

**ORDINANCE NO. 20060302-052**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1601 GROVE BOULEVARD (TRACTS 302 AND 303) FROM FAMILY RESIDENCE (SF-3) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT AND NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-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 on the property described in Zoning Case No. C14-05-0113.02, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract 302: From family residence (SF-3) district to single family residence large lot (SF-1) district.

A 0.943 acre tract of land, more or less, out of the Santiago Del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract 303 (the "Property"): From family residence (SF-3) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district.

A 1.710 acre tract of land, more or less, out of the Santiago Del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as 1601 Grove Boulevard, in the City of Austin, Travis County, Texas, and generally 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. Vehicular access to and from the Property along Country Club Road shall be by a limited function driveway that allows left-in, right-in, and left-out movement only.

2. Drive-in service is a conditional use as an accessory use to a principal commercial use.

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

**PART 3.** This ordinance takes effect on March 13, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_, March 2, 2006      §  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith      Shirley A. Gentry  
City Attorney      City Clerk

**EXHIBIT A**  
**DESCRIPTION**  
**TRACT 302**

FOR A 0.943 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.56 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY & ROBIN YOUNT, RECORDED IN VOLUME 7099, PAGE 1303 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND A PORTION OF A 2.413 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY K. & ROBIN YOUNT, ET AL., RECORDED IN VOLUME 7724, PAGE 998 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 0.943 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point at the most westerly northwest corner of said 0.56 acre tract, said point being also at the southwest corner of a 5.637 acre tract of land as described in that deed to City of Austin, recorded as Cause No. 2356 and on the southeast right-of-way line of Country Club Drive for the most westerly northwest corner hereof, from which a ½" iron rod found at the northeast corner of said Country Club Drive and on the northwest boundary line of said 5.637 acres bears N 26°56'31" E a distance of 118.53 feet;

**THENCE** with the north boundary line of said 0.56 acre tract and the south boundary line of said 5.637 acre tract, passing at an arc distance of 2.73 feet a ½" iron rod found, in all a total arc distance of 18.79 feet along the arc of a curve to the right, having a radius of 490.00 feet, a central angle of 02°11'50" and a chord which bears N 60°39'59" E a distance of 18.79 feet to a calculated point for the most northerly northwest corner hereof;

**THENCE** over and across said 0.56 acre tract and said 2.413 acre tract the following seven (7) courses and distances:

1. a distance of 36.49 feet along the arc of a curve to the left, having a radius of 31.76 feet, a central angle of 65°49'52", and a chord which bears S 53°45'42" E a distance of 34.51 feet to calculated point of reverse curvature hereof;

2. a distance of 33.86 feet along the arc of a curve to the right, having a radius of 433.90 feet, a central angle of  $04^{\circ}28'17''$ , and a chord which bears  $S 71^{\circ}05'57'' E$  a distance of 33.85 feet to calculated point of compound curvature hereof;
3. a distance of 32.99 feet along the arc of a curve to the right, having a radius of 99.96 feet, a central angle of  $18^{\circ}54'33''$ , and a chord which bears  $S 62^{\circ}07'38'' E$  a distance of 32.84 feet to calculated point of compound curvature hereof;
4. a distance of 89.59 feet along the arc of a curve to the right, having a radius of 74.16 feet, a central angle of  $69^{\circ}12'47''$ , and a chord which bears  $S 22^{\circ}55'17'' E$  a distance of 84.24 feet to calculated point of compound curvature hereof;
5. a distance of 44.65 feet along the arc of a curve to the right, having a radius of 223.86 feet, a central angle of  $11^{\circ}25'42''$ , and a chord which bears  $S 29^{\circ}53'42'' W$  a distance of 44.58 feet to calculated point of compound curvature hereof;
6. a distance of 189.19 feet along the arc of a curve to the right, having a radius of 277.76 feet, a central angle of  $39^{\circ}01'33''$ , and a chord which bears  $S 50^{\circ}16'14'' W$  a distance of 185.55 feet to calculated point for the southeast corner hereof, and
7.  $N 61^{\circ}13'32'' W$  a distance of 99.53 feet to a calculated point on the northwest boundary line of said 0.56 acre tract and on the southeast right-of-way line of said Country Club Drive for the southwest corner hereof, from which a  $\frac{1}{2}$ " iron rod found at a point of curvature of said 2.413 acre tract and on the intersection of the northwest right-of-way line of Grove Boulevard and the northeast right-of-way line of Riverside Drive bears,  $S 26^{\circ}56'31'' W$  a distance of 198.41 feet and  $S 63^{\circ}19'44'' E$  a distance of 294.33 feet;

**THENCE** with the northwest boundary line of said 0.56 acre tract and the southeast right-of-way line of said Country Club Drive,  $N 26^{\circ}56'31'' E$  a distance of 251.77 feet to the **POINT OF BEGINNING** and containing 0.943 acres of land.

