

ORDINANCE NO. 20110407-075

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

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

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

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

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

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

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

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

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

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

Except as otherwise specifically restricted under this ordinance, the Tract One 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 April 18, 2011.

PASSED AND APPROVED

_____, April 7, 2011 §
 §
 § _____ Lee Leffingwell
 Mayor

APPROVED: _____ ATTEST: _____
 Karen M. Kennard Shirley A. Gentry
 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:

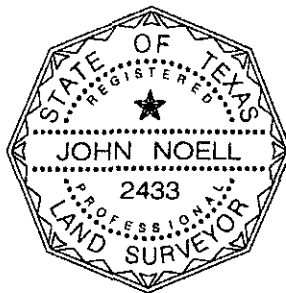
- 1) S70°08'03"W, 61.73 feet to a point;
- 2) S39°07'07"W, 63.01 feet to a point;
- 3) S03°33'44"W, 141.79 feet to a point;
- 4) S48°37'02"W, 20.74 feet to a point;
- 5) N86°19'40"W, 80.61 feet to a point;
- 6) S85°19'11"W, 81.38 feet to a point;
- 7) S30°40'02"W, 21.35 feet to a point;
- 8) S86°53'52"W, 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

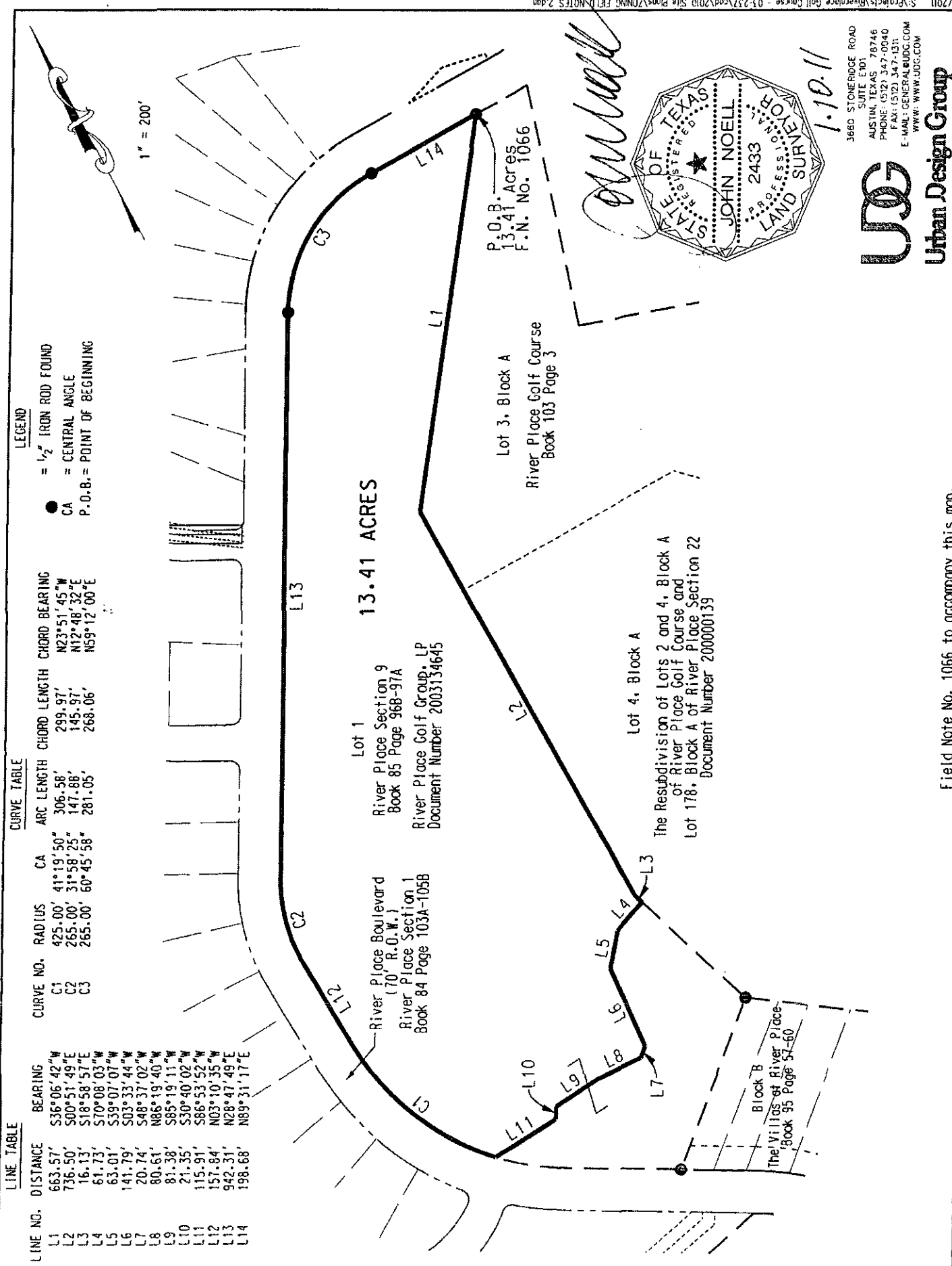



John Noell, R.P.L.S. #2433
Date 1.10.11

Map attached.

