

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5914 LOST HORIZON DRIVE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL RECREATION (CR) FOR TRACT 1 AND FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT FOR TRACT 2.

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 from single-family residence standard lot (SF-2) district and community commercial-conditional overlay (GR-CO) combining district to commercial recreation (CR) district for Tract 1 and from community commercial-conditional overlay (GR-CO) combining district to commercial-liquor sales (CS-1) district for Tract 2 on the property described in Zoning Case No. C14-2017-0029, on file at the Planning and Zoning Department, as follows:

**Tract 1:**

Lot 1A of Amended Plat of Lot 10 and Lot 1, Great Hills Phase II, Section One subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200200266 of the Official Public Records of Travis County, and;

Lot 7, Block A, Great Hills Golf Course Two subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 201500143 of the Official Public Records of Travis County, Texas, SAVE and EXCEPT a tract of land containing 1.5188 acres (66,158 square feet), being a portion of Lot 7, Block "A", of Great Hills Golf Course Two, Lot 7, Block "A" recorded in Document No. 201500143 of the Official Public Records of Travis County, Texas, said Lot 7 was conveyed to Great Hills Golf Club of Austin, Inc., in Volume 9212, Page 126 of the Real Property Records of Travis County, Texas, said 1.5188 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and;

1 **Tract 2:**

2 1.5188 acres (66,158 square feet), being a portion of Lot 7, Block "A", of Great  
3 Hills Golf Course Two, Lot 7, Block "A" recorded in Document No. 201500143 of  
4 the Official Public Records of Travis County, Texas, said Lot 7 was conveyed to  
5 Great Hills Golf Club of Austin, Inc., in Volume 9212, Page 126 of the Real  
6 Property Records of Travis County, Texas, said 1.5188 acres being more  
7 particularly described by metes and bounds in Exhibit "A" incorporated into this  
8 ordinance (cumulatively known as the "Property"),  
9

10 locally known as 5914 Lost Horizon Drive in the City of Austin, Travis County, Texas,  
11 generally identified in the map attached as Exhibit "B".  
12

13 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2017.  
14

15 **PASSED AND APPROVED**

16  
17 §  
18 §  
19 \_\_\_\_\_, 2017 § \_\_\_\_\_  
20 Steve Adler  
21 Mayor  
22

23  
24 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
25 Anne L. Morgan Jannette S. Goodall  
26 City Attorney City Clerk  
27

EXHIBIT " "

Clubhouse/Amenity Area  
Lot 7, Block "A", Great Hills Golf Course Two, Lot 7, Block "A"

**Legal Description**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.5188 ACRES (66,158 SQUARE FEET), BEING A PORTION OF LOT 7, BLOCK "A", OF GREAT HILLS GOLF COURSE TWO, LOT 7, BLOCK "A", RECORDED IN DOCUMENT NO. 201500143 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOT 7 WAS CONVEYED TO GREAT HILLS GOLD CLUB OF AUSTIN, INC., IN VOLUME 9212, PAGE 126 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 1.5188 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



TBPLS Firm #10174300  
PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
[www.4wardls.com](http://www.4wardls.com)

BEGINNING, at a calculated point in the curving north right-of-way line of Lost Horizon Drive (right-of-way varies), and being in the south line of said Lot 7, Block "A", for the southwest corner and POINT OF BEGINNING hereof, from which a 1/2-inch iron rod found at a point of tangency in the east right-of-way line of said Lost Horizon Drive, and being in the west line of said Lot 7, Block "A", bears 171.74 feet along the arc of a curve to the right, having a radius of 297.50 feet, and whose chord bears N32°39'44"W, a distance of 169.36 feet;

THENCE, leaving the north right-of-way line of said Lost Horizon Drive and the south line of said Lot 7, Block "A", over and across said Lot 7, Block "A" the following seven (7) courses and distances:


- 1) N28°50'55"E, a distance of 124.85 feet to a calculated point for an angle point hereof,
- 2) N16°20'29"W, a distance of 251.44 feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod found at the southeast corner of Lot 2 of Great Hills Section IX, recorded in Volume 78, Pages 141-142 of the Plat Records of Travis County Texas (P.R.T.C.T.), and being an interior ell corner of said Lot 7, Block "A", bears N19°41'56"W a distance of 60.20 feet,
- 3) N73°39'31"E, a distance of 250.69 feet to a calculated point for the northeast corner hereof,
- 4) S16°20'29"E, a distance of 85.72 feet to a calculated point for an exterior ell corner hereof,
- 5) S73°39'31"W, a distance of 121.61 feet to a calculated point for an interior ell corner hereof,
- 6) S13°54'50"E, a distance of 120.70 feet to a calculated point for an angle point hereof, and
- 7) S00°07'38"W, a distance of 258.48 feet to a calculated point for the southeast corner hereof, and being in the north right-of-way line of said Lost Horizon Drive, and being in the south line of said Lot 7, Block "A", from which a 1/2-inch iron rod with "Ward-5811" cap set at a point of curvature in the north line of said Lost Horizon Drive, and being in the south line of said Lot 7, Block "A" bears, 44.61 feet along the arc of a curve to the left, having a radius of 297.50 feet, and whose chord bears S88°48'20"E, a distance of 44.57 feet;

THENCE, with the north right-of-way line of said Lost Horizon Drive, and the south line of said Lot 7, Block "A", 183.34 feet along the arc of a curve to the right, having a radius of 297.50 feet, and whose chord bears N66°51'17"W, a distance of 180.45 feet to the POINT OF BEGINNING and containing 1.5188 Acres (66,158 Square Feet) more or less.

