



**Zoning**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-7**  
**AGENDA DATE: Thu 05/06/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0044 - Onion Creek Club, Tract 1 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 2510 Onion Creek Parkway (Onion Creek Watershed) from interim-rural residence (I-RR) district zoning to commercial recreation (CR) district zoning. Zoning and Platting Commission Recommendation: To grant commercial recreation conditional overlay (CR-CO) combining district zoning. Applicant: Onion Creek Club (David Turpin). Agent: Vaughn & Associates, Inc. (Rick Vaughn). City Staff: Wendy Walsh, 974-7719.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0044

**Z.P.C. DATE:** April 6, 2004

**ADDRESS:** 2510 Onion Creek Parkway

**OWNER AND APPLICANT:** Onion Creek Club  
(David Turpin)

**AGENT:** Vaughn & Associates, Inc.  
(Rick Vaughn)

**ZONING FROM:** I-RR

**TO:** CR

**AREA:** 158.411 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant commercial recreation (CR) district zoning.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

April 6, 2004: *APPROVED CR-CO DISTRICT ZONING WITH PROHIBITED USES BELOW, BY CONSENT.*

- *CULTURAL SERVICES;*
- *MARINAS;*
- *RECREATIONAL EQUIPMENT MAINTENANCE AND STORAGE;*
- *RECREATIONAL EQUIPMENT SALES;*
- *BED AND BREAKFAST RESIDENTIAL (GROUP 1 AND GROUP 2);*
- *ART AND CRAFT STUDIOS (GENERAL);*
- *CAMPGROUND;*
- *HOSPITAL SERVICES (LIMITED);*
- *HOTEL-MOTEL;*
- *INDOOR ENTERTAINMENT;*
- *INDOOR SPORTS AND RECREATION;*
- *PRIMARY EDUCATIONAL FACILITIES (PRIVATE & PUBLIC);*
- *SECONDARY EDUCATIONAL FACILITIES (PRIVATE & PUBLIC);*
- *SERVICE STATIONS*

*[J.M; J.G 2<sup>ND</sup>] (7-0) K.J – ABSENT*

### **ISSUES:**

The Onion Creek Homeowners Association is supportive of the requested zoning change and has requested that certain uses are prohibited. Please refer to the letter attached at the back of the staff report. The applicant is in agreement with the Association's request and the recommendation of the Zoning and Platting Commission.

### **DEPARTMENT COMMENTS:**

The subject property is one of seven zoning cases that comprise the Onion Creek Golf Course and Country Club, which taken together, include all portions of the golf course, clubhouse, pro-shop and other recreation areas (Related Cases C14-04-0045 & 0046; C14-04-0050 – 0053). This property is developed with a portion of the Onion Creek Golf Course and Country Club, and was assigned

interim-rural residence (I-RR) district zoning upon its annexation into the City limits on December 31, 2003. The property has access along Pinehurst Drive at three locations and is surrounded by single family residences which overlook the golf course (zoned I-SF-2). Please refer to Exhibits A and A-1.

The golf course, clubhouse, pro-shop and other recreation areas, as operated by the applicant, Onion Creek Club, fall within the community recreation (private) use classification. The applicant has requested commercial recreation (CR) district zoning for all seven zoning cases, consistent with the existing uses. CR district zoning will bring the existing golf course and Country Club areas into compliance with the City of Austin's Zoning Ordinance. The applicant has stated that no further development of the golf course or Country Club areas is contemplated.

Staff recommends CR district zoning given that it is consistent with the existing uses on the property.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Portion of Onion Creek Golf Course and Country Club
<i>North</i>	I-SF-2	Single family residences; Townhouse / condominiums
<i>South</i>	I-RR; County	Undeveloped
<i>East</i>	I-RR; I-SF-2	Portion of Onion Creek Golf Course; Single family residences
<i>West</i>	I-SF-2; I-RR	Single family residences; Portion of Onion Creek Golf Course

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Onion Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

300 – Terrell Lane Interceptor Association  
 428 – Barton Springs / Edwards Aquifer Conservation District  
 627 – Onion Creek Homeowners Association

