

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 4207 RIVER PLACE BOULEVARD AND CHANGING**  
3 **THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT**  
4 **TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)**  
5 **COMBINING DISTRICT FOR TRACT ONE AND URBAN FAMILY RESIDENCE**  
6 **(SF-5) DISTRICT FOR TRACT TWO.**

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district on the property described in Zoning Case No. C14-2010-0145, on  
12 file at the Planning and Development Review Department, as follows:  
13

14 Tract One: From interim rural residence (I-RR) district to community commercial-  
15 conditional overlay (GR-CO) combining district.  
16

17 A 13.41 acre tract of land, more or less, out of those certain described surveys and  
18 Lot 1, River Place Section 9 Subdivision, in Travis County, the tract of land being  
19 more particularly described by metes and bounds in Exhibit "A" incorporated into  
20 this ordinance; and  
21

22 Tract Two: From interim rural residence (I-RR) district to urban family residence  
23 (SF-5) district.  
24

25 A 1.81 acre tract of land, more or less, out of the W.R. Hobbs Survey No. 456 and  
26 Lot 1, River Place Section 9 Subdivision in Travis County, the tract of land being  
27 more particularly described by metes and bounds in Exhibit "B" incorporated into  
28 this ordinance (the "Property"),  
29

30 locally known as 4207 River Place Boulevard, in the City of Austin, Travis County, Texas,  
31 and generally identified in the map attached as Exhibit "C".  
32  
33  
34  
35

1 **PART 2.** The Property identified as Tract One within the boundaries of the conditional  
2 overlay combining district established by this ordinance is subject to the following  
3 conditions:  
4

5 A site plan or building permit for the Tract One property may not be approved,  
6 released, or issued, if the completed development or uses of Tract One, considered  
7 cumulatively with all existing or previously authorized development and uses,  
8 generate traffic that exceeds 2,000 trips per day.  
9

10 Except as otherwise specifically restricted under this ordinance, the Tract One property  
11 may be developed and used in accordance with the regulations established for the  
12 community commercial (GR) base district, and other applicable requirements of the City  
13 Code.  
14

15 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.  
16

17 **PASSED AND APPROVED**  
18

19  
20 §  
21 §  
22 \_\_\_\_\_, 2011 § \_\_\_\_\_  
23 Lee Leffingwell  
24 Mayor  
25

26  
27 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
28 Karen M. Kennard Shirley A. Gentry  
29 City Attorney City Clerk

DESCRIPTION

DESCRIBING A 13.41 ACRE TRACT OF LAND, SAME BEING A PART OF THE W. R. HOBBS SURVEY, NO. 456, THE E. R. MC LEAN SURVEY, NO. 200 AND THE D&W RAILROAD CO. SURVEY NO. 71, TRAVIS COUNTY, TEXAS AND ALSO BEING A PART OF LOT 1, RIVER PLACE SECTION 9, A SUBDIVISION RECORDED IN BOOK 85 PAGE 96B-97A OF THE PLAT RECORDS OF SAID COUNTY, SAID LOT 1, RIVER PLACE SECTION 9 BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO RIVER PLACE GOLF GROUP, LP EXECUTED ON JUNE 11, 2003 AND RECORDED IN DOCUMENT NUMBER 2003134645 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 13.41 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the northeast corner of said Lot 1, same being at the northwest corner of Lot 3, Block A, River Place Golf Course, a subdivision recorded in Book 103 Page 3 of the Plat Records of said County, same also being in a southeast right-of-way line of River Place Boulevard (70' R.O.W., Book 84 Page 103A-105B);

THENCE, with the east line of said Lot 1, same being the west line of said Lot 3, S36°06'42"W, 663.57 feet to a point;

THENCE, with the east line of Lot 1, same being the west line of said Lot 3 and the west line of Lot 4, Block A, The Resubdivision of Lots 2 and 4, Block A of River Place Golf Course and Lot 178, Block A of River Place Section 22, a subdivision recorded in Document Number 200000139 of the Official Public Records of said County, S00°51'49"E, 736.50 feet to a point;

THENCE, with the east line of Lot 1, same being the west line of said Lot 4, S18°58'57"E, 16.13 feet to a point;

THENCE, through the interior of said Lot 1, the following eight courses:

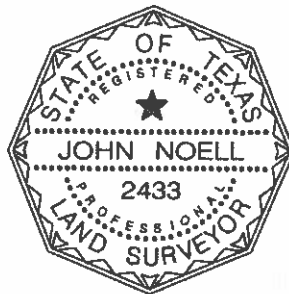
- 1) S70°08'03"W, 61.73 feet to a point;
- 2) S39°07'07"W, 63.01 feet to a point;
- 3) S03°33'44"W, 141.79 feet to a point;
- 4) S48°37'02"W, 20.74 feet to a point;
- 5) N86°19'40"W, 80.61 feet to a point;
- 6) S85°19'11"W, 81.38 feet to a point;
- 7) S30°40'02"W, 21.35 feet to a point;
- 8) S86°53'52"W, 115.91 feet to a point in a southwest line of said Lot 1, same being in a northeast right-of-way line of said River Place Boulevard;

THENCE, with the common line of said Lot 1 and said River Place Boulevard, the following six courses:

- 1) Along a curve to the right having a radius of 425.00 feet, an arc length of 306.58 feet, a central angle of 41°19'50" and a chord which bears N23°51'45"W, 299.97 feet to a point;

- 2) N03°10'35"W, 157.84 feet to a point;
- 3) Along a curve to the right having a radius of 265.00 feet, an arc length of 147.88 feet, a central angle of 31°58'25" and a chord which bears N12°48'32"E, 145.97 feet to a point;
- 4) N28°47'49"E, 942.31 feet to a ½" iron rod found;
- 5) Along a curve to the right having a radius of 265.00 feet, an arc length of 281.05 feet, a central angle of 60°45'58" and a chord which bears N59°12'00"E, 268.06 feet to a ½" iron rod found;
- 6) N89°31'17"E, 198.68 feet to the POINT OF BEGINNING and containing 13.41 acres of land.

Prepared by:  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040



  
John Noell, R.P.L.S. #2433

Date

1.10.11

Map attached.

Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

References: TCAD 01 4134 0114.  
Austin Grid C30.

# LINE TABLE

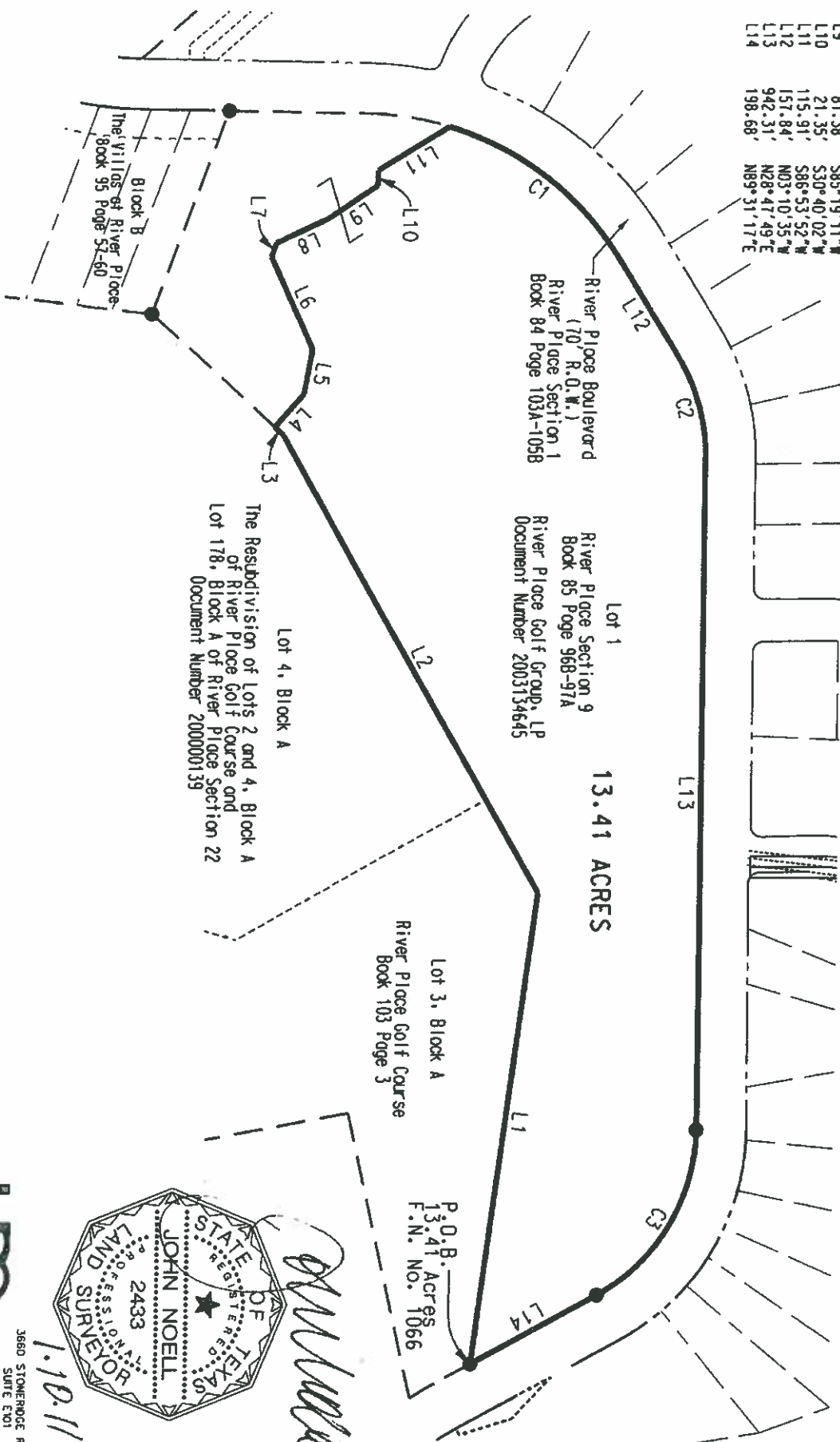
LINE NO.	DISTANCE	BEARING
L1	653.57'	S36°06'42"W
L2	736.50'	S00°51'49"E
L3	16.13'	S18°58'57"E
L4	61.73'	S70°08'03"W
L5	63.01'	S39°07'07"W
L6	141.79'	S03°33'44"W
L7	20.74'	S48°37'02"W
L8	80.61'	N86°19'40"W
L9	81.38'	S85°19'11"W
L10	21.35'	S30°40'02"W
L11	115.91'	S86°53'52"W
L12	157.84'	N03°10'35"W
L13	942.31'	N28°47'49"E
L14	198.68'	N89°31'17"E

