

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



**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

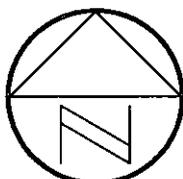


SCANNED

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)

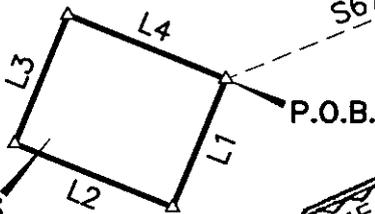


1"=100'

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')



EJD 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

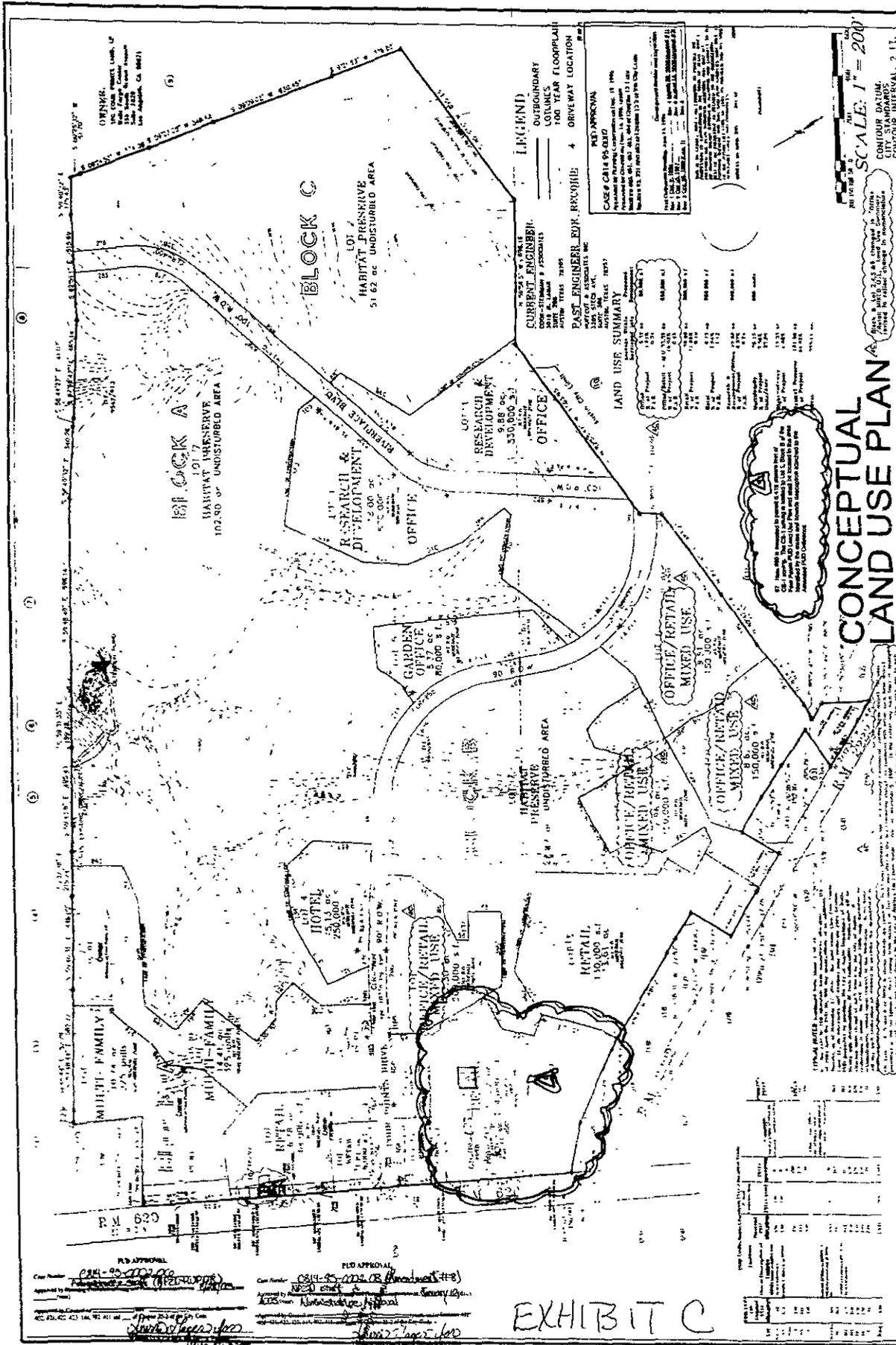
DATE OF SURVEY: 5/27/10
PLOT DATE: 5/28/10
DRAWING NO.: 040-070-ZN1
PROJECT NO.: 040-070
DRAWN BY: EJD
SHEET 1 OF 1