**SCHOOLS:**

Langford Elementary School

Mendez Middle School

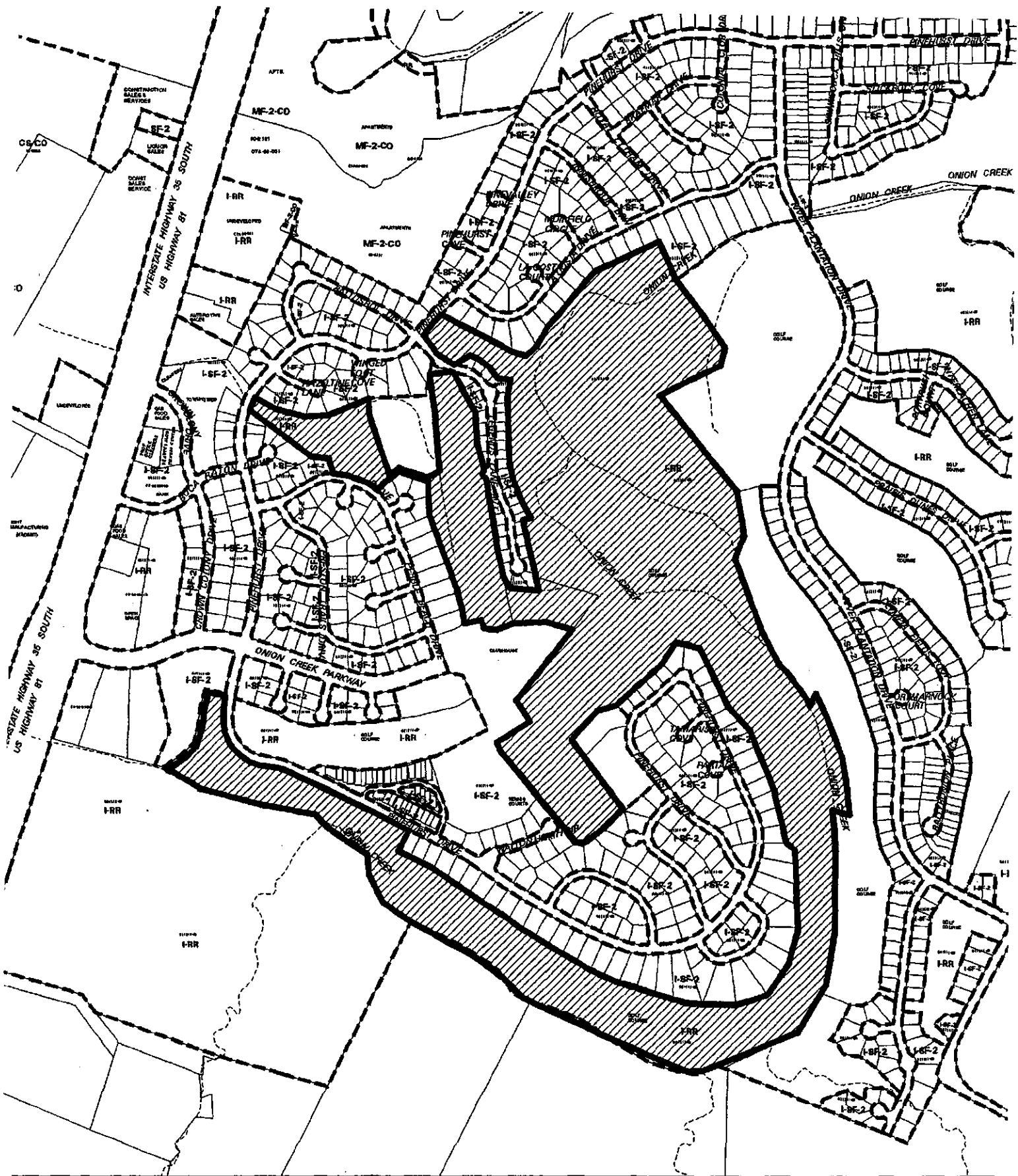
Akins High School





**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>ZONING AND PLATTING COMMISSION / PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-04-0045; C14-04-0046; C14-04-0050; C14-04-0051; C14-04-0052 & C14-04-0053	I-RR to CR	To Grant CR-CO with CO for list of prohibited uses	Scheduled for 5-6-04
C14-04-0020	I-RR (Upon Annexation) to CS-MU for Tract 1; MF-3 for Tract 2	To Grant CS-MU-CO with conditions of the TIA and the CO is for list of prohibited uses for Tract 1; MF-3 with conditions of the TIA for Tract 2	Scheduled for 5-6-04
C14-04-0019	I-RR to CS (Upon Annexation)	To grant CS-CO with conditions of the TIA and the CO is for list of prohibited uses	Scheduled for 5-6-04
C14-03-0053	I-RR to CS	To Grant CS-CO for Tract 1; GR-CO for Tract 2, with conditions. CO is for list of prohibited uses; and prohibit access to Old San Antonio Road. Restrictive Covenant for the TIA.	Approved ZAP recommendation (12-11- 03).
C14-00-2181	I-RR to MF-2	To Grant MF-2-CO with CO for 25' setback along the south and southeast property lines adjacent to residential properties and conditions of the TIA; RR for the flood plain	Approved as recommended by PC (2- 8-01)

**RELATED CASES:**

The subject property is unplatted and was annexed into the Full-Purpose Jurisdiction on December 31, 2003.



 1" = 800'	<b>SUBJECT TRACT</b> 	<b>ZONING EXHIBIT A</b>	<b>CITY GRID REFERENCE NUMBER</b> F11 G10-11	
	<b>PENDING CASE</b> 			<b>CASE #:</b> C14-04-0044
	<b>ZONING BOUNDARY</b> 			<b>ADDRESS:</b> 2510 UNION CREEK PKWY
	<b>CASE MGR:</b> W. WALSH			<b>DATE:</b> 04-03
<b>SUBJECT AREA (acres):</b> 158.411		<b>INTLS:</b> SM		



**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant commercial recreation (CR) district zoning.

**BACKGROUND**

The subject property is one of seven zoning cases that comprise the Onion Creek Golf Course and Country Club, which taken together, include all portions of the golf course, clubhouse, pro-shop and other recreation areas (Related Cases C14-04-0045 & 0046; C14-04-0050 – 0053). This property is developed with a portion of the Onion Creek Golf Course and Country Club, and was assigned interim-rural residence (I-RR) district zoning upon its annexation into the City limits on December 31, 2003. The property has access along Pinehurst Drive at three locations and is surrounded by single family residences which overlook the golf course (zoned I-SF-2).

The golf course, clubhouse, pro-shop and other recreation areas, as operated by the applicant, Onion Creek Club, fall within the community recreation (private) use classification. The applicant has requested commercial recreation (CR) district zoning for all seven zoning cases, consistent with the existing uses. CR district zoning will bring the existing golf course and Country Club areas into compliance with the City of Austin's Zoning Ordinance. The applicant has stated that no further development of the golf course or Country Club areas is contemplated.

