'	357.43	N74° 26'W	227.81
C2	399.81	77° 00'	297.50	N54° 31'W	370.40



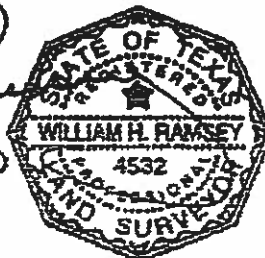
GREAT - L.S. GOLF CLUB OF ALBANY, N.Y.
 VOL 92'2. PG 126

6.689 ACRES

LEGEND

- ④ IRON ROD
- △ CALCULATED POINT
- ④ CONC. MOUNT

W. H. R.
8-30-00



LINE	DIRECTION	DISTANCE
L1	N88° 45'E	132.22
L2	S20° 03'E	100.00
L3	N01° 08'27"W	48.33
L4	N88° 51'33"E	150.15
L5	S01° 01'36"E	48.36
L6	N88° 52'E	80.21
L7	S86° 59'W	50.00
L8	S34° 03'W	18.00

RAMSEY LAND SURVEYING, L.L.C.

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r1surveys@flogsn.net

SKETCH TO ACCOMPANY
FIELD NOTE NO. 278-01R2

JOS NO. 278-13

