

**ORDINANCE NO. 20100930-041**

**AN ORDINANCE AMENDING ORDINANCE NO. 960613-O FOR THE PROJECT KNOWN AS FOUR POINTS CENTRE PLANNED UNIT DEVELOPMENT PROJECT, TO MODIFY THE LAND USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCALLY KNOWN AS 7301 NORTH FM 620 ROAD.**

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

**PART 1.** Four Points Centre Planned Unit Development ("Four Points PUD") is comprised of approximately 333 acres of land located at 7200 to 7500 North R.R. 620 Road and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 960613-O.

**PART 2.** Four Points PUD was approved June 13, 1996, under Ordinance No. 960613-O (the "Original Ordinance"), and amended under Ordinance No. 000330-52 and Ordinance No. 030424-21.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-95-0002.09, on file at the Planning and Development Review Department, as follows:

A 0.147 acre tract of land, more or less, out of Lot 1 Block B, Four Points Centre PUD Lots 1 and 1-A, Block B, Lots 3 and 3-A, Block A Subdivision, the 0.147 acre tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance ("Lot 1-B" Property),

locally known as 7301 North FM 620 Road, Suite 105, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 4.** This ordinance, together with the attached Exhibits A, B, and C, constitutes the amended land use plan for the Four Points PUD and amends the Original Ordinance. The Four Points PUD shall conform to the limitations and conditions set forth in the ordinance and the land use plan on record at the Planning and Development Review Department in File No. C814-95-0002.09. If this ordinance and the attached exhibits conflict, the ordinance applies

**PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

Exhibit A:	Description of Property
Exhibit B:	Zoning Map
Exhibit C:	Amended Land Use Plan (2 pages)

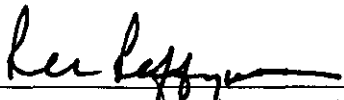

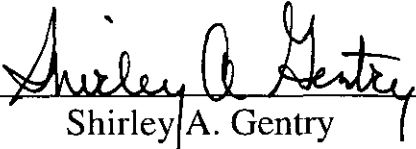
**PART 6.** The Four Points PUD land use plan under the Original Ordinance, as amended, is modified and amended as shown on Exhibit "C", as follows:

- A. A liquor sales use is permitted on the Lot 1-B Property.
- B. Note #60 is amended by Note #67 to allow no more than 6,419 square feet of CS-1 zoning on the Lot 1-B Property.

**PART 7.** Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 960613-O, as amended, remain in effect.

**PART 8.** This ordinance takes effect on October 11, 2010

**PASSED AND APPROVED**

_____	§ § §	_____
September 30		
, 2010		Leo Leffingwell
		Mayor
<b>APPROVED:</b> 	<b>ATTEST:</b>	
Karen M. Kennard		Shirley A. Gentry
Acting City Attorney		City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT A

**0.147 ACRES, ZONING DESCRIPTION**

**PORTION OF LOT 1, BLOCK B, FOUR POINTS CENTRE P.U.D. LOTS 1 AND 1-A,  
BLOCK B LOTS 3 AND 3-A, BLOCK A**

A DESCRIPTION OF 0.147 ACRES, APPROXIMATELY 6419 SQ. FT., IN THE ALEX DUNLAP SURVEY NO. 805, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK B, FOUR POINTS CENTRE P.U.D. LOTS 1 AND 1-A, BLOCK B LOTS 3 AND 3-A, BLOCK A, A SUBDIVISION OF RECORD IN VOLUME 100, PAGE 309 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.147 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


**COMMENCING**, for a point of reference, at a Mag nail with washer found for an angle point in the east line of said Lot 1, same being an angle point in the west line of Lot 2, Block B, Four Points Centre P.U.D., a subdivision of record in Document No. 200200080 of the Official Public Records of Travis County, Texas, from which a Mag nail with washer found in the south right-of-way line of Four Points Drive (90' right-of-way) for the northeast corner of said Lot 1, same being the northwest corner of said Lot 2, bears North 24°19'09" East, a distance of 160.03 feet;