**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000105330875. See attached sketch (reference drawing: 00238\_Clubhouse\_Amenity\_Area.dwg.)

**EXHIBIT A**

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

2/6/2017

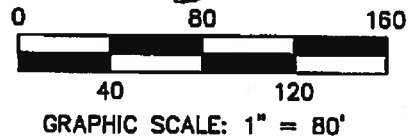


COA Grid #H33 & H34  
TCAD Parcel #863360

LOT 3

LOT 2

GREAT HILLS  
SECTION IX  
VOL. 78,  
PG. 141-142  
P.R.T.C.T.



N16°09'00"W 100.05'  
(N15°56'26"W 100.00')  
N68°48'00"E 132.22'  
N68°39'48"E 132.39'  
N19°41'56"W 60.20'

N16°09'00"W 225.46'  
(N16°01'00"W 225.28')

[A]

10'  
ELECTRIC  
AND  
TELECOMMUNICATION  
EASEMENT

N16°20'29"W 251.44'

N73°39'31"E 250.69'

S16°20'29"E 85.72'

S73°39'31"W 121.61'

S13°54'50"E 120.70'

**CLUBHOUSE/AMENITY  
AREA**  
1.5188 ACRE(S)  
66,158 SQUARE FEET

LOT 7, BLOCK "A"  
GREAT HILLS  
GOLF COURSE TWO,  
LOT 7, BLOCK "A"  
DOC. NO. 201500143  
O.P.R.T.C.T.

**[B]  
LOST HORIZON  
DRIVE  
(R.O.W. VARIES)**

R=297.50'  
L=399.69' D=76°58'38"  
N54°36'47"W 370.30'  
(R=297.50') (L=399.81')  
(N54°31'00"W 370.40')  
[[R=297.50']] [[L=399.81']]  
[[N54°26'26"W 370.40']]

P.O.B.

GRID N: 10,119,405.63  
GRID E: 3,105,322.47

[A]

GREAT HILLS STREET  
DEDICATION "C"

VOL. 77, PG. 268, 269, & 270  
P.R.T.C.T.

**CLUBHOUSE/  
AMENITY AREA  
City of Austin,  
Travis County,  
Texas**

TCAD PARCEL #863360  
COA GRID #H33 & H34



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |            |
|--------------|------------|
| Date:        | 2/3/2017   |
| Project:     | 00238      |
| Scale:       | 1" = 80'   |
| Reviewer:    | ST         |
| Tech:        | CC         |
| Field Crew:  | TF/HT      |
| Survey Date: | SEPT. 2015 |
| Sheet:       | 1 OF 2     |

| CURVE TABLE |         |         |           |             |          |
|-------------|---------|---------|-----------|-------------|----------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | BEARING     | DISTANCE |
| C1          | 183.34' | 297.50' | 35°18'34" | N88°51'17"W | 180.45'  |
| C2          | 171.74' | 297.50' | 33°04'31" | N32°39'44"W | 169.36'  |
| C3          | 44.61'  | 297.50' | 8°35'32"  | S88°48'20"E | 44.57'   |

## LEGEND

|              |  |
|--------------|--|
| —————        | PROPOSED EASEMENT LINE                           |
| -----        | EXISTING PROPERTY LINES                          |
| - - - - -    | EXISTING EASEMENTS                               |
| ○            | 1/2" IRON ROD WITH "WARD-5811" CAP SET           |
| ●            | 1/2" IRON ROD FOUND                              |
| △            | CALCULATED POINT                                 |
| DOC. NO.     | DOCUMENT NUMBER                                  |
| VOL.         | VOLUME   |
| PG.          | PAGE   |
| R.O.W.       | RIGHT-OF-WAY                                     |
| P.O.B.       | POINT OF BEGINNING                               |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS      |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS    |
| P.R.T.C.T.   | PLAT RECORDS, TRAVIS COUNTY, TEXAS               |
| [(.....)]    | RECORD INFORMATION PER PLAT VOL. 78, PG. 141-142 |
| (.....)      | RECORD INFORMATION PER PLAT VOL. 81, PG. 72-74   |
| [[.....]]    | RECORD INFORMATION PER PLAT VOL. 77, PG. 268-270 |

## LINE TABLE

| LINE # | DIRECTION   | LENGTH |
|--------|-------------|--------|
| L1     | S86°53'09"W | 50.00' |

\* OWNER : GREAT HILLS GOLF CLUB OF AUSTIN, INC.  
VOL 9212, PG 126, R.P.R.T.C.T.



*Jason Ward*  
2/3/2017

## NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000105330875.
- 2) SEE ATTACHED METES AND BOUNDS.

**CLUBHOUSE/  
AMENITY AREA  
City of Austin,  
Travis County,  
Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company  
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TBPLS FIRM #10174300

|              |            |
|--------------|------------|
| Date:        | 2/3/2017   |
| Project:     | 00238      |
| Scale:       | --         |
| Reviewer:    | ST         |
| Tech:        | CC         |
| Field Crew:  | TF/HT      |
| Survey Date: | SEPT. 2015 |
| Sheet:       | 2 OF 2     |



**SUBJECT TRACT**

## PENDING CASE



**ZONING BOUNDARY**

## ZONING

**Zoning Case: C14-2017-0029**

## EXHIBIT B



**This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.**

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 500'