

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0062 (Junior League Office)

Z.A.P. DATE: July 19, 2011

August 2, 2011

September 6, 2011

ADDRESS: 8501 Bluffstone Cove

OWNER/APPLICANT: Junior League of Austin (Morgan Hardin)

AGENT: Winstead PC (Pete Winstead)

ZONING FROM: GR-CO, RR

TO: GR-CO, RR

AREA: 10.28 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the applicant's request for GR-CO, Community Commercial District, zoning and RR, Rural Residence District, zoning. The property will be subject to the following conditions:

- 1) The following uses on the property are prohibited:
 - Group Residential (used to be Lodginghouse Residential)
 - Art Workshop (used to be Art and Craft Studio (Limited)
 - Automotive Rentals,
 - Automotive Repair Services,
 - Automotive Sales,
 - Automotive Washing,
 - Business or Trade School,
 - Business Support Services,
 - Commercial Off-Street Parking,
 - Communications Services,
 - Consumer Convenience Services,
 - Consumer Repair Services,
 - Drop-Off Recycling Collection Facility,
 - Exterminating Services,
 - Food Sales,
 - Funeral Services,
 - General Retail Sales (Convenience)
 - General Retail Sales (General),
 - Hotel-Motel,
 - Indoor Entertainment,
 - Indoor Sports and Recreation,
 - Off-Site Accessory Parking,
 - Outdoor Entertainment,
 - Outdoor Sports & Recreation,
 - Pawn Shop Services,
 - Personal Improvement Services,
 - Personal Services,
 - Pet Services,
 - Research Services,
 - Restaurant (Limited),
 - Service Station,

Special Use Historic,
Plant Nursery,
Theater,
College or University Facilities,
Communication Service Facilities,
Community Recreation (Private, Public),
Cultural Services,
Day Care Services (Commercial),
Day Care Services (General),
Day Care Services (Limited),
Guidance Services,
Hospital Services (General),
Hospital Services (Limited),
Local Utility Facilities,
Safety Services,
Private Primary Educational Facilities,
Private Secondary Educational Facilities,
Public Primary Educational Facilities,
Public Secondary Educational Facilities,
Residential Treatment,
Telecommunication Tower, and
Congregate Living

- 2) Development on the property is restricted to a maximum of 25% of the gross site area.
- 3) Development on the property shall be limited to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

7/19/11: Postponed to August 2, 2011 at the applicant's request (6-0); G. Bourgeois-1st,
D. Tiemann-2nd.

8/02/11: Postponed to September 6, 2011 at the applicant's request (6-0, C. Banks-absent);
P. Seager-1st, D. Tiemann-2nd.

9/06/11: Approved the staff's recommendation of GR-CO and RR district zoning on consent, adding
Bail Bond Services to the conditional overlay as a prohibited use (5-0, S. Baldrige-absent);
P. Seager-1st, C. Banks-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. The applicant is requesting to rezone this tract of land to add Administrative and Business Offices, Club or Lodge, and Counseling Services as permitted uses on the site. This property was zoned for the Community Commercial-Conditional Overlay (GR-CO) district zoning and the Rural Residence (RR) district zoning in 1998 through zoning case C14-97-0100. Ordinance No. 980115-F prohibited 57 uses on the site and restricted development on the property to a maximum of 25% of the gross site area.

The staff recommends the applicant's request for a rezoning to add Administrative and Business Offices, Club or Lodge, and Counseling Services as permitted uses on the site. The site under consideration is located adjacent to office uses to the south (Prominent Pointe) and west (Great Hills Village). The property is located at the intersection of an expressway and collector roadways. The proposed zoning change will not increase the intensity of uses allowed on the property.

The applicant agrees with the Zoning and Platting Commission's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO, RR	Undeveloped Tracts
<i>North</i>	SF-6	Undeveloped Area, Multifamily (Broadstone-Great Hills)
<i>South</i>	MF-3	Loop 360 Expressway, Multifamily Residential
<i>East</i>	PUD	Multifamily (The Meadows of Great Hills)
<i>West</i>	LO, PUD, SF-2	Office (Great Hills Village:), Office (Prominent Pointe)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

Austin Great Hills Homeowners Association, Inc.
 Austin Independent School District
 Austin Monorail Project
 Austin Neighborhoods Council
 Austin Parks Foundation
 Bull Creek Foundation
 Bull Creek Homeowners Association
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 Long Canyon Homeowners Association
 Long Canyon Phase II & LLL Homeowners Association, Inc.
 North Austin Civic Association
 North Oaks Neighborhood Association
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.
 2222 Coalition of Neighborhood Associations, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-06-0054 (Prominent Pointe II PUD: 5401, 5405, 5505 Bluffstone Lane; 8310 N. Capital of Texas Highway;	I-RR, SF-2-CO, LO, GR, PUD to PUD	6/20/06: Approved staff recommendation of PUD zoning by consent (7-0, S. Hale, J. Gohil-absent); J. Martinez-1 st , M. Hawthorne- 2 nd .	7/27/06: Approved PUD zoning by consent, with the following conditions: 1) Parking requirements are temporarily adjusted to the extent necessary during demolition of the existing surface parking and demolition of the existing surface parking

Bluffstone at Bluegrass Drive			<p>and construction of the parking garage to allow continued occupancy of the existing building; 2) Requirements for construction sequencing are temporarily adjusted to allow construction of the parking garage and utilities to utilize the existing pond and allow construction of the new pond to occur after the garage utilities are completed (7-0); 1st reading</p> <p>8/09/06: Approved 2nd/3rd readings for planned unit development (PUD) district zoning, including the following language in the Restrictive Covenant: Restrictive Covenant Language, Page 2, Number 8 will read, "Requirements for construction sequencing are temporarily modified to allow construction of the building, parking garage and utilities to utilize the existing pond and additional erosion and sedimentation controls to allow the construction of the new pond to occur after the garage and utilities are completed." Vote: (7-0); B. McCracken-1st, B. Dunkerley-2nd.</p>
C814-01-0096	GR, LR to PUD	12/04/01: Approved staff's recommendation of PUD zoning by consent (8-0, M. Casias-absent)	1/17/02: Approved PUD on 3 readings (6-0, Wynn out of room)
C14-97-0100	SF-2 to GR	9/16/97: Approved GR-CO, prohibiting the following uses: Lodginghouse Residential, Administrative and Business Offices, Art and Craft Studio (Limited), Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Business or Trade School, Business Support Services,	<p>10/23/97: Approved GR-CO & RR for floodplain w/conditions (7-0), subject to 25% maximum impervious cover; 1st reading</p> <p>1/15/98: Approved GR-CO & RR w/ conditions (7-0); 2nd/3rd readings</p>