Staff recommends CR district zoning given that it is consistent with the existing uses on the property.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The commercial recreation district is the designation for a commercial or recreation use that serves visitors to major recreational areas, including Lake Travis and Lake Austin. Permitted uses within the CR district include: marina; recreational equipment sales; recreation equipment maintenance and storage; community recreation (public and private); counseling services; and cultural services. Site development regulations applied to a CR district use are designed to minimize visual and environmental disruptions of scenic views.

The existing development of a golf course, clubhouse, pro-shop and recreation areas are consistent with the proposed CR district.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The CR district is consistent with the existing uses on the property.

**EXISTING CONDITIONS****Site Characteristics**

The site is developed with a portion of the golf course and Country Club. There appear to be no topographical constraints on this tract.

**Impervious Cover**

The maximum impervious cover allowed by the CR zoning district would be 60%, which is based on the more restrictive zoning regulations.

**Environmental**

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

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is flood plain in, or within close proximity of, the project location. Based upon the close proximity of 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 30%.

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

At this time, site specific information is unavailable regarding existing trees and 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 the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

**Transportation**

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

The trip generation under the requested zoning is estimated to be 858 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). In this case a golf course is existing.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

**TPSD Right-of-Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and



reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

#### **Water and Wastewater**

The site is served with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or relocation, or adjustment are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria.

#### **Compatibility Standards**

This site is part of an existing golf course. However, any new construction on this site would be subject to compatibility development regulations due to the adjacent existing I-SF-2 used property along portions of the west and north, and would be subject to the following compatibility requirements:

Along the adjacent I-SF-2 property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

# ONION CREEK

## HOMEOWNERS ASSOCIATION

10816 Crown Colony, Suite 205

Austin, Texas 78747

Tel: 512.280.8110

Fax: 512.280.8162

*February 13, 2004*

*Ms. Wendy Walsh, Zoning Planner  
Neighborhood Planning and Zoning Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704*

*Re: Zoning Request for the Onion Creek Country Club  
2510 Onion Creek Parkway*

*Dear Ms. Walsh:*

*The Onion Creek Homeowners Association fully supports the request to zone the clubhouse and golf course Community Recreation (CR). The association is also in favor of granting permanent zoning for the country club. This will allow the club to continue to be an integral part of our community as it has for the past thirty years. We believe this will likewise protect the appropriate use of the property.*

*If there are any questions, please contact us at your earliest convenience.*

*Sincerely,*



*John McNabb*

*President*

ONION CREEK CLUB  
2810 Onion Creek Parkway  
Austin, Texas 78747

April 7, 2004

Ms. Wendy Walsh, Case Manager  
Neighborhood Planning and Zoning  
City of Austin  
505 Barton Springs Road  
Austin, TX. 78704

Re: Conditional Overlay for the Onion Creek Club Zoning Cases

Dear Ms. Walsh:

Onion Creek Club has agreed with the Onion Creek Homeowners Association, the neighborhood group for this zoning request, to request the following conditional overlay for the "CR" zoning requested for the Onion Creek Club, to be approved by the City and made a part of the Zoning Ordinances for the above tracts of land.

**Permitted Uses:**

- Prohibit Cultural Services, from all tracts.
- Prohibit Marinas, from all tracts.
- Prohibit Recreational Equipment Maintenance and Storage, from all tracts.
- Prohibit Recreational Equipment Sales, from all tracts.
- Prohibit Bed and Breakfast on all tracts except for C14-04-0046, which will be limited to not more than 12 units.

**Conditional Uses: All of the following uses are prohibited as to all tracts:**

- Arts & Crafts Studio
- Campgrounds
- Hospital Services (Limited)
- Hotel & Motel
- Indoor Entertainment
- Indoor Sports & Recreation

- Private Primary Education Facilities
- Private Secondary Education Facilities
- Public Primary Education Facilities
- Public Secondary Education Facilities
- Restaurants (Limited)
- Service Stations

**Private Restrictive Covenant:**


- Outdoor Sports and Recreation Facilities, will prohibit the use of miniature golf courses.
- Outdoor Entertainment will be limited to golf and tennis related events.
- College and University Facility, will be limited to golf and tennis activities.

If you have any questions, please feel free to contact me at your convenience.

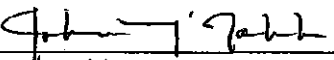
We ask for the Planning and Zoning Commission to concur and approve these conditions as part of the "CR" zoning for Onion Creek Club, and we request that the City Council approve the "CR" zoning with the conditions approved by the Planning Commission.

Respectfully submitted,

Onion Creek Club

By:   
President

Onion Creek Homeowners Association

By:   
President

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

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 2510 ONION CREEK PARKWAY AND CHANGING**  
3 **THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT**  
4 **TO COMMERCIAL RECREATION-CONDITIONAL OVERLAY (CR-CO)**  
5 **COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2.191 of the City Code is amended to  
10 change the base district from interim rural residence (I-RR) district to commercial  
11 recreation-conditional overlay (CR-CO) combining district on the property described in  
12 Zoning Case No.C14-04-0044, on file at the Neighborhood Planning and Zoning  
13 Department, as follows:

14  
15 A 158.9 acre tract of land, more or less, out of the Santiago del Valle Grant, Travis  
16 County, the tract of land being more particularly described by metes and bounds in  
17 Exhibit "A" incorporated into this ordinance, (the "Property")

18  
19 locally known as 2510 Onion Creek Parkway, in the City of Austin, Travis County, Texas,  
20 and generally identified in the map attached as Exhibit "B".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

24  
25 The following uses are prohibited uses of the Property:

26 Cultural services	27 Marina
28 Recreational equipment maintenance	28 Recreational equipment sales
29 and storage	29 Bed and breakfast residential (Group 1)
30 Bed and breakfast residential (Group 2)	30 Art and craft studio (general)
31 Campground	31 Hospital services (limited)
32 Hotel-motel	32 Indoor entertainment
33 Indoor sports and recreation	33 Private primary educational facilities
34 Private secondary educational facilities	34 Public primary educational facilities
35 Public secondary educational facilities	35 Service station
36 Restaurant (limited)	
37	

1 Except as specifically restricted under this ordinance, the Property may be developed and  
2 used in accordance with the regulations established for the commercial recreation (CR)  
3 base district and other applicable requirements of the City Code.