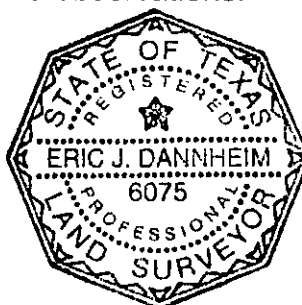
**THENCE** South 67°54'35" West, crossing said Lot 1, a distance of 286.94 feet to a calculated point for the east corner of the herein described tract of land, and the true **POINT OF BEGINNING** hereof;

**THENCE** continuing across said Lot 1, the following four (4) courses and distances:

1. South 22°23'00" West, a distance of 72.70 feet to a calculated point;
2. North 67°37'00" West, a distance of 88.30 feet to a calculated point;
3. North 22°23'00" East, a distance of 72.70 feet to a calculated point;
4. South 67°37'00" East, a distance of 88.30 feet to the **POINT OF BEGINNING**, containing 0.147 acres of land, more or less.

Surveyed on the ground May 27, 2010. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values, based on GPS observations.

 5/28/2010  
Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075

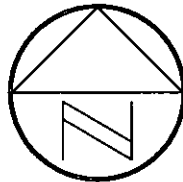


**SCANNED**

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.147 ACRES, APPROXIMATELY 6419 SQ. FT., IN THE ALEX DUNLAP SURVEY NO. 805, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK B, FOUR POINTS CENTRE P.U.D. LOTS 1 AND 1-A, BLOCK B LOTS 3 AND 3-A, BLOCK A, A SUBDIVISION OF RECORD IN VOLUME 100, PAGE 309 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 1-A  
BLOCK B  
FOUR POINTS CENTRE P.U.D. LOTS  
1 AND 1-A, BLOCK B LOTS 3  
AND 3-A, BLOCK A  
(100/309)

FOUR POINTS DRIVE  
(90' R.O.W. 10338/198)

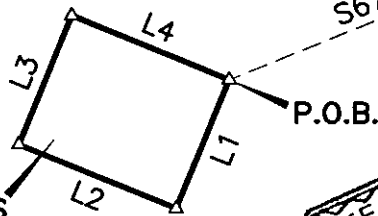


1"=100'

LOT 1  
BLOCK B  
FOUR POINTS CENTRE P.U.D. LOTS  
1 AND 1-A, BLOCK B LOTS 3  
AND 3-A, BLOCK A  
(100/309)

ALEX DUNLAP  
SURVEY NO. 805

0.147 ACRES  
APPROX. 6419 SQ. FT.



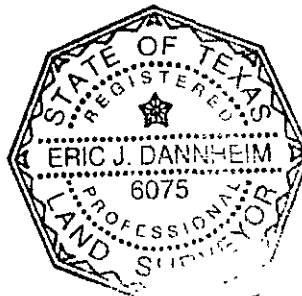
P.O.C.

LOT 2  
BLOCK B  
FOUR POINTS  
CENTRE P.U.D.  
(200200080)

S67°54'35"W 286.94'

N24°19'09"E 160.03'  
(N26°46'35"E 160.00')

S02°56'11"E 341.35'  
(S00°28'52"E 341.50')



EW 5/28/2010

#### LEGEND

- 1/2" REBAR FOUND
- ▲ MAG NAIL WITH WASHER FOUND
- △ CALCULATED POINT

BEARING BASIS: GRID AZIMUTH FOR  
TEXAS CENTRAL ZONE, 1983/93 HARN  
VALUES, BASED ON GPS OBSERVATIONS

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 040-070-ZN1

DATE OF SURVEY: 5/27/10  
PLOT DATE: 5/28/10  
DRAWING NO.: 040-070-ZN1  
PROJECT NO.: 040-070  
DRAWN BY: EJD  
SHEET 1 OF 1