		<p>Commercial Off-Street Parking, Communications Services, Consumer Convenience Services, Consumer Repair Services, Drop-Off Recycling Collection Facility, Exterminating Services, Food Sales, Funeral Services, General Retail Sales (Convenience, General), Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports & Recreation, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Research Services, Restaurant (Drive-In, Fast Food), Restaurant (Limited), Service Station, Special Use Historic, Small Plant Nursery, Theater, Club or Lodge, College or University Facilities, Communication Service Facilities, Community Recreation (Private, Public), Counseling Services, Cultural Services, Day Care Services (Limited, General, Commercial), Guidance Services, Hospital Services (Limited, General), Local Utility Facilities, Safety Services, Private Primary Educational Facilities, Private Secondary Educational Facilities, Public Primary Educational Facilities, Public Secondary Educational Facilities, Residential Treatment, Telecommunication Tower, and Congregate Living (7-0)</p>	
C14-97-0098	SF-6 to SF-2	9/16/97: Approved staff rec. of SF-2 (7-0)	10/23/97: Approved SF-2-CO w/ conditions (7-0), subject to

			25% maximum impervious cover; 1 st reading 1/15/98: Approved SF-2-CO w/conditions (7-0); 2 nd /3 rd readings
C14r-86-193	LO to GR	9/23/86: Approved GR zoning subject to conditions (8-0)	10/08/86: Approved GR subject to conditions (6-0); all 3 readings
C14r-86-045	TR1: SF-2, DR to LR TR2: SF-2, DR to GR	7/01/86: Approved LR (TR1) and GR (TR2), subject to conditions (9-0)	8/28/86: Approved LR, GR (6-0); 1 st reading 1/15/87: Approved LR and GR; 2 nd /3 rd readings
C14r-86-044	SF-2, DR to LO	7/01/86: Approved LO (7-2)	10/30/86: Approved LO

RELATED CASES: C14-97-0100 (Previous Zoning Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Bluffstone Cove	70'	30'	Collector	Yes	No	No
Bluffstone Lane	90'	55'	Collector	Yes	Yes	No
Bluegrass Drive	60'	40'	Collector	Yes	Yes	No
Loop 360	Varies	MAD4	Expressway	No	Yes	No

CITY COUNCIL DATE: August 18, 2011

ACTION: Postponed on consent to September 22, 2011 at the staff's request (6-0, S. Cole-off dais); B. Spelman-1st, L. Morrison-2nd.

September 22, 2011

ACTION:

ORDINANCE READINGS: 1st

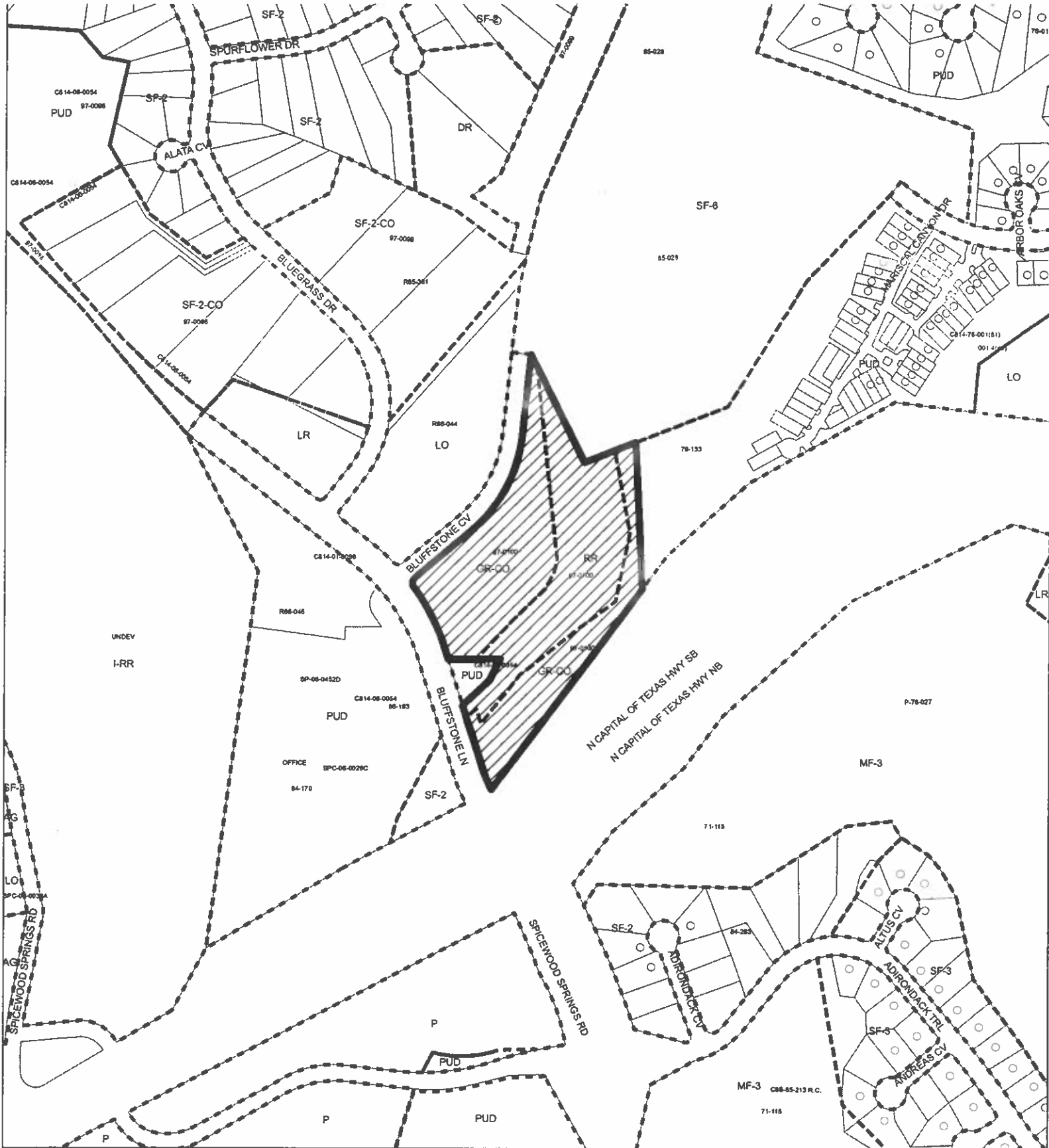
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



