

ORDINANCE NO. 040506-Z-8

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.C14-04-0045, on file at the Neighborhood Planning and Zoning Department, as follows:

A 10.5 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

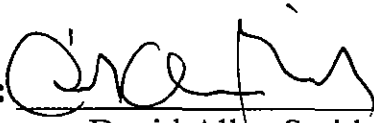
_____, May 6 _____, 2004

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Will Wynne
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

C14-04-0045
CR-COgranted

DESCRIPTION

DESCRIPTION OF APPROXIMATELY 10.5 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 10.5 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the east 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, for the northwest corner of the herein described tract, from which an east corner of Lot 2, Block "B" of Onion Creek Section 1, a subdivision of record in Book 65, Page 5 of the Plat Records of Travis County, Texas, bears N67°36'W a distance of 63.55 feet;

THENCE with the south boundary line of said Onion Creek Section 1, the following thirteen (13) courses:

1. S67°36'E passing at a distance of 2.05 feet the southwest corner of Lot 1, Block "E" of said Onion Creek Section 1, and continuing for a total distance of 30.83 feet to an angle point of the herein described tract;
2. S66°50'E a distance of 115.00 feet to an angle point of the herein described tract;
3. S65°21'E a distance of 140.00 feet to an angle point of the herein described tract;
4. S61°51'E a distance of 100.00 feet to an angle point of the herein described tract;
5. S74°29'E a distance of 132.00 feet to an angle point of the herein described tract;
6. N88°59'E a distance of 68.76 feet to an angle point of the herein described tract;
7. N87°23'E a distance of 166.22 feet to an angle point of the herein described tract;
8. S88°43'E a distance of 177.32 feet to an angle point of the herein described tract;
9. N83°43'E a distance of 177.86 feet to an angle point of the herein described tract;
10. N84°39'E a distance of 123.00 feet to an angle point of the herein described tract;
11. N77°56'E a distance of 102.00 feet to an angle point of the herein described tract;
12. N77°34'E a distance of 158.00 feet to an angle point of the herein described tract;
13. N62°20'E a distance of 116.00 feet to the northeast corner of the herein described tract being in the west line of Lot 2, Block A of said Onion Creek Section 2 Amended, from which the northeast corner of Lot 20A, Onion Creek Resubdivision No. 1, a subdivision of record in Book 67, Page 73 of the Plat Records of Travis County, Texas bears N23°16'W a distance of 157 feet;

THENCE with the west boundary line of said Onion Creek Section 2 Amended the following seven (7) courses:

1. S22°34'E a distance of 232.00 feet to the southeast corner of the herein described tract;
2. S64°58'W a distance of 372.39 feet to an angle point of the herein described tract;
3. S77°00'W a distance of 169.94 feet to an angle point of the herein described tract;

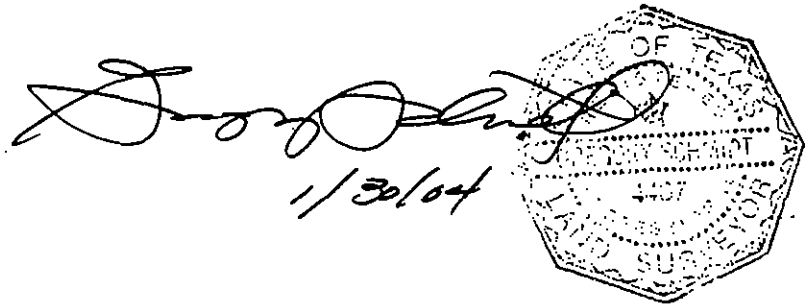
4. S80°02'W a distance of 185.34 feet to an angle point of the herein described tract;
5. N89°20'W a distance of 184.20 feet to an angle point of the herein described tract;
6. N81°33'W a distance of 234.58 feet to an angle point of the herein described tract;
7. S67°29'W a distance of 76.09 feet to a point in the north right-of-way line of said Pinehurst Drive, same being the west corner of Lot 1, Block A of said Onion Creek Section 2 Amended;

THENCE with the north right-of-way line of said Pinehurst Drive the following four (4) courses:

8. N63°12'W a distance of 130.00 feet to a point at the beginning of a curve to the left;
9. With the arc of said curve to the right 152.14 feet, said arc having a radius of 409.27 feet, a central angle of 21°17'58", and a chord which bears N73°51'W a distance of 151.27 feet to a point at the beginning of a reverse curve to the right
10. With the arc of said curve to the right 402.81 feet, said arc having a radius of 245.00 feet, a central angle of 94°12'04", and a chord which bears N37°24'W a distance of 358.95 feet to a point;
11. N09°42'E a distance of 103.24 feet to the **POINT OF BEGINNING** containing approximately 10.5 acres within these metes and bounds;