4  
5 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2004.

6  
7  
8 **PASSED AND APPROVED**

9  
10 \_\_\_\_\_, 2004

§  
§  
§

11  
12  
13 Will Wynn  
14 Mayor

15  
16  
17 **APPROVED:**

18 David Allan Smith  
19 City Attorney

**ATTEST:**

Shirley A. Brown  
City Clerk

Tract 2  
158.9 Acres  
Santiago Del Valle Grant  
Travis County, Texas  
C14-04-0044  
CR-CO district  
zoning

DESCRIPTION

DESCRIPTION OF APPROXIMATELY 158.9 ACRES OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 2 IN DEED TO ONION CREEK DEVELOPMENT COMPANY, A TEXAS JOINT VENTURE IN VOLUME 9211, PAGE 262 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 158.9 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the west right-of-way line of Pinehurst Drive (right-of-way varies) as dedicated in the subdivision plat of Onion Creek Section 2 Amended, a subdivision of record in Book 70, Page 96 of the Plat Records of Travis County, Texas, from which the southwest corner of Lot 1, Block "E", Onion Creek Section 1, a subdivision of record in Book 65, Page 5 of the Plat Records of Travis County, Texas bears S67°36'E a distance of 63.55 feet;

THENCE with the southwest right-of-way line of Pinehurst Drive the following eight (8) courses:

1. S09°42'W a distance of 116.76 feet to a point at the beginning of a curve to the left;
2. With the arc of said curve to the left 501.45 feet, said arc having a radius of 305.00 feet, and a chord which bears S37°24'E a distance of 446.86 feet to the beginning of a reverse curve to the right;
3. With the arc of said curve to the right 129.84 feet, said arc having a radius of 349.27 feet, and a chord which bears S73°51'E a distance of 129.10 feet to a point;
4. S63°12'E a distance of 419.05 feet to a point at the beginning of a curve to the right;
5. With the arc of said curve to the right 199.96 feet, said arc having a radius of 4378.53 feet, and a chord which bears S61°53'E a distance of 199.95 feet to a point;
6. S60°35'E a distance of 388.10 feet to a point at the beginning of a curve to the left;
7. With the arc of said curve to the left 73.02 feet, said arc having a radius of 2953.22 feet, and a chord which bears S61°18'E a distance of 73.02 feet to a point;
8. S62°00'E a distance of 55.00 feet to an angle point of the herein described tract, same being the northwest corner of Lot 65, Block B, of said Onion Creek Section 2 Amended;

THENCE with the boundary line of said Onion Creek Section 2 Amended the following thirty-seven courses (37):

1. S27°35'W a distance of 148.44 feet to an angle point of the herein described tract;
2. S53°45'E a distance of 385.00 feet to an angle point of the herein described tract;
3. S56°30'E a distance of 145.00 feet to an angle point of the herein described tract;
4. S50°42'E a distance of 168.00 feet to an angle point of the herein described tract;
5. S57°08'E a distance of 517.14 feet to an angle point of the herein described tract;
6. S62°45'E a distance of 179.00 feet to an angle point of the herein described tract;
7. S70°40'E a distance of 475.00 feet to an angle point of the herein described tract;
8. S85°42'E a distance of 330.00 feet to an angle point of the herein described tract;
9. N73°56'E a distance of 210.00 feet to an angle point of the herein described tract;
10. N36°29'E a distance of 250.00 feet to an angle point of the herein described tract;
11. N16°58'E a distance of 225.00 feet to an angle point of the herein described tract;

12. N00°15'W a distance of 515.00 feet to an angle point of the herein described tract;
13. N49°05'W a distance of 75.06 feet to an angle point of the herein described tract;
14. N11°03'W a distance of 349.56 feet to an angle point of the herein described tract;
15. N20°02'W a distance of 410.13 feet to an angle point of the herein described tract;
16. N40°12'W a distance of 209.26 feet to an angle point of the herein described tract;
17. N23°32'W a distance of 426.00 feet to an angle point of the herein described tract;
18. N73°54'W a distance of 159.22 feet to an angle point of the herein described tract;
19. S35°02'W a distance of 161.39 feet to an angle point of the herein described tract;
20. S49°26'W a distance of 400.00 feet to an angle point of the herein described tract;
21. S75°33'W a distance of 131.50 feet to an angle point of the herein described tract;
22. S44°00'W a distance of 253.00 feet to an angle point of the herein described tract;
23. S34°50'E a distance of 554.85 feet to an angle point of the herein described tract;
24. S48°14'W a distance of 221.03 feet to an angle point of the herein described tract;
25. S56°16'W a distance of 115.57 feet to an angle point of the herein described tract;
26. N79°59'W a distance of 50.89 feet to an angle point of the herein described tract;
27. N37°40'W a distance of 764.61 feet to an angle point of the herein described tract;
28. N22°34'W a distance of 59.96 feet to an angle point of the herein described tract;
29. N60°00'E a distance of 251.83 feet to an angle point of the herein described tract;
30. N30°00'W a distance of 162.00 feet to an angle point of the herein described tract;
31. N40°09'E a distance of 585.00 feet to an angle point of the herein described tract;
32. N71°21'W a distance of 175.66 feet to an angle point of the herein described tract;
33. N90°00'W a distance of 219.07 feet to an angle point of the herein described tract;
34. S70°00'W a distance of 110.00 feet to an angle point of the herein described tract;
35. N81°31'W a distance of 86.70 feet to an angle point of the herein described tract;
36. N16°44'W a distance of 55.00 feet to an angle point of the herein described tract;
37. S82°31'W a distance of 110.51 feet to an angle point of the herein described tract, same being the southeast corner of Lot 18A of Onion Creek Resubdivision No. 1, a subdivision of record in Book 67, Page 73 of the Plat Records of Travis County, Texas;

