

ORDINANCE NO. 040506-Z-7

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

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 interim rural residence (I-RR) district to commercial recreation-conditional overlay (CR-CO) combining district on the property described in Zoning Case No.C14-04-0044, on file at the Neighborhood Planning and Zoning Department, as follows:

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

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

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

The following uses are prohibited uses of the Property:

Cultural services	Marina
Recreational equipment maintenance and storage	Recreational equipment sales
Bed and breakfast residential (Group 2)	Bed and breakfast residential (Group 1)
Campground	Art and craft studio (general)
Hotel-motel	Hospital services (limited)
Indoor sports and recreation	Indoor entertainment
Private secondary educational facilities	Private primary educational facilities
Public secondary educational facilities	Public primary educational facilities
Restaurant (limited)	Service station

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

PART 3. This ordinance takes effect on May 17, 2004.

PASSED AND APPROVED

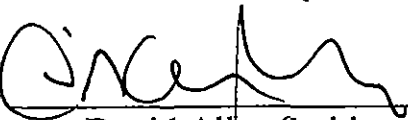
_____, May 6, 2004

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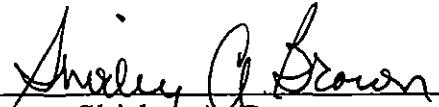
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

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 Pinehurst 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;

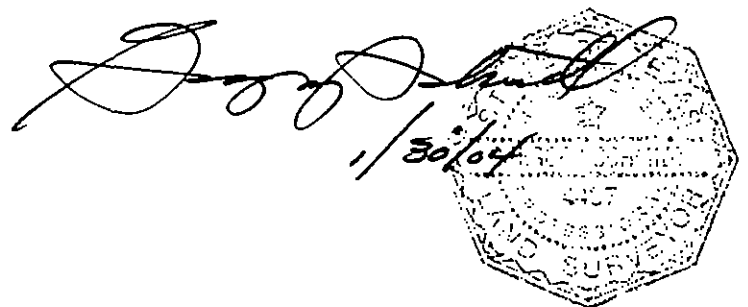
THENCE with the east line of said Lot 2, Block B, Onion Creek Section 1 the following eight (8) courses:

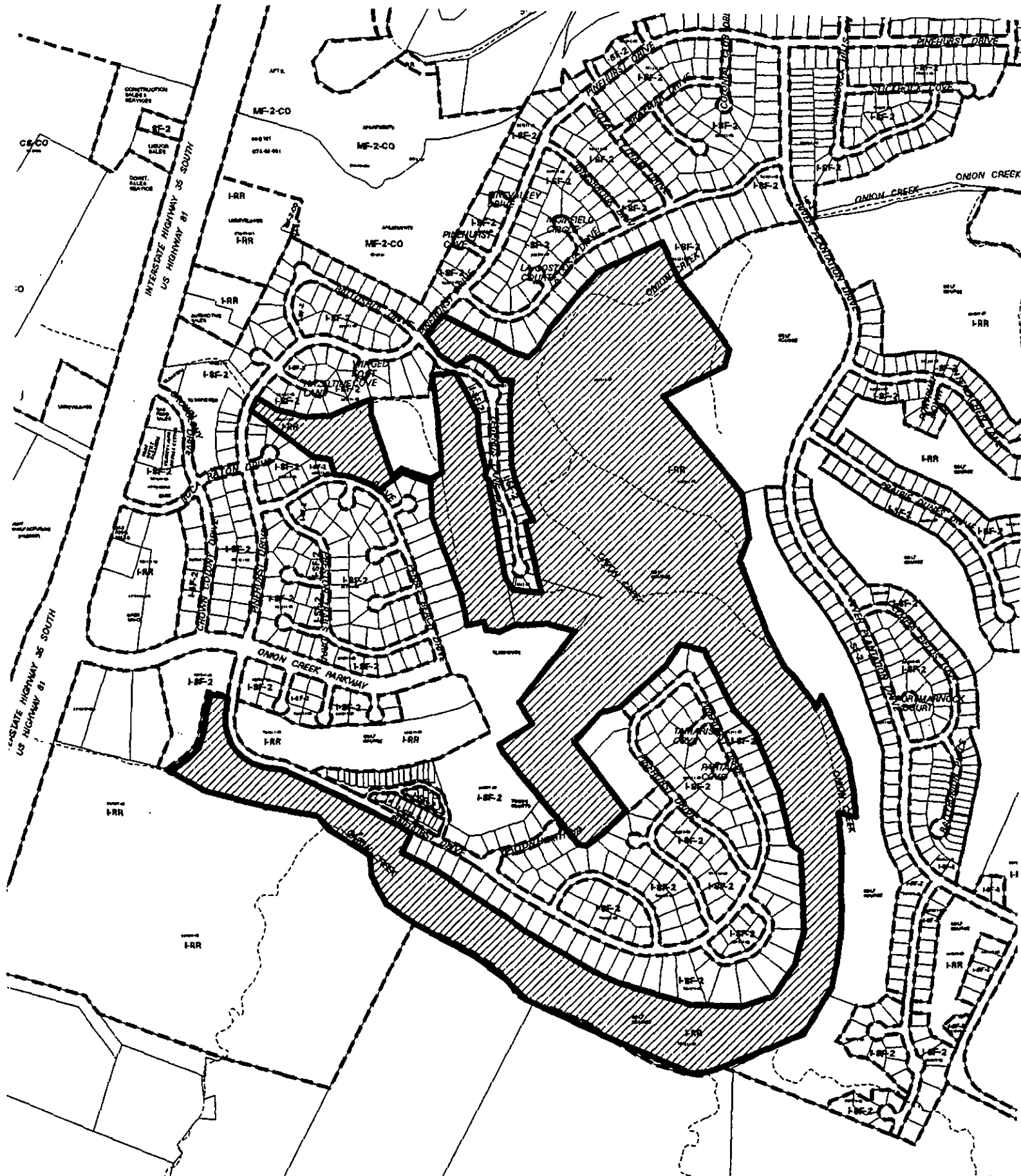
1. N56°55'E a distance of 156.22 feet to an angle point of the herein described tract;
2. N48°57'E a distance of 90.00 feet to an angle point of the herein described tract;
3. N17°53'E a distance of 103.00 feet to an angle point of the herein described tract;
4. N13°53'E a distance of 56.00 feet to an 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. The seal contains the text "SURVEYOR" and "TRAVIS COUNTY, TEXAS" around the perimeter, with "1/30/04" written in the center.



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