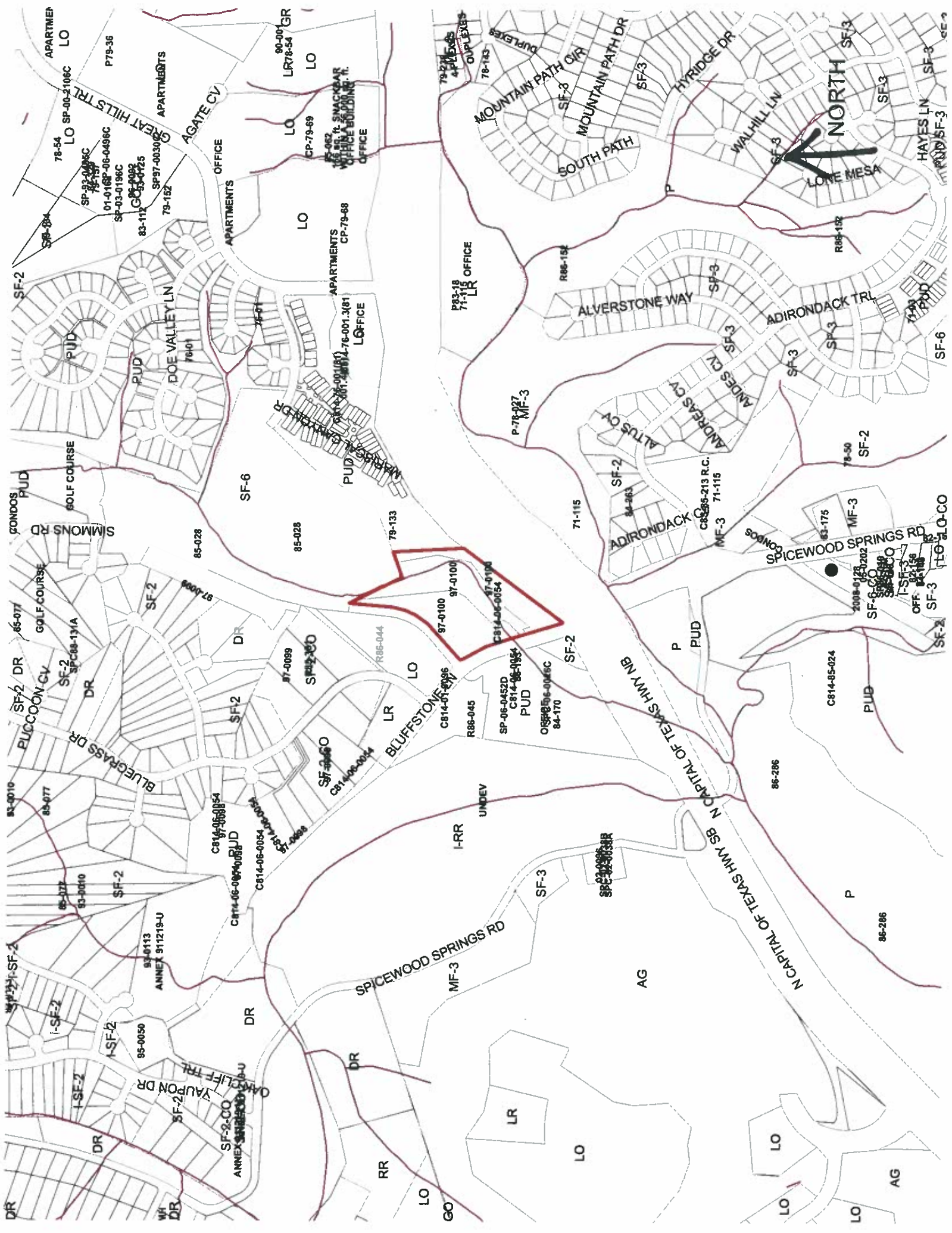
ZONING

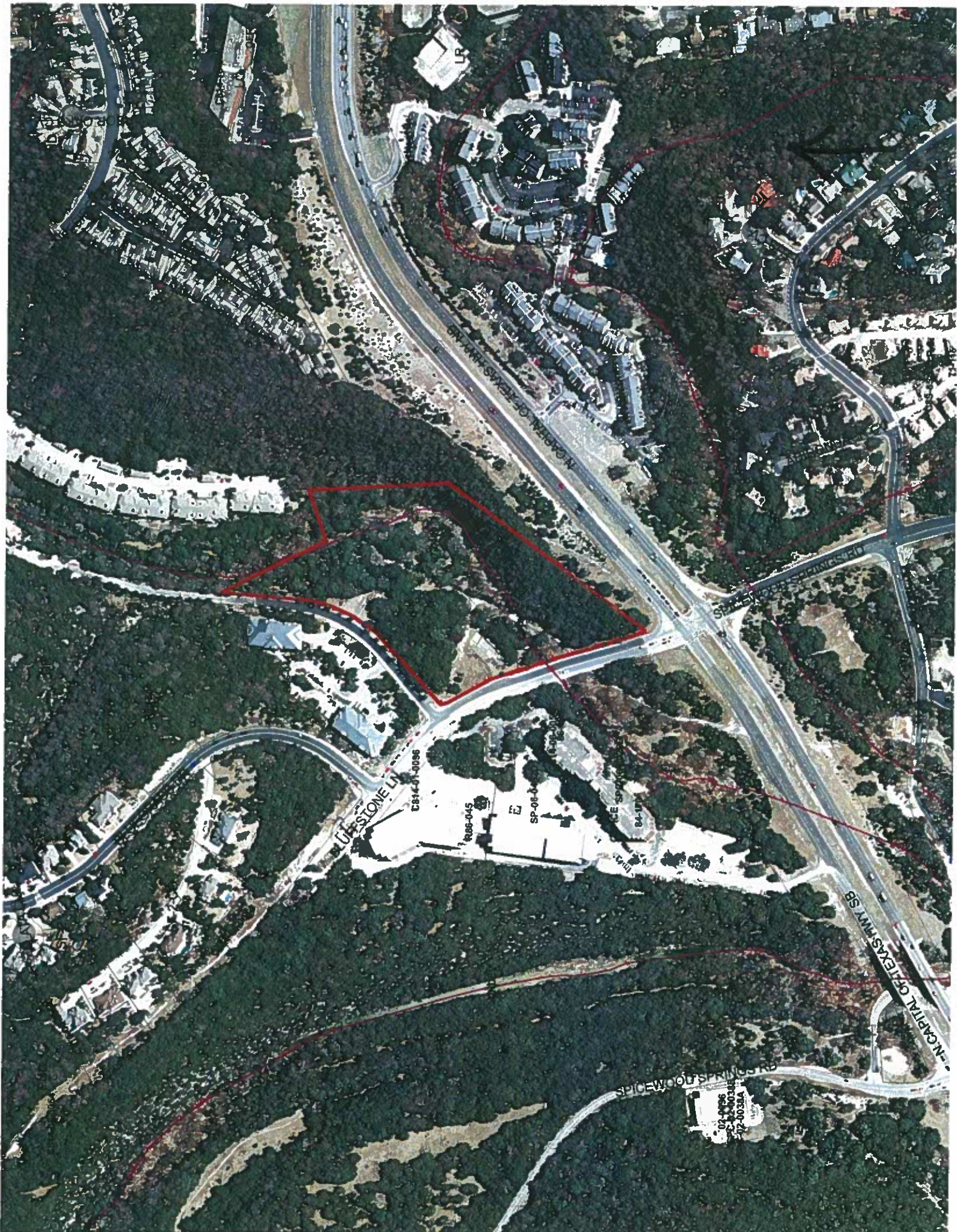
ZONING CASE#: C14-2011-0062
 LOCATION: 8501 BLUFFSTONE CV
 SUBJECT AREA: 10.28 ACRES
 GRID: H32
 MANAGER: SHERRI SIRWAITIS