THENCE with the east boundary line of said Onion Creek Resubdivision No. 1, the following three (3) courses:

1. N07°W a distance of 93.54 feet to an angle point of the herein described tract;
2. N11°40'W a distance of 108.42 feet to an angle point of the herein described tract;
3. N19°05'W a distance of 202.17 feet to the northeast corner of Lot 15A of said Onion Creek Resubdivision No. 1 and the southeast corner of Lot 14, Block "F" of said Onion Creek Section 1;

THENCE with the east boundary line of said Onion Creek Section 1 the following five (5) courses:

1. N19°05'W a distance of 316.89 feet to an angle point of the herein described tract;
2. N00°30'W a distance of 223.00 feet to an angle point of the herein described tract;
3. N69°00'W a distance of 198.00 feet to an angle point of the herein described tract;
4. S55°41'W a distance of 137.29 feet to an angle point of the herein described tract;
5. S34°36'W a distance of 50.00 feet to a point in the curving right-of-way line of Pebble Beach Drive (50' right-of-way) as dedicated in the subdivision plat of said Onion Creek



Section 1, same being the northwest corner of Lot 7, Block "F" of said Onion Creek Section 1;

THENCE with the north right-of-way line of said Pebble Beach Drive the following three (3) courses:

1. With the arc of said curve to the left 149.05 feet, said arc having a radius of 336.21 feet, and a chord which bears N57°34'W a distance of 147.83 feet to a point;
2. N70°16'W a distance of 80.00 feet to a point at the beginning of a curve to the left;
3. With the arc of said curve to the left 94.26 feet, said arc having a radius of 281.29 feet, and a chord which bears N79°52'W a distance of 93.82 feet to an angle point of the herein described tract, same being the southeast corner of Lot 6, Block "F" of said Onion Creek Section 1;

THENCE with the north boundary line of said Onion Creek Section 1 the following two (2) courses:

1. N12°16'W a distance of 98.81 feet to an angle point of the herein described tract;
2. N81°00'W a distance of 110.00 feet to an angle point of the herein described tract, same being the common corner of Lots 5 and 6, Block "F" of said Onion Creek Section 1 and Lot 3, Block A of Onion Creek Section 3, S a subdivision of record in Book 75, Page 381 of the Plat Records of Travis County, Texas;

THENCE N50°38'39"W a distance of 505.50 feet to a point in the curving right-of-way line of Pinhurst Drive (64' right-of-way) as dedicated in the subdivision plat of said Onion Creek Section 3;

THENCE with the arc of said curve to the right 82.91 feet, said arc having a radius of 531.89 feet, and a chord which bears N27°34'E a distance of 82.83 feet to an angle point of the herein described tract, same being the southwest corner of Lot 1, Block B of said Onion Creek Section 3;

THENCE with the boundary line of said Onion Creek Section 3 the following four (4) courses:

1. S57°10'E a distance of 151.98 feet to an angle point of the herein described tract;
2. S74°15'E a distance of 190.02 feet to an angle point of the herein described tract;
3. N89°13'E a distance of 153.37 feet to an angle point of the herein described tract;
4. N70°20'E a distance of 286.00 feet to an angle point of the herein described tract, same being the southeast corner of Lot 16, Block B of said Onion Creek Section 3, the southwest corner of Lot 17A, Onion Creek Resub. 3A, a subdivision of record in Book 76, Page 356 of the Plat Records of Travis County, Texas, and the northwest corner of that certain tract of land described in deed to Onion Creek Homeowner's Association, Inc., in Volume 11699, Page 1064 of the Deed Records of Travis County, Texas;

THENCE with the boundary line of said Onion Creek Homeowner's Association tract the following eight (8) courses:

1. S02°04'03"W a distance of 93.84 feet to an angle point of the herein described tract;
2. S16°47'31"E a distance of 419.96 feet to an angle point of the herein described tract and the southwest corner of said Onion Creek Homeowner's tract;

3. N55°35'41"E a distance of 76.29 feet to an angle point of the herein described tract;
4. S69°04'58"E a distance of 199.79 feet to an angle point of the herein described tract;
5. N64°00'40"E a distance of 85.31 feet to an angle point of the herein described tract and the southeast corner of said Onion Creek Homeowner's Association tract;
6. N02°42'34"W a distance of 412.38 feet to an angle point of the herein described tract;
7. N06°24'22"W a distance of 213.00 feet to an angle point of the herein described tract;
8. N83°35'58"E a distance of 135.82 feet to an angle point of the herein described tract same being a point in the west line of Lot 39 (private drive, drainage and public utility easement) of Legends Lane at Onion Creek, a subdivision of record in Book 78, Page 86 of the Plat Records of Travis County, Texas;