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

References: TCAD 01 4134 0114.
Austin Grid C30.



Field Note No. 1066 to accompany this map.

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;

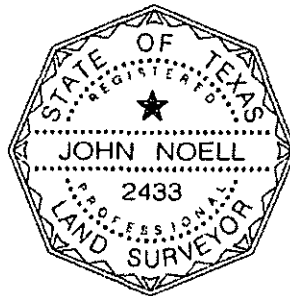
THENCE, with an east line of said Lot 1, River Place Section 9, same being with a west line of said Lot 4, Block A, S18°58'57"E, 233.74 feet to a ½" iron rod found at the southeast corner of said Lot 1, River Place Section 9, same being a west corner of said Lot 4, Block A and at the north corner of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

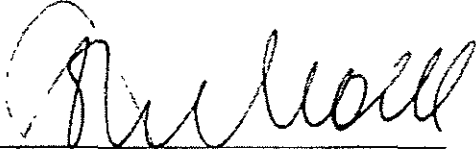
UDG PROJECT NO. 03-237
FIELD NOTE NO. 1050
PAGE 2 OF 2

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



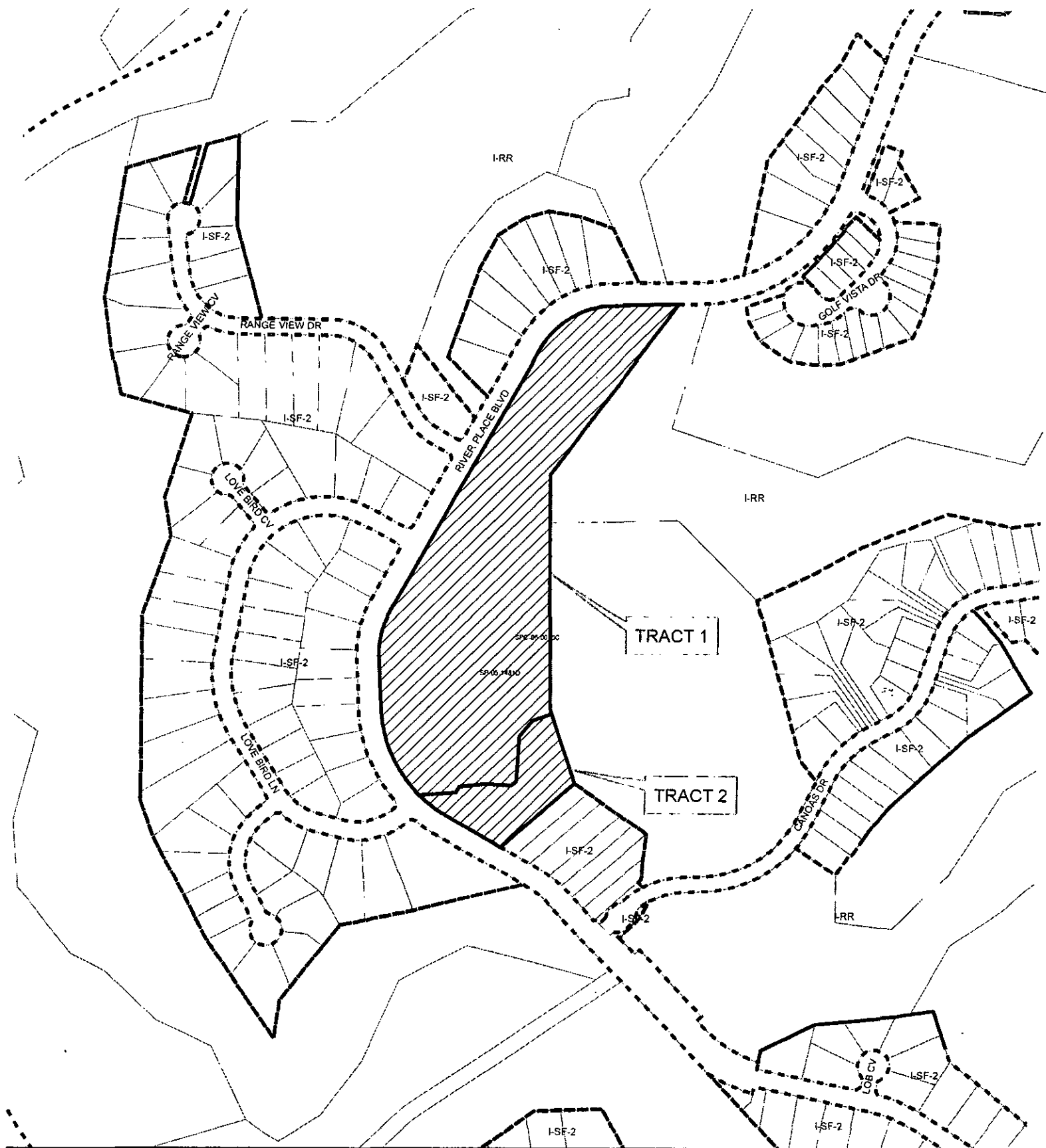

John Noell, R.P.L.S. #2433
Date 11.0.10

Map attached.

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




References: TCAD 01 4134 0114.
Austin Grid C30.

Urban Design Group



ZONING EXHIBIT C



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



1' = 400'

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.