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.





STAFF RECOMMENDATION

The staff's recommendation is to grant the applicant's request for GR-CO, Community Commercial District, zoning and RR, Rural Residence District, zoning. The property will be subject to the following conditions:

- 1) The following uses on the property are prohibited:
 - Group Residential (used to be Lodginghouse Residential)
 - Art Workshop (used to be Art and Craft Studio (Limited)
 - Automotive Rentals,
 - Automotive Repair Services,
 - Automotive Sales,
 - Automotive Washing,
 - Business or Trade School,
 - Business Support Services,
 - Commercial Off-Street Parking,
 - Communications Services,
 - Consumer Convenience Services,
 - Consumer Repair Services,
 - Drop-Off Recycling Collection Facility,
 - Exterminating Services,
 - Food Sales,
 - Funeral Services,
 - General Retail Sales (Convenience)
 - General Retail Sales (General),
 - Hotel-Motel,
 - Indoor Entertainment,
 - Indoor Sports and Recreation,
 - Off-Site Accessory Parking,
 - Outdoor Entertainment,
 - Outdoor Sports & Recreation,
 - Pawn Shop Services,
 - Personal Improvement Services,
 - Personal Services,
 - Pet Services,
 - Research Services,
 - Restaurant (Limited),
 - Service Station,
 - Special Use Historic,
 - Plant Nursery,
 - Theater,
 - College or University Facilities,
 - Communication Service Facilities,
 - Community Recreation (Private, Public),
 - Cultural Services,
 - Day Care Services (Commercial),
 - Day Care Services (General),
 - Day Care Services (Limited),
 - Guidance Services,
 - Hospital Services (General),
 - Hospital Services (Limited),

Local Utility Facilities,
Safety Services,
Private Primary Educational Facilities,
Private Secondary Educational Facilities,
Public Primary Educational Facilities,
Public Secondary Educational Facilities,
Residential Treatment,
Telecommunication Tower, and
Congregate Living

- 2) Development on the property is restricted to a maximum of 25% of the gross site area.
- 3) Development on the property shall be limited to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Community Commercial (GR) zoning district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The proposed change meets the purpose statement set forth for the 'GR' district in the Land Development Code. The property takes access to two collector roadways and is located adjacent to a major arterial roadway, Loop 360 Expressway.

Rural residence (RR) district is the designation for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

Maintaining the existing 'RR' district zoning will continue to provide for a delineation of the floodplain area within this site.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed GR-CO zoning will promote consistency and orderly planning as the addition of the requested Administrative and Business Offices, Club or Lodge, and Counseling Services uses will be consistent with uses permitted in the office complexes located directly to the south and east of the site under consideration.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed GR-CO zoning will allow the applicant to develop the property with low intensity office, commercial, and civic uses, while complying with Hill Country Roadway conditions. The current RR zoning will remain in place to preserve the floodplain area that traverses this property.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is undeveloped and heavily vegetated.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps there is flood plain in the project location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90% and the RR zoning district would be 25%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Site Plan Comments

This tract is subject to Ordinance #980115-F, which states that "Development of the property is restricted to a maximum of 25% of the gross site area". However, it is not clear how "development" is to be defined in this case, and whether it refers to impervious cover or the limits of construction. We recommend that this matter be clarified prior to submittal of any site development permit application for this property.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Compatibility standards will apply to this site, based upon the property zoned SF-2-CO located approximately 425 feet to the northwest of the subject tract.

Any new commercial development on this site is subject to Subchapter E: Design Standards and Mixed Use (Urban Roadway). Additional comments will be made when the site plan is submitted.

This site is within a Moderate Intensity area of the Hill Country Roadway Corridor. [Section 25-2-1121]. All non-residential development within this zone shall be subject to a maximum Floor-to-Area Ratio of 0.25 on 0-15% slopes, 0.10 on 15-25% slopes and 0.05 on 25-35% slopes, excluding parking structures and atriums.

The maximum height shall not exceed 40 feet in a Moderate Hill Country Roadway Corridor zoning district. Refer to Sec. 25-1-21 (46) for measurement of height.

Except for clearing necessary to provide utilities and access to the site, no clearing of vegetation shall be permitted within one hundred feet (100') of the dedicated right-of-way of Loop 360; however, in no case shall this vegetative buffer exceed twenty percent (20%) of the acreage of the applicant's property [Section 25-2-1023(b)]. At least forty percent (40%) of the site, excluding dedicated right-of-way, shall be left in a natural state. [Section 25-2-1025].