THENCE with the boundary of said Legends Lane at Onion Creek the following twenty-seven (27) courses:

1. S70°37'33"E a distance of 24.60 feet to an angle point of the herein described tract;
2. S26°57'01"E a distance of 290.30 feet to an angle point of the herein described tract;
3. S01°57'20"E a distance of 93.08 feet to an angle point of the herein described tract;
4. S02°13'32"E a distance of 111.58 feet to an angle point of the herein described tract;
5. S13°09'34"E a distance of 164.79 feet to a point in a curve to the left;
6. With the arc of said curve to the left 75.21 feet, said arc having a radius of 40.00 feet, and a chord which bears S10°20'11 E a distance of 64.61 feet to an angle point of the herein described tract;
7. S07°30'48"E a distance of 477.54 feet to an angle point of the herein described tract;
8. S09°46'48"E a distance of 154.94 feet to an angle point of the herein described tract;
9. S29°34'10"E a distance of 87.87 feet to an angle point of the herein described tract, same being the southwest corner of said Legends Lane at Onion Creek;
10. S81°54'07"E a distance of 186.99 feet to an angle point of the herein described tract, same being the southeast corner of said Legends Lane at Onion Creek;
11. N10°59'36"W a distance of 225.93 feet to an angle point of the herein described tract;
12. N10°58'07"W a distance of 234.71 feet to an angle point of the herein described tract;
13. N75°47'23"E a distance of 52.67 feet to an angle point of the herein described tract;
14. N26°27'55"W a distance of 123.53 feet to an angle point of the herein described tract;
15. N19°54'51"W a distance of 158.43 feet to an angle point of the herein described tract;
16. N10°34'07"W a distance of 96.92 feet to an angle point of the herein described tract;
17. N00°18'25"E a distance of 416.55 feet to an angle point of the herein described tract;
18. N09°18'49"E a distance of 124.23 feet to an angle point of the herein described tract;
19. N82°21'W a distance of 80.56 feet to an angle point of the herein described tract;
20. N34°33'56"W a distance of 82.45 feet to an angle point of the herein described tract;
21. N54°18'36"W a distance of 48.84 feet to an angle point of the herein described tract;
22. N48°42'27"W a distance of 43.84 feet to an angle point of the herein described tract;
23. N64°23'48"W a distance of 62.16 feet to an angle point of the herein described tract;
24. S62°55'07"W a distance of 121.24 feet to an angle point of the herein described tract;
25. N55°13'19"W a distance of 136.90 feet to an angle point of the herein described tract;
26. N27°31'02"W a distance of 39.12 feet to an angle point of the herein described tract;
27. N35°26'09"W a distance of 105.98 feet to a point in the south right-of-way line of Pinehurst Drive (64' right-of-way) as dedicated in said Onion Creek Section 3;

THENCE with the south right-of-way line of said Pinehurst Drive N42°00'E a distance of 83.16 feet to a point at the beginning of a curve to the right;

THENCE with the arc of said curve to the right 71.75 feet, said arc having a radius of 1131.42 feet, and a chord which bears N43°49'E a distance of 71.74 feet to an angle point of the herein described tract, same being the southwest corner of Lot 1, Block E of said Onion Creek Section 3;

THENCE S60°49'E passing at a distance of 363.92 feet the southeast corner of Lot 3, Block E of said Onion Creek Section 3 and the southwest corner of lot 4A of said Onion Creek Resub. 3A and continuing for a total distance of 393.87 feet to an angle point of the herein described tract;

THENCE with the boundary line of said Onion Creek Resub. 3A the following five (5) courses:

1. S58°50'E a distance of 100 feet to an angle point of the herein described tract;
2. S66°01'E a distance of 65.16 feet to an angle point of the herein described tract;
3. S72°16'E a distance of 57 feet to an angle point of the herein described tract;
4. N51°18'E a distance of 92.00 feet to an angle point of the herein described tract;
5. N31°23'E a distance of 143.40 feet to an angle point of the herein described tract, same being the southeast corner of Lot 6, Onion Creek Resub. 3A and the southwest corner of Lot 7, Block E of Onion Creek Section 3;

THENCE with the boundary line of Onion Creek Section 3 the following three (3) courses:

1. N42°40'E a distance of 389.70 feet to an angle point of the herein described tract;
2. N45°38'E a distance of 80.77 feet to an angle point of the herein described tract;
3. N67°30'E a distance of 452.00 feet to an angle point of the herein described tract, same being the southeast corner of Lot 16, Block E of Onion Creek Section 3 and being in the west line of Lot 17, Block E of Onion Creek Section 5-A, a subdivision of record in Book 79, Page 9 of the Plat Records of Travis County, Texas;

THENCE with the west line of said Lot 17, S22°30'E a distance of 268.00 feet to a point in the centerline of Onion Creek, same being the southwest corner of said Lot 17 and the northwest corner of Lot 61, Block B of Onion Creek Addition, a subdivision of record in Book 93, Page 231 of the Plat Records of Travis County, Texas;

THENCE with the west boundary line of said Onion Creek Addition, the following seven (7) courses:

1. S35°17'39"E a distance of 320.43 feet to an angle point of the herein described tract;
2. S32°16'19"E a distance of 220.00 feet to an angle point of the herein described tract;
3. S17°43'41"W a distance of 115.00 feet to an angle point of the herein described tract;
4. S66°03'41"W a distance of 433.00 feet to an angle point of the herein described tract;
5. S36°41'19"E a distance of 800.00 feet to an angle point of the herein described tract;
6. S06°56'19"E a distance of 285.00 feet to an angle point of the herein described tract;
7. S24°13'41"W a distance of 160.00 feet to a point in the center of Onion Creek;