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

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.*


1/30/04

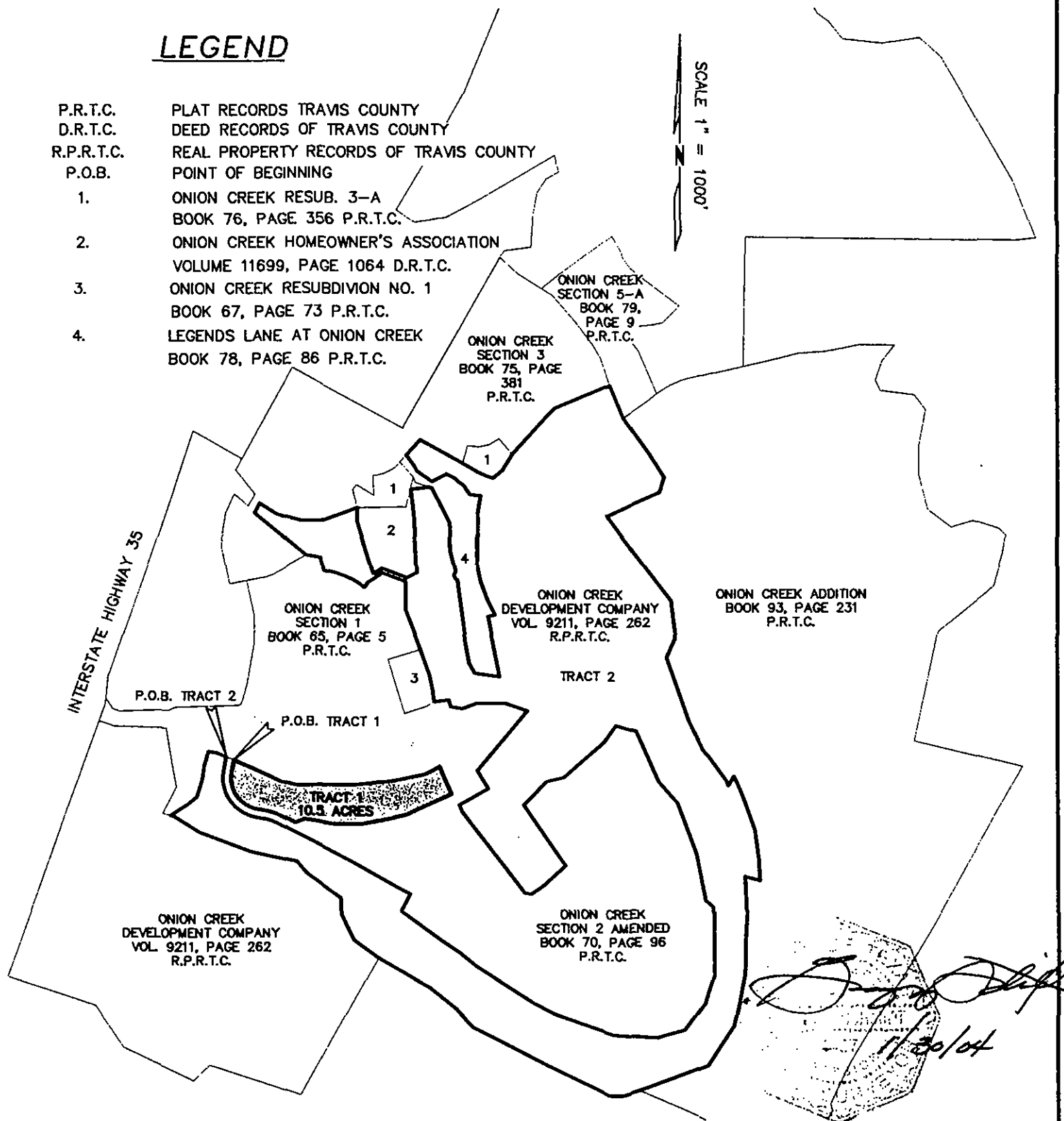
SKETCH TO ACCOMPANY FIELD NOTES EXHIBIT "A"

LEGEND

P.R.T.C. PLAT RECORDS TRAVIS COUNTY
D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
P.O.B. POINT OF BEGINNING

1. ONION CREEK RESUB. 3-A
BOOK 76, PAGE 356 P.R.T.C.
2. ONION CREEK HOMEOWNER'S ASSOCIATION
VOLUME 11699, PAGE 1064 D.R.T.C.
3. ONION CREEK RESUBDIVISION NO. 1
BOOK 67, PAGE 73 P.R.T.C.
4. LEGENDS LANE AT ONION CREEK
BOOK 78, PAGE 86 P.R.T.C.

SCALE 1" = 1000'



Cunningham|Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel.: (512) 327-2946

Fax: (512) 327-2973

This sketch 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.