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



CONCEPTUAL LAND USE PLAN

LAND USE PLAN NOTES AND TABULATIONS

FOUR POINTS CENTRE

OWNER: TRIP POINTE LANE LP
 15550 GARDEN ROAD
 LOS ANGELES, CA 90071

DESIGNER: COOK, CHAMBERLAIN & ASSOCIATES, INC.
 3015 WASH BLVD
 SUITE 200
 AUSTIN, TEXAS 78758

DATE: 01/11/11
PROJECT: 1012 LAND CREEK CT

LAND STRATEGIES INC. 1012 LAND CREEK CT
 AUSTIN, TX 78748
 FAX: (512) 328-6172
 EMAIL: LSTRAT@GOL.COM

SHEET 1 of 2

Typical Notes

1. The 25 and 100 year frequencies are to be obtained from the following sources:

2. The building height, setbacks, and other requirements are to be determined by the City of Austin, Texas, and the State of Texas, and are subject to change without notice.

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Particular Calculations

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APPROVAL BOX

RID APPROVAL
 CASE # CB14-03-0002
 Approved for Planning Commission on Dec. 12, 1009
 Approved for City Council on Dec. 13, 2009
 Approved for City Council on Dec. 13, 2009

ADJACENT PROPERTY OWNERS

1. [Name]
 2. [Name]
 3. [Name]
 4. [Name]
 5. [Name]
 6. [Name]
 7. [Name]
 8. [Name]
 9. [Name]
 10. [Name]

DEVELOPMENT CRITERIA

Criterion	Value
1. Building Height	100 ft
2. Setback	25 ft
3. Floor Area Ratio	0.5
4. Parking	1 space per 100 sq ft
5. [Other]	[Value]

NE Corridor Feasibility - Ordinance Calculations

Block	Area	Volume	Value
Block 1A	1000	1000	1000
Block 1B	1000	1000	1000
Block 1C	1000	1000	1000
Block 1D	1000	1000	1000
Block 1E	1000	1000	1000
Block 1F	1000	1000	1000
Block 1G	1000	1000	1000
Block 1H	1000	1000	1000
Block 1I	1000	1000	1000
Block 1J	1000	1000	1000
Block 1K	1000	1000	1000
Block 1L	1000	1000	1000
Block 1M	1000	1000	1000
Block 1N	1000	1000	1000
Block 1O	1000	1000	1000
Block 1P	1000	1000	1000
Block 1Q	1000	1000	1000
Block 1R	1000	1000	1000
Block 1S	1000	1000	1000
Block 1T	1000	1000	1000
Block 1U	1000	1000	1000
Block 1V	1000	1000	1000
Block 1W	1000	1000	1000
Block 1X	1000	1000	1000
Block 1Y	1000	1000	1000
Block 1Z	1000	1000	1000

SE Corridor Feasibility - Ordinance Calculations

Block	Area	Volume	Value
Block 2A	1000	1000	1000
Block 2B	1000	1000	1000
Block 2C	1000	1000	1000
Block 2D	1000	1000	1000
Block 2E	1000	1000	1000
Block 2F	1000	1000	1000
Block 2G	1000	1000	1000
Block 2H	1000	1000	1000
Block 2I	1000	1000	1000
Block 2J	1000	1000	1000
Block 2K	1000	1000	1000
Block 2L	1000	1000	1000
Block 2M	1000	1000	1000
Block 2N	1000	1000	1000
Block 2O	1000	1000	1000
Block 2P	1000	1000	1000
Block 2Q	1000	1000	1000
Block 2R	1000	1000	1000
Block 2S	1000	1000	1000
Block 2T	1000	1000	1000
Block 2U	1000	1000	1000
Block 2V	1000	1000	1000
Block 2W	1000	1000	1000
Block 2X	1000	1000	1000
Block 2Y	1000	1000	1000
Block 2Z	1000	1000	1000

SW Corridor Feasibility - Ordinance Calculations

Block	Area	Volume	Value
Block 3A	1000	1000	1000
Block 3B	1000	1000	1000
Block 3C	1000	1000	1000
Block 3D	1000	1000	1000
Block 3E	1000	1000	1000
Block 3F	1000	1000	1000
Block 3G	1000	1000	1000
Block 3H	1000	1000	1000
Block 3I	1000	1000	1000
Block 3J	1000	1000	1000
Block 3K	1000	1000	1000
Block 3L	1000	1000	1000
Block 3M	1000	1000	1000
Block 3N	1000	1000	1000
Block 3O	1000	1000	1000
Block 3P	1000	1000	1000
Block 3Q	1000	1000	1000
Block 3R	1000	1000	1000
Block 3S	1000	1000	1000
Block 3T	1000	1000	1000
Block 3U	1000	1000	1000
Block 3V	1000	1000	1000
Block 3W	1000	1000	1000
Block 3X	1000	1000	1000
Block 3Y	1000	1000	1000
Block 3Z	1000	1000	1000

EXHIBIT C - pg 2