# CURVE TABLE

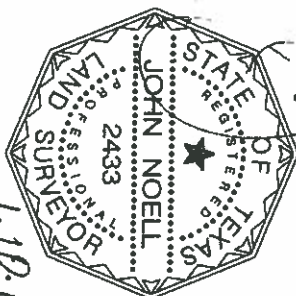
CURVE NO.	RADIUS	CA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	425.00'	41°19'50"	306.58'	299.97'	N23°51'45"W
C2	265.00'	31°58'25"	147.88'	145.97'	N12°48'32"E
C3	265.00'	60°45'58"	281.05'	268.06'	N59°12'00"E

# LEGEND

● = 1/2" IRON ROD FOUND  
 CA = CENTRAL ANGLE  
 P.O.B. = POINT OF BEGINNING



Field Note No. 1066 to accompany this map.



1.10.11

**UDG**  
 Urban Design Group  
 3660 STONERIDGE ROAD  
 SUITE E101  
 AUSTIN, TEXAS 78746  
 PHONE: (512) 347-0040  
 FAX: (512) 347-1311  
 E-MAIL: GENERAL@UDG.COM  
 WWW: WWW.UDG.COM

DESCRIPTION

DESCRIBING A 1.81 ACRE TRACT OF LAND, SAME BEING A PART OF THE W. R. HOBBS SURVEY, NO. 456, TRAVIS COUNTY, TEXAS AND ALSO BEING A PART OF LOT 1, RIVER PLACE SECTION 9, A SUBDIVISION RECORDED IN BOOK 85 PAGE 96B-97A OF THE PLAT RECORDS OF SAID COUNTY, SAID LOT 1, RIVER PLACE SECTION 9 BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO RIVER PLACE GOLF GROUP, LP EXECUTED ON JUNE 11, 2003 AND RECORDED IN DOCUMENT NUMBER 2003134645 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 1.81 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the south corner of said Lot 1, River Place Section 9, same being at the west corner of Lot 1, Block B, The Villas at River Place, a subdivision recorded in Book 95 Page 57-60 of the Plat Records of said County, said iron rod also being in the east line of River Place Boulevard (70' R.O.W.), said River Place Boulevard being dedicated by subdivision, River Place Section 1 as recorded in Book 84 Page 103A-105B of the Plat Records of said County;

THENCE, with the southwest line of said Lot 1, River Place Section 9, same being with the northeast line of said River Place Boulevard, the following two courses:

- 1) N60°12'13"W, 195.11 feet to a point;
- 2) Along a curve to the right having a radius of 425.00 feet, an arc length of 116.29 feet, a central angle of 15°40'37" and a chord which bears N52°21'59"W, 115.92 feet to a point;