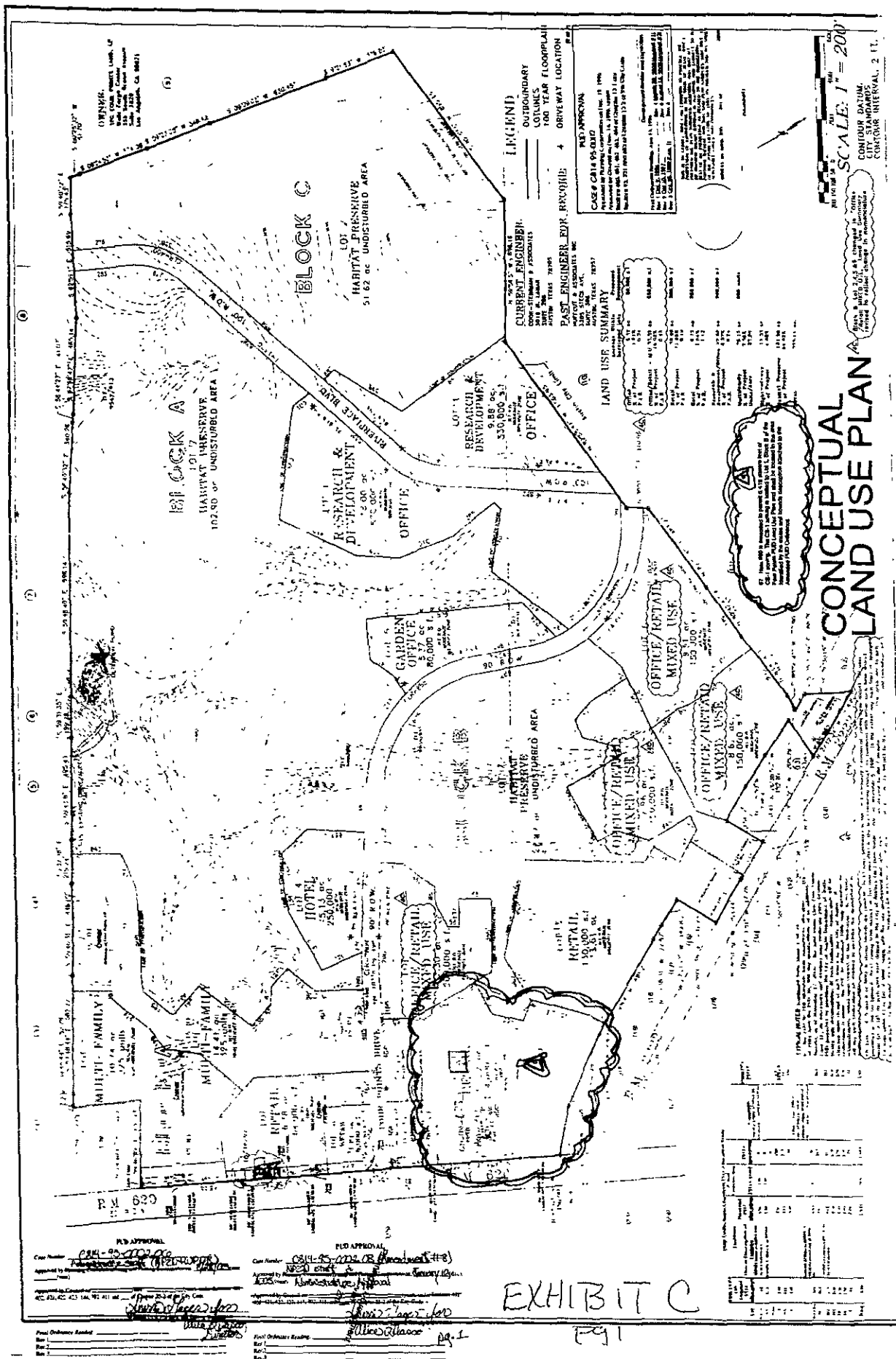
LOT 10  
BLOCK B  
FOUR POINTS  
CENTRE P.U.D.  
(90/19)

LINE TABLE		
No.	BEARING	LENGTH
L1	S22°23'00"W	72.70'
L2	N67°37'00"W	88.30'
L3	N22°23'00"E	72.70'
L4	S67°37'00"E	88.30'

Chaparral

SCANNED





OWNER: TPO Four Points Land LP  
15000 Highway 100  
Suite 200  
Dallas, Texas 75244

CONSULTANT ENGINEER: Cook, Scharman & Associates, Inc.  
3015 North Lamar  
Suite 200  
Dallas, Texas 75219

DATE: 10/1/2010  
PROJECT: 1010 LAND CREEK CT  
ALSTY: 1010-0000  
PLOT: 1010-0000-0000

PREPARED BY: J. L. Smith  
CHECKED BY: J. L. Smith  
APPROVED BY: J. L. Smith

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