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Bluffstone Cove	70'	30'	Collector	Yes	No	No
Bluffstone Lane	90'	55'	Collector	Yes	Yes	No
Bluegrass Drive	60'	40'	Collector	Yes	Yes	No
Loop 360	Varies	MAD4	Expressway	No	Yes	No

Water and Wastewater

FYI: The site is served with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

JOHN P. DONISI
PARTNER

(512) 404-2232
jdonisi@drennergolden.com

August 8, 2011

Mr. Greg Guernsey
Planning and Development Review Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Via Hand Delivery

Re: C14-2011-0062 – Junior League Office – 10.28 acres located 8501 Bluffstone Cove (“Property”); Proposed Rezoning from GR-CO and RR, Community Commercial - Conditional Overlay and Rural Residence to GR-CO and RR, Community Commercial – Conditional Overlay and Rural Residence

Dear Mr. Guernsey:

As representatives of the owners of the above stated Property, we respectfully submit a modification to the above mentioned zoning case. Following the filing of the initial zoning application, the proposed land uses for the project have expanded to better accommodate the Junior League of Austin. The Junior League still intends to develop the property as their headquarters, however, after discussions with City Staff it became evident that additional land uses are needed to achieve the mission and objectives of the Junior League. Please update the application with the following:

- 1) Add Club or Lodge and Counseling Services as permitted uses on the Property.

This modification will supplement the current request of Administrative and Business Office as a permitted use on the Property. We are aware that the modification to the zoning case will require renotification of the Property, and the renotification fee has been paid to the Intake Office.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



John P. Donisi

cc: Jerry Rusthoven, Planning and Development Review Department, *via hand delivery*
Sherri Sirwaitis, Planning and Development Review Department, *via hand delivery*
Pete Winstead, Winstead PC, *via electronic mail*
Greta Goldsby, Winstead PC, *via electronic mail*
Morgen Hardin, President, Junior League of Austin, *via electronic mail*
Steve Drenner, Firm

ORDINANCE NO. 980115-F

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

9.952 ACRE TRACT OF LAND OUT OF THE JAMES COLEMAN SURVEY NO. 25, TRAVIS COUNTY, FROM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, EXCEPT A 3.989 ACRE TRACT OF LAND TO BE ZONED "RR" RURAL RESIDENCE DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED IN THE VICINITY OF 5301 TO 5403 BLUFFSTONE LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

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

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "SF-2" Single Family Residence (Standard Lot) district and "DR" Development Reserve district to "GR-CO" Community Commercial district-Conditional Overlay combining district and "RR" Rural Residence district on the property (the "Property") described in File C14-97-0100, as follows:

9.952 acre tract of land out of the James Coleman Survey No. 25, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, EXCEPT a 3.989 acre tract of land to be zoned "RR" Rural Residence district and being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as the property located at 5301 to 5403 Bluffstone Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses of the Property are prohibited:

- a) Lodginghouse Residential.
- b) Administrative & Business offices.
- c) Art and Craft Studio (Limited).
- d) Automotive Rentals.
- e) Automotive Repair Services.
- f) Automotive Sales.
- g) Automotive Washing (Of Any Type).
- h) Business or Trade School.
- i) Business Support Services.
- j) Commercial Off-Street Parking.
- k) Communications Services.
- l) Consumer Convenience Services.
- m) Consumer Repair Services.
- n) Drop-Off Recycling Collection Facility.
- o) Exterminating Services.
- p) Food Sales.
- q) Funeral Services.
- r) General Retail Sales (Convenience, General).
- s) Hotel-Motel.
- t) Indoor Entertainment.
- u) Indoor Sports & Recreation.
- v) Off-Site Accessory Parking.
- w) Outdoor Entertainment.
- x) Outdoor Sports & Recreation.
- y) Pawn Shop Services.
- z) Personal Improvement Services.
- aa) Personal Services.
- bb) Pet Services.
- cc) Research Services.
- dd) Restaurant (Drive-In, Fast Food).
- ee) Restaurant (Limited).
- ff) Service Station.
- gg) Special Use Historic.
- hh) Small Plant Nursery.
- ii) Theater.
- jj) Club or Lodge.
- kk) College or University Facilities.
- ll) Communication Service Facilities.
- mm) Community Recreation (Private, Public).
- nn) Counseling Services.
- oo) Cultural Services.
- pp) Day Care Services (Limited, General, Commercial).
- qq) Guidance Services.
- rr) Hospital Services (Limited, General).
- ss) Local Utility Services.
- tt) Safety Services.
- uu) Private Primary Educational Facilities.
- vv) Private Secondary Educational Facilities.
- ww) Public Primary Educational Facilities.
- xx) Public Secondary Educational Facilities.
- yy) Residential Treatment.
- zz) Telecommunication Tower.
- ab) Congregate Living.

2. Development of the Property is restricted to a maximum of 25% of the gross site area.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on January 26, 1998.

PASSED AND APPROVEDJanuary 15, 1998.§
§
§Kirk WatsonKirk Watson
Mayor

APPROVED:

Andrew MartinAndrew Martin
City Attorney

ATTEST:

James E. AldridgeJames E. Aldridge
City Clerk

Acra Tract

James Coleman Survey No. 25
June 18, 1987
87044.11:3313:01:Page 1

THE STATE OF TEXAS ;
; COUNTY OF TRAVIS ;

A FIELDNOTE DESCRIPTION of a 9.952 acre tract of land out of the James Coleman Survey No. 25, Travis County, Texas; the said 9.952 acre tract of land being all of a 0.196 acre tract of land called an 0.20 acre Tract 1 in a deed from Great Mills, Ltd. to Austin 360 Associates, and all of an 0.623 acre tract of land called 0.62 acre Tract 2 in the said deed from Great Mills, Ltd. to Austin 360 Associates as recorded in Volume 10164, Page 373 of the Deed Records of Travis County, Texas; and being all of a 9.799 (9.80) acre tract of land called 9.80 acres in a deed from Great Mills, Ltd. to Austin 360 Associates as recorded in Volume 10064, Page 83 of the Deed Records of Travis County, Texas; the said 9.799 (9.80) acre tract of land contains all of the 0.623 acre Tract 2 and a portion of the 0.196 acre Tract 1; the said 9.952 acre tract of land being more particularly described by notes and bounds as follows:

BEGINNING at an iron rod found in the northwest line of Capital of Texas Highway, North (Loop 360); the said iron rod being in the southeast line of a 7.93 acre tract of land called Tract Two in a deed to Great Mills, Ltd. as recorded in Volume 8238, Page 174 of the Deed Records of Travis County, Texas; the said iron rod being also the most southerly corner of the said 9.799 acre tract; the said iron rod being N 35° 28' 43" E, a distance of 39.80 feet from a concrete monument found 150 feet north of Loop 360 centerline station 226+98.61;