THENCE, through the interior of said Lot 1, River Place Section 9, the following eight courses:

- 1) N86°53'52"E, 115.91 feet to a point;
- 2) N30°40'02"E, 21.35 feet to a point;
- 3) N85°19'11"E, 81.38 feet to a point;
- 4) S86°19'40"E, 80.61 feet to a point;
- 5) N48°37'02"E, 20.74 feet to a point;
- 6) N03°33'44"E, 141.79 feet to a point;
- 7) N39°07'07"E, 63.01 feet to a point;
- 8) N70°08'03"E, 61.73 feet to a point in an east line of said Lot 1, River Place Section 9, same being in a west line of Lot 4, Block A, The Resubdivision of Lots 2 and 4, Block A of River Place Golf Course and Lot 178, Block A of River Place Section 22, a subdivision recorded in Document Number 200000139 of the Official Public Records of said County;

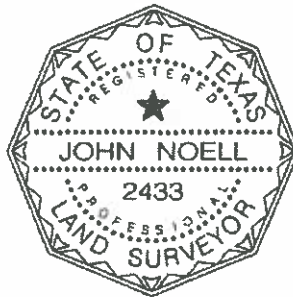
THENCE, with an east line of said Lot 1, River Place Section 9, same being with a west line of said Lot 4, Block A, S18°58'57"E, 233.74 feet to a ½" iron rod found at the southeast corner of said Lot 1, River Place Section 9, same being a west corner of said Lot 4, Block A and at the north corner of said Lot 1, Block B;

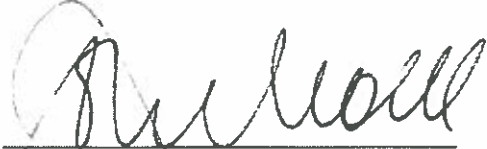
UDG PROJECT NO. 03-237  
FIELD NOTE NO. 1050  
PAGE 2 OF 2

RIVER PLACE SEC. 9  
1.81 ACRES  
ZONING

THENCE, with the southeast line of said Lot 1, River Place Section 9, same being the northwest line of said Lot 1, Block B, S48°41'58"W. 299.87 feet to the POINT OF BEGINNING and containing 1.81 acres of land.

Prepared by:  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040



  
\_\_\_\_\_  
John Noell, R.P.L.S. #2433  
  
11.0.10  
\_\_\_\_\_  
Date

Map attached.

Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

References: TCAD 01 4134 0114.  
Austin Grid C30.

River Place Boulevard (70' R.O.W.)  
 River Place Section 1  
 Book 84 Page 103A-105B

CURVE DATA

1

R=425.00'  
 CA=15°40'37"  
 A=116.29'  
 C=N52°21'59"W  
 115.92'

River Place Section 9  
 Book 85 Page 96B-97A

Lot 1

River Place Golf Group, LP  
 Document Number 2003134645

Lot 4, Block A

The Resubdivision of Lots 2 and 4, Block A  
 of River Place Golf Course and  
 Lot 178, Block A of River Place Section 22  
 Document Number 200000139

● = 1/2" IRON ROD FOUND  
 CA = CENTRAL ANGLE  
 P.O.B. = POINT OF BEGINNING

LEGEND

1" = 100'

N60°12'13"W  
 195.11'

N86°53'52"E  
 115.91'

N30°40'02"E  
 21.35'

N85°19'11"E  
 81.38'

N70°08'03"E  
 61.73'

N39°07'07"E  
 63.01'

N03°33'44"E  
 141.79'

N48°37'02"E  
 20.74'

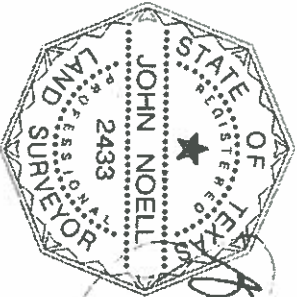
1.81 ACRES

S48°41'58"W  
 299.87'