THENCE with the center of Onion Creek the following six (6) courses:

1. S27°26'14"E a distance of 13.80 feet to an angle point of the herein described tract;
2. S18°55'14"E a distance of 487.50 feet to an angle point of the herein described tract;
3. S25°19'14"E a distance of 242.90 feet to an angle point of the herein described tract;
4. S43°28'14"E a distance of 60.00 feet to an angle point of the herein described tract;
5. S35°43'14"E a distance of 227.20 feet to an angle point of the herein described tract;
6. S17°28'14"E a distance of 42.80 feet to an angle point of the herein described tract;

THENCE leaving the center of Onion Creek N28°32'47"E a distance of 86.92 feet to an angle point of the herein described tract;

THENCE with the west line of said Onion Creek Addition the following six (6) courses:

1. S26°50'00"E a distance of 43.01 feet to an angle point of the herein described tract;
2. S21°56'14"E a distance of 115.73 feet to an angle point of the herein described tract;
3. S19°17'00"E a distance of 284.96 feet to an angle point of the herein described tract;
4. S07°23'22"E a distance of 205.63 feet to an angle point of the herein described tract;
5. S03°48'24"E a distance of 173.50 feet to an angle point of the herein described tract;
6. N74°26'18"W a distance of 116.49 feet to a point in the center of Onion Creek;

THENCE with the meanders of Onion Creek and the southeast boundary line of that certain tract of land described in deed to Onion Creek Development Company, a Texas Joint Venture, of record in Volume 9211, Page 262 of the Deed Records of Travis County, Texas the following fifteen (15) courses:

1. S02°24'E a distance of 262.31 feet to an angle point of the herein described tract;
2. S03°21'W a distance of 246.52 feet to an angle point of the herein described tract;
3. S00°21'E a distance of 136.08 feet to an angle point of the herein described tract;
4. S04°13'W a distance of 148.13 feet to an angle point of the herein described tract;
5. S10°38'W a distance of 181.00 feet to an angle point of the herein described tract;
6. S12°48'W a distance of 160.89 feet to an angle point of the herein described tract;
7. S33°14'W a distance of 356.82 feet to an angle point of the herein described tract;
8. S69°48'W a distance of 494.06 feet to an angle point of the herein described tract;
9. S71°28'W a distance of 169.61 feet to an angle point of the herein described tract;
10. S89°27'W a distance of 108.33 feet to an angle point of the herein described tract;
11. N64°02'W a distance of 522.92 feet to an angle point of the herein described tract;
12. N62°54'W a distance of 634.48 feet to an angle point of the herein described tract;
13. N43°01'W a distance of 186.54 feet to an angle point of the herein described tract;
14. N50°53'W a distance of 241.84 feet to an angle point of the herein described tract;
15. N59°34'W a distance of 450.70 feet to an angle point of the herein described tract;

THENCE continuing with the meanders of Onion Creek and the south line of that certain tract of land described in deed to Rex D. Kitchens in Volume 1784, Page 514 of the Deed Records of Travis County, Texas the following five (5) courses:

1. N55°10'W a distance of 17.64 feet to an angle point of the herein described tract;
2. N53°20'W a distance of 212.00 feet to an angle point of the herein described tract;
3. N25°50'W a distance of 206.00 feet to an angle point of the herein described tract;
4. N01°30'W a distance of 131.00 feet to an angle point of the herein described tract;
5. N54°20'W a distance of 313.92 feet to an angle point of the herein described tract;

THENCE continuing with the meanders of Onion Creek and the south line of that certain tract of land described in deed to Lumberman's Investment Corporation and C&D Investments in Volume 4487, Page 406 of the Deed Records of Travis County, Texas the following five (5) courses:

1. N40°23'W a distance of 114.70 feet to an angle point of the herein described tract;
2. N77°22'W a distance of 357.17 feet to an angle point of the herein described tract;
3. N72°57'W a distance of 402.24 feet to an angle point of the herein described tract;
4. N57°42'W a distance of 216.95 feet to an angle point of the herein described tract;
5. N74°50'W a distance of 33.79 feet to an angle point of the herein described tract, same being the most southeastern corner of Lot 2, Block B of said Onion Creek Section 1;

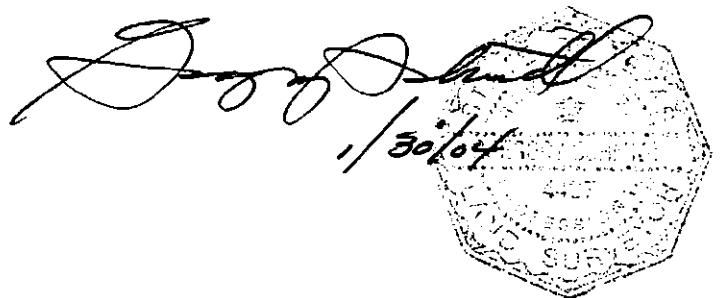
THENCE with the east line of said Lot 2, Block B, Onion Creek Section 1 the following eight (8) courses:

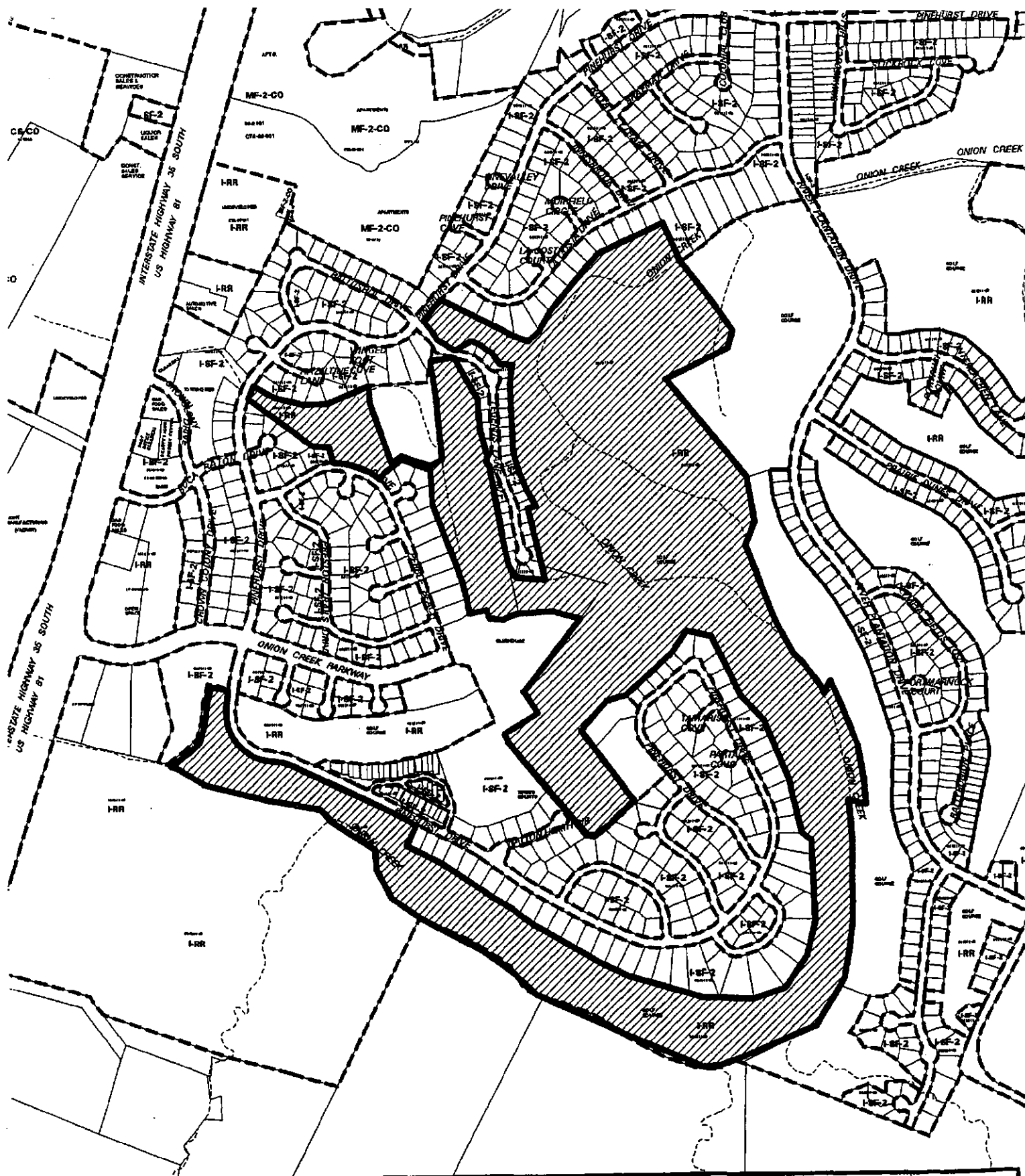
1. N56°55'E a distance of 156.22 feet to an angle point of the herein described tract;
2. N48°57'E a distance of 90.00 feet to an angle point of the herein described tract;
3. N17°53'E a distance of 103.00 feet to an angle point of the herein described tract;
4. N13°53'E a distance of 56.00 feet to an angle point of the herein described tract;
5. N08°16'E a distance of 90.00 feet to an angle point of the herein described tract;
6. N16°48'E a distance of 110.00 feet to an angle point of the herein described tract;
7. S79°28'E a distance of 64.00 feet to an angle point of the herein described tract;
8. S67°36'E passing at a distance of 72.61 feet the most eastern corner of said Lot 2, Block B, Onion Creek Section 1, and continuing for a total distance of 74.66 feet to an the POINT OF BEGINNING containing approximately 158.9 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description.

Note: For the purpose of completing this description and accompanying sketch, it was necessary to rotate the original bearing basis of the west line of Onion Creek Addition, a subdivision of record in Book 93, Page 231 of the Plat Records of Travis County, Texas 2°21'39". All other bearings listed are record measurements.

This document was prepared under 22 TAC 663.21, it does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

A handwritten signature in cursive script is written over a circular surveyor's seal. Below the signature, the date "1/30/04" is handwritten. The seal is circular with a double border. The outer border contains the text "TRAVIS COUNTY TEXAS" at the top and "SURVEYOR" at the bottom. The inner border contains the text "JAMES H. HARRIS" at the top and "4487" at the bottom.



	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: W. WALSH</p>	<p style="text-align: center;"><b>ZONING EXHIBIT B</b></p> <p><b>CASE #: C14-04-0044</b></p> <p><b>ADDRESS: 2510 UNION CREEK PKWY</b></p> <p><b>SUBJECT AREA (acres): 158.411</b></p> <p><b>DATE: 04-03</b></p> <p><b>INTLS: SM</b></p>		<p><b>CITY GRID</b></p> <p><b>REFERENCE</b></p> <p><b>NUMBER</b></p> <p><b>F11 G10-11</b></p>
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