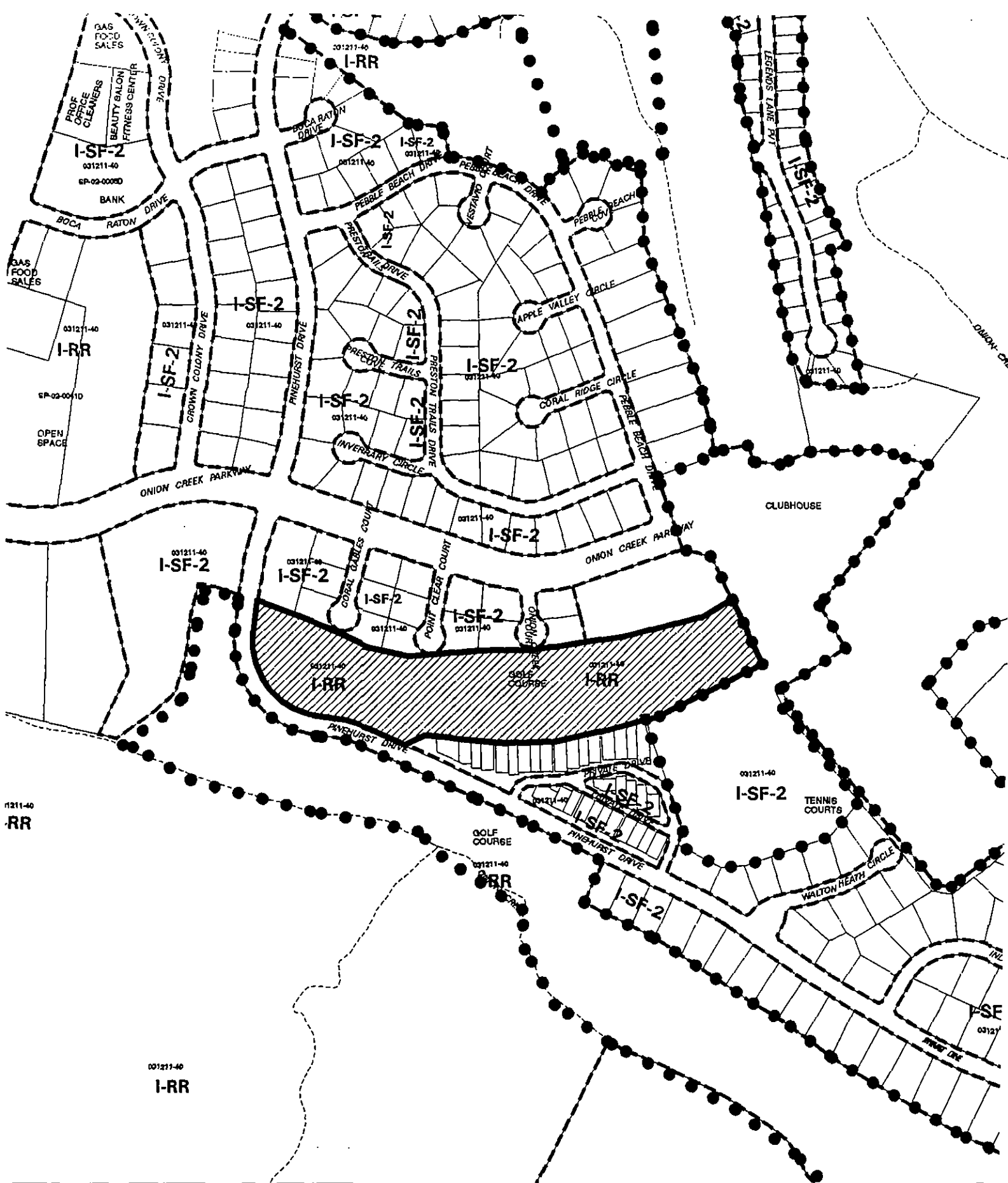
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CLIENT: -
DATE: 1/28/04

CREW: -

OFFICE: CG
F.B.: -

PROJ #: 920.0319
FILE NAME: ONION CREEK 2 TRACTS



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	<div data-bbox="925 1893 1282 1947">ZONING EXHIBIT B</div> <div data-bbox="576 1947 909 1989">CASE #: C14-04-0045</div> <div data-bbox="576 1989 998 2032">ADDRESS: 2510 UNION CREEK PKWY</div> <div data-bbox="576 2032 933 2074">SUBJECT AREA (acres): 10.500</div> <div data-bbox="1088 1979 1242 2021">DATE: 04-04</div> <div data-bbox="1088 2032 1218 2074">INTLS: SM</div>	CITY GRID REFERENCE NUMBER F11 G11
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