P.O.B.  
 1.81 ACRES

Block B

The Villas at River Place  
 Book 95 Page 57-60

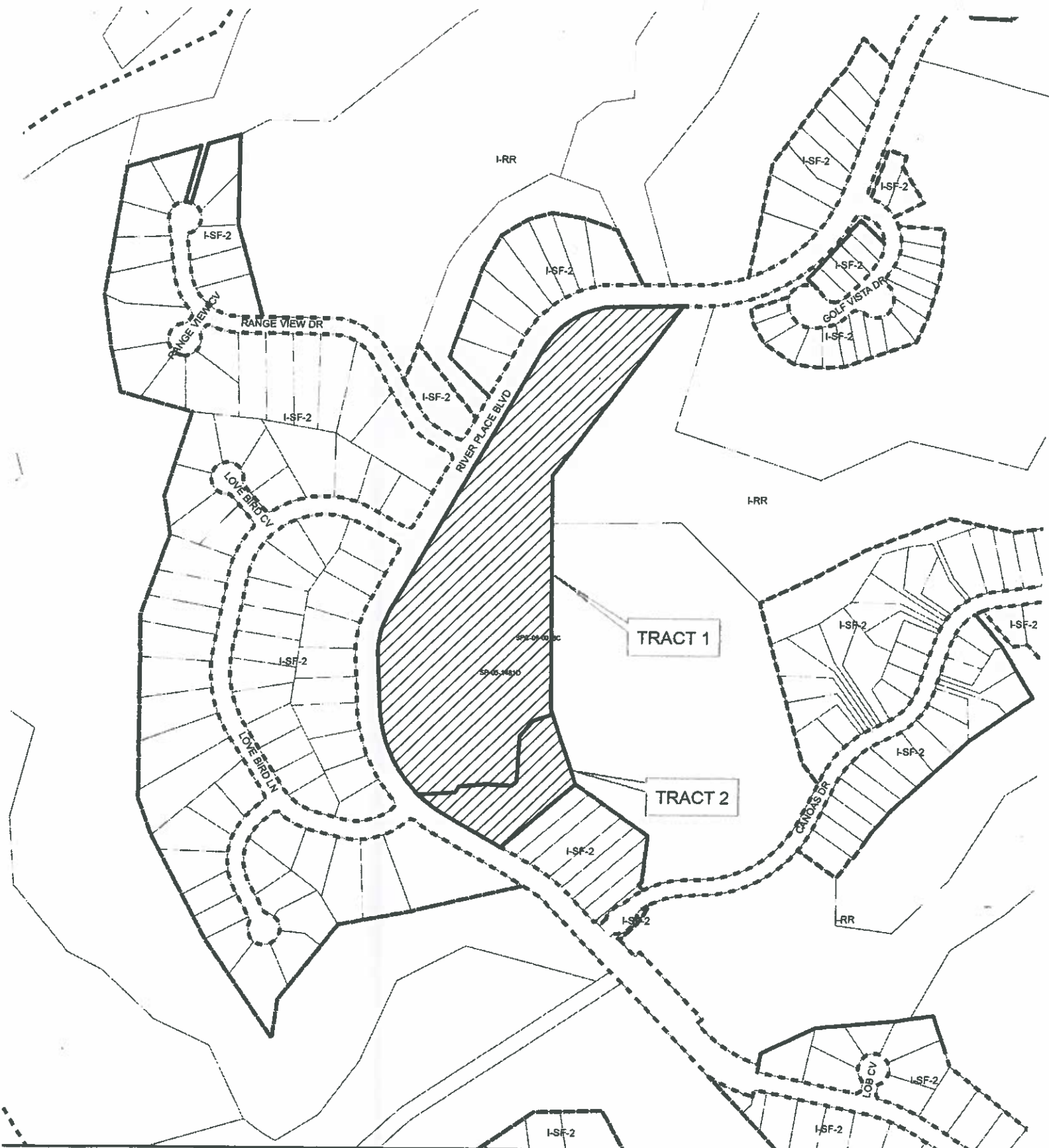


*John Noell*  
 11.6.10

FIELD NOTE NUMBER 1050  
 TO ACCOMPANY THIS MAP

**UDG**  
 Urban Design Group  
 3650 STONECREST ROAD  
 SUITE 101  
 AUSTIN, TEXAS 78746  
 PHONE: (512) 347-0060  
 FAX: (512) 347-1311  
 E-MAIL: GENERAL@UDG.COM  
 WWW.WWW.UDG.COM





# **ZONING EXHIBIT C**

ZONING CASE#: C14-2010-0145  
 LOCATION: 4207 RIVER PLACE BLVD  
 SUBJECT AREA: 15.234 ACRES  
 GRID: C30 C31  
 MANAGER: CLARK PATTERSON



**N**  
  
 1" = 400'  
 [Hatched Box] SUBJECT TRACT  
 [Dashed Box] PENDING CASE  
 [Dotted Box] ZONING BOUNDARY

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.