THENCE, leaving the said northwest line of Loop 360 and crossing the said 7.93 acre Tract Two with the southwest line of the 9.799 acre tract, the following three (3) courses and distances:

- 1) N 26° 05' 17" W, a distance of 10.17 feet to an iron rod found for the beginning of a curve;
- 2) a distance of 41.25 feet with the arc of a non-tangent curve to the right having a central angle of 07° 30' 00", a radius of 315.10 feet and a chord which bears N 22° 26' 07" W, a distance of 41.22 feet to an iron rod found for the end of curve; and
- 3) N 18° 39' 36" W, a distance of 186.32 feet to an iron rod found in the southeast line of the said 0.196 acre tract of land; the said iron rod being an angle point in the southwest line of the said 9.799 acre tract; the said point being in the southwest line of the said Great Mills, Ltd. 7.93 acre Tract Two;

THENCE, with the said southwest line of the Great Mills, Ltd. 7.93 acre tract being the southeast line of the 0.196 acre Tract 1, the following three (3) courses and distances:

- 1) S 43° 00' 00" W, a distance of 33.50 feet to an iron rod found for the northeast corner of a 0.111 acre tract of land called an 0.11 acre Tract One, dedicated as a 20' wide strip of additional right-of-way to Foraythia Drive (Arterial 8) as recorded in Volume 9400, Page 849 of the Deed Records of Travis County, Texas;
- 2) S 44° 49' 48" W, a distance of 21.31 feet to an iron rod found for an angle point; and
- 3) S 29° 16' 37" W, a distance of 1.18 feet to an iron rod found in the east line of Foraythia Drive, 70 foot wide right-of-way as shown dedicated by the Subdivision Plat, Foraythia Drive Street Dedication as recorded in Book 83, Pages 1490 and 1491 of the Plat Records of Travis County, Texas; the said iron rod being the southwest corner of the said 0.196 acre Tract 1;

EXHIBIT "A"

PAGE 1 of 3

980115-F

AUS 02337

9 Acre Tract

Imae Coleman Survey No. 25
June 18, 1987
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THENCE with the east line of Foreythia Drive being the west line of the said 0.196 acre Tract 1, N 18° 41' 07" W, a distance of 33.90 feet to an iron rod found for the northwest corner of the said 0.196 acre Tract 1; being also the southwest corner of a 0.073 acre, 20 foot wide strip of land dedicated as additional right-of-way to Foreythia Drive by the Subdivision Plat, "Owan II Subdivision", as recorded in Book 85, Pages 140B and 140C of the Plat Records of Travis County;

THENCE, leaving the said east line of Foreythia Drive with the north line of the said 0.196 acre Tract 1, N 45° 01' 23" E, a distance of 22.31 feet to an iron rod found for the southeast corner of the said 0.073 acre 20' wide strip of dedicated additional right-of-way, being also the southwest corner of Lot 1 of the said "Owan II Subdivision";

THENCE, continuing with the north line of the said 0.196 acre Tract 1, being the south line of Lot 1, "Owan II Subdivision", the following two (2) courses and distances:

- 1) N 45° 00' 53" E, a distance of 113.15 feet to an iron rod found for an angle point; and
- 2) N 24° 34' 26" E, a distance of 74.33 feet to an 'X' found in a concrete bridge for the most easterly corner of the said Lot 1, "Owan II Subdivision"; being also an angle point in the southwest line of the said 9.799 acre tract;

THENCE, leaving the north line of the said 0.196 acre Tract 1, with the northeast line of the said Lot 1, Owan II Subdivision being the southwest line of the 9.799 acre tract, S 88° 13' 22" W, a distance of 128.25 feet to an iron rod found for an angle point;

THENCE, leaving the said northeast line of Lot 1, Owan II Subdivision and crossing a 0.68 acre tract of land described in a deed from John Joseph to Great Hills, Ltd. as recorded in Volume 9056, Page 108 of the Deed Records of Travis County, Texas, being the southwest line of the said 9.799 acre tract, the following three (3) courses and distances:

- 1) N 18° 40' 32" W, a distance of 36.58 feet to an iron rod found for the beginning of a curve;
- 2) passing at an arc distance of 78.48 feet an iron rod set in the north line of the said 0.68 acre tract being the south line of a 956.78 acre tract of land called Tract One in a deed to Great Hills, Ltd. as recorded in Volume 8238, Page 174 of the Deed Records of Travis County, Texas; in all for a total distance of 230.09 feet with the arc of a non-tangent curve to the left having a central angle of 21° 04' 35", a radius of 625.32 feet and a chord which bears N 29° 13' 19" W, a distance of 228.79 feet to an iron rod found for a point of reverse curvature, and
- 3) a distance of 38.40 feet with the arc of a non-tangent curve to the right having a central angle of 88° 11' 58", a radius of 25.00 feet and a chord which bears N 04° 10' 01" E, a distance of 34.79 feet to an iron rod found in the southeast line of Simons Road, having a 60' wide right-of-way as shown dedicated by the said Subdivision Plat, "Foreythia Drive Street Dedication", and being the most westerly corner of the herein described tract;

THENCE, with the said southeast line of Simons Road, being the northeast line of the herein described tract, the following three (3) courses and distances:

- 1) N 48° 18' 39" E, a distance of 197.00 feet to an iron rod found for a point of curvature;
- 2) a distance of 346.24 feet with the arc of a curve to the left having a central angle of 43° 40' 00", a radius of 454.31 feet and a chord which bears N 26° 29' 00" E, a distance of 337.92 feet to an iron rod found for a point of tangency in the south line of Simons Road, a 30' wide right-of-way dedicated by a deed recorded in Volume 2030, Page 93 of the Deed Records of Travis County, Texas; the said iron rod being an angle point in the said Subdivision Plat, "Foreythia Drive Street Dedication"; and

980115-F

DATE: 2-12-98

AUS 02338

- 3) N 04° 38' 39" E, with the south line of Simmons Road a distance of 236.33' to an iron rod found for the most northerly corner of the herein described tract; the said point being an angle point in the west line of Lot 1, Block A, The Meadows of Great Hills, a subdivision recorded in Book 85, Pages 1978 and 197C of the Plat Records of Travis County;

THENCE, leaving the said southeast line of Simmons Road with the northeast line of the said 9.799 acre tract being the west line of the said Lot 1, Block A, The Meadows of Great Hills, the following two (2) courses and distances:

- 1) S 27° 38' 23" E, a distance of 376.76 feet to an iron rod found for an all corner and being the southwest corner of the said Lot 1, Block A, The Meadows of Great Hills;
- 2) N 67° 13' 45" E, a distance of 173.25 feet to an iron rod found for an angle point and being also the northwest corner of Lot 57-A, The Bluffs of Great Hills 1-A, a subdivision recorded in Book 83, Pages 202B and 202C of the Plat Records of Travis County;

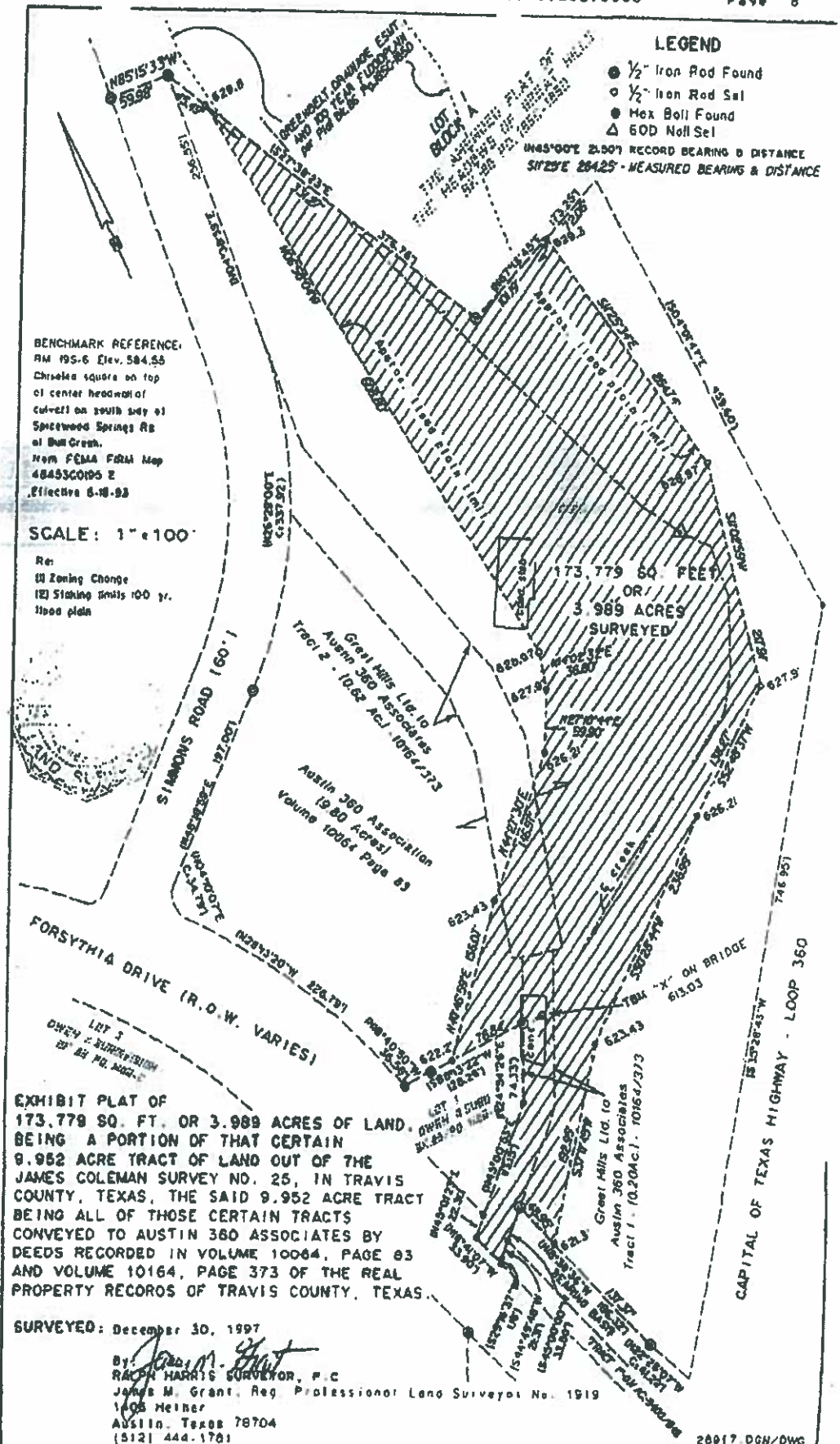
THENCE, leaving the south line of Lot 1, Block A, The Meadows of Great Hills with the west line of the said Lot 57-A, The Bluffs of Great Hills 1-A, S 04° 01' 47" E, a distance of 459.60 feet to an iron rod found in the southeast line of the said 9.799 acre tract and being in the said northeast line of Loop 360; the said iron rod being the southwest corner of the said Lot 57-A, The Bluffs of Great Hills 1-A, and being also S 35° 16' 01" W, a distance of 129.78 feet from a concrete monument found 330.00 feet north of centerline station 218+00.00 for the said Loop 360:

THENCE, with the southeast line of the 9.799 acre tract being the northwest line of Loop 360, S 35° 28' 43" W, a distance of 746.95 feet to the POINT OF BEGINNING of the herein described tract and CONTAINING 9.952 acres of land.

That I, Sam Long, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the _____ day of _____, 1987, A.D.

Sam Long
Registered Public Surveyor
No. 4331 - State of Texas



980115-F

28917.DGN/DWG

"RR"

FLORIPANIN

173,946 SQUARE FEET
OR 3.993 ACRES OUT
OF THE JAMES COLEMAN
SURVEY NO. 25
ZONING CHANGE
Page 1 of 3

December 31, 1997

FIELD NOTES TO 173,779 SQUARE FEET OR 3.989 ACRES OF LAND OUT OF THE JAMES COLEMAN SURVEY NO. 25 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 9.952 ACRE TRACT OF LAND, SAID 9.952 ACRE TRACT BEING ALL OF THAT CERTAIN (0.20 ACRE) TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF THAT CERTAIN (0.62 ACRE) TRACT OF LAND DESCRIBED AS TRACT 2, AS CONVEYED TO AUSTIN 360 ASSOCIATES BY DEED RECORDED IN VOLUME 10164, PAGE 373 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN (9.80 ACRE) TRACT OF LAND CONVEYED TO AUSTIN 360 ASSOCIATES BY DEED RECORDED IN VOLUME 10064 PAGE 83 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 173,779 SQUARE FEET OR 3.989 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set in the southwest line of Lot 1, Block A, The Amended Plat of the Meadows of Great Hills, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 86 Pages 185C-185D, Plat Records of Travis County, Texas, same being in a northeast line of that certain (9.80 Acre) tract of land conveyed to Austin 360 Associates by deed recorded in Volume 10064 Page 83 of the Real Property Records of Travis County, Texas, for the Northwest corner and PLACE OF BEGINNING hereof, from which the a 1/2 inch iron rod found at most Northerly corner of said (9.80 Acre) tract, same being an angle point of said Lot 1, Block A, same being an existing corner of Simmons Road, a 60 ft. right-of-way, bears N 27 deg. 38' 23" W 45.49 feet;

THENCE along the common dividing line of the said (9.80 Acre) tract and said Lot 1, Block A, the following two (2) courses:

- (1) S 27 deg. 38' 23" E 331.27 feet to a 1/2 inch iron rod found;
- (2) N 67 deg. 13' 45" E 101.19 feet to a 1/2 inch iron rod set at elevation 629.3 ft. for the Northeast corner of this tract, from which the record Northeast corner of said (9.80 Acre) tract bears N 67 deg. 13' 45" E 72.06 feet, more or less;

EXHIBIT "B"

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AUS 02341

173,779 SQ. FT. OR 3.989 ACRES
Page 2 of 3

THENCE crossing the said (9.80 Acre) tract, the following five (5) courses:

- (1) S 11 deg. 25' 34" E 264.74 feet to a 1/2 inch iron rod set;
- (2) S 11 deg. 02' 59" W 217.91 feet to a 1/2 inch iron rod set;
- (3) S 52 deg. 48' 37" W 138.27 feet to a 1/2 inch iron rod set;
- (4) S 50 deg. 28' 44" W 236.99 feet to a 1/2 inch iron rod set;
- (5) S 37 deg. 11' 45" W 192.95 feet to a 1/2 inch iron rod set at elevation 621.3 ft., in the existing north R.O.W. line of Forsythia Drive, a right-of-way of varying width, in the south line of the said (9.80 Acre) tract, for the Southeast corner of this tract;

THENCE along the north R.O.W. line of Forsythia Drive, and a south line of the said (9.80 Acre) tract, N 18 deg. 39' 36" W 48.95 feet to a 1/2 inch iron rod found in the east line of that certain (0.20 Acre) tract of land described as Tract 1, as conveyed to Austin 360 Associates by deed recorded in Volume 10164 Page 373 of the Real Property Records of Travis County, Texas, for a corner of this tract;

THENCE along the east line of said (0.20 Acre) Tract 1, the following three (3) courses:

- (1) S 45 deg. 00' 00" W 33.50 feet;
- (2) S 44 deg. 49' 48" W 21.31 feet;
- (3) S 29 deg. 16' 37" W 1.18 feet to a point at the Southeast corner of said (0.20 Acre) Tract 1, for a corner of this tract;

THENCE along the south line of said (0.20 Acre) Tract 1, N 18 deg. 41' 07" W 33.90 feet to a point for the Southwest corner of the said (0.20 Acre) Tract 1, for a corner of this tract;

THENCE along the west line of the said (0.20 Acre) Tract 1, N 45 deg. 01' 23" E 22.31 feet to a point at the most Southerly corner of Lot 1, Owen II Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Bk. 85 Pgs. 140B-C of the Plat Records of Travis County, Texas, for an angle point in this tract;

THENCE continuing along the west line of the said (0.20 Acre)

980115-F

AUS 02342

173,779 SQ. FT. OR 3.989 ACRES
Page 3 of 3

Tract 1, and the east line of said Lot 1, Owen II
Subdivision, the following two (2) courses:

- (1) N 45 deg. 00' 53" E 113.15 feet;
- (2) N 24 deg. 54' 26" E 74.33 feet to a 1/2 inch iron
rod found at the Northeast corner of said Lot 1,
Owen II Subdivision, for a corner of this tract;

THENCE along the northwest line of said Lot 1, Owen II
Subdivision, S 88 deg. 13' 22" W 76.84 feet to a 1/2 inch
iron rod set at elevation 622.2 ft., for a corner of this
tract;

THENCE crossing the said (9.80 Acre) tract, the following
five (5) courses:

- (1) N 40 deg. 46' 59" E 156.07 feet to a 1/2 inch iron
rod set;
- (2) N 44 deg. 27' 30" E 146.97 feet to a 1/2 inch iron
rod set;
- (3) N 27 deg. 18' 44" E 59.90 feet to a 1/2 inch iron
rod set;
- (4) N 14 deg. 02' 32" E 36.80 feet to a 1/2 inch iron
rod set;
- (5) N 06 deg. 58' 09" W 608.80 feet to the PLACE OF
BEGINNING, containing 173,779 Square feet or 3.989
Acres of land.

SURVEYED: December 30, 1997

By:

James M. Grant
RALPH HARRIS SURVEYOR, P.C.

James M. Grant, Reg. Professional Land Surveyor No. 1919
1406 Hether
Austin, Texas 78704
(512) 444-1781

28917.pw



980115-F

AUS 02343



FAX NO. :

May. 16 2000 10:50AM P1

Comprehensive Watershed Calculations GR

net site area / impervious cover calculations

Total Gross Site Area

10.30 acres

Site Deductions

floodplain/CWQZ	<	7.87 acres	>
water quality transition zone (WQTZ)	<	2.43 acres	>
wastewater irrigation	<	<u>0.00 acres</u>	>

deduction subtotal	<	10.30 acres	>
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Upland Area (gross area minus deduction)

0.00 acres

Allowable Impervious Cover

impervious cover allowed		
@ 18% X WQTZ 2.43 acres	=	.44 acres

Allowable development CWO

2100 sq.ft. GR
(restaurant)

GREAT HILLS PRELIMINARY PLAN
Lake Austin Growth Management Calculations

RETAIL

Slope Categories	Area in Acres	Lake Austin Allowable Impervious Cover	
0-15 %	7.56	X 30 %	= 2.27 acres
15-25 %	1.07	X 20 %	= .22 acres
25-35 %	.59	X 10 %	= .06 acres
35 + %	.66	X 0 %	= .00 acres
TOTAL	9.88 acres		2.55 acres

data/1000/1048-A.calcs.8-13-98

AUS 02452**EXHIBIT 1**