Bearing basis is referenced to previous work performed by Baker-Aicklen & Assoc. Inc., being the west boundary line of Fairway Place Sec. 1, Book 57, Page 23 of the Plat Records of Travis County, Texas.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT**

Tract 302

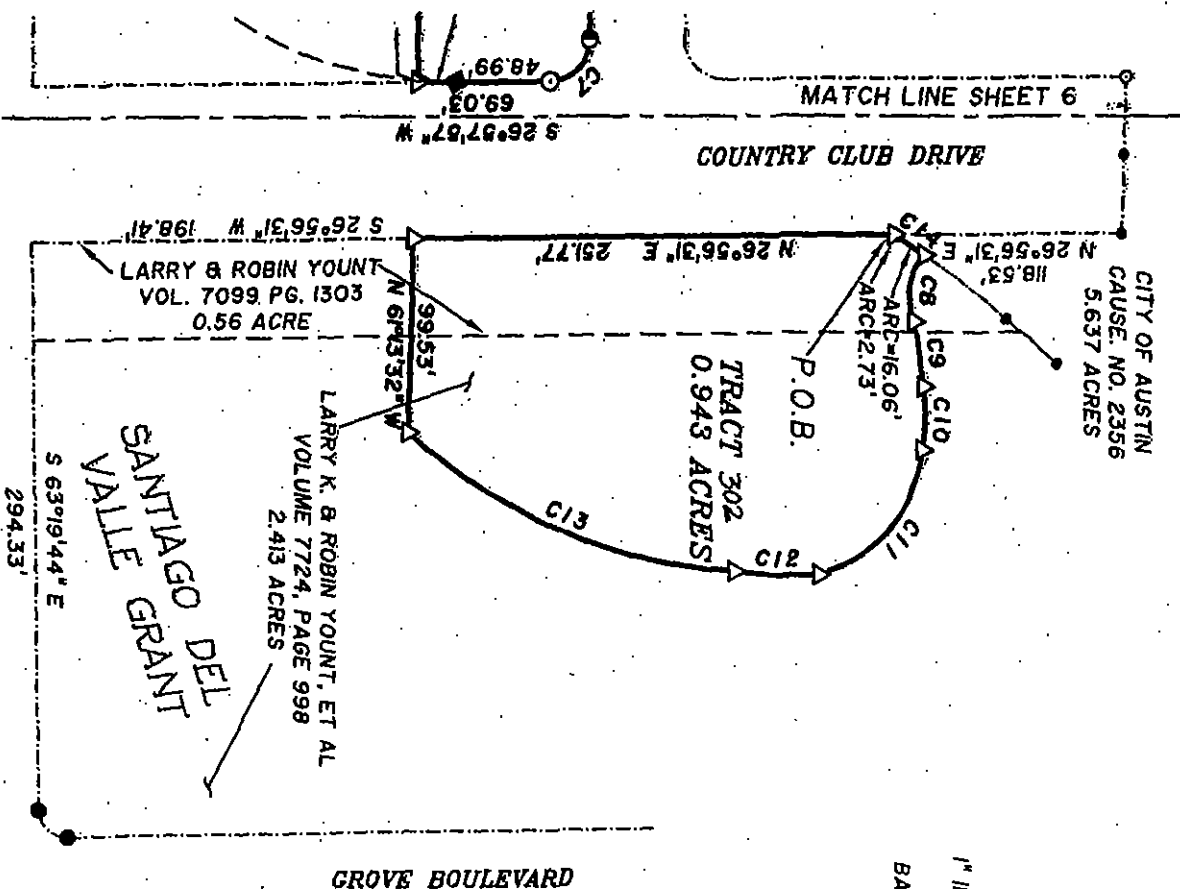
TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY  
EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY  
THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE  
POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

Prepared by  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, TX 78613  
(512) 260-3700

Job No.: 1497-2-001-27

Filename: W:\PROJECTS\PENICK PLACE\DOC\RES TR A B ZONING.dwg

# SKETCH TO ACCOMPANY DESCRIPTION



## LEGEND

- 1" IRON PIPE FOUND ○
- 1/2" IRON ROD FOUND ●
- 1" IRON PIPE IN CONCRETE FOUND ■
- 1/2" IRON ROD WITH BAKER-AICKLEN INC. CAP FOUND ○
- CALCULATED POINT ▲
- NAIL FOUND ▲
- POINT OF BEGINNING P.O.B.

TRAVIS COUNTY,  
TEXAS

0 100  
SCALE: 1" = 100'

## LINE TABLE

| NUMBER | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1     | N 29°40'26" E | 40.85'   |
| L2     | S 29°40'26" W | 17.45'   |
| L3     | N 60°09'32" W | 104.74'  |

## CURVE TABLE

| NUMBER | RADIUS  | ARC     | CEN. ANGLE | CH. BRG.      | CHORD   |
|--------|---------|---------|------------|---------------|---------|
| C1     | 155.06' | 92.14'  | 34°02'54"  | N 49°14'55" E | 90.79'  |
| C2     | 165.09' | 48.28'  | 16°45'24"  | N 75°13'51" E | 48.11'  |
| C3     | 146.11' | 91.62'  | 35°55'48"  | S 78°25'05" E | 90.13'  |
| C4     | 136.99' | 19.62'  | 08°12'24"  | S 53°48'02" E | 19.60'  |
| C5     | 272.83' | 85.30'  | 17°54'45"  | S 40°44'20" E | 84.95'  |
| C6     | 323.98' | 169.51' | 29°58'41"  | S 46°46'06" E | 167.58' |
| C7     | 21.62'  | 33.67'  | 89°12'52"  | S 17°10'43" E | 30.37'  |
| C8     | 31.76'  | 36.49'  | 65°49'52"  | S 53°45'42" E | 34.51'  |
| C9     | 433.90' | 33.86'  | 04°28'17"  | S 71°05'57" E | 33.85'  |
| C10    | 99.96'  | 32.99'  | 18°54'33"  | S 62°07'38" E | 32.84'  |
| C11    | 74.16'  | 89.59'  | 69°12'47"  | S 22°55'17" E | 84.24'  |
| C12    | 223.86' | 44.65'  | 11°25'42"  | S 29°53'42" W | 44.58'  |
| C13    | 277.76' | 189.19' | 39°01'33"  | S 50°16'14" W | 185.55' |
| C14    | 490.00' | 18.79'  | 02°11'50"  | N 60°39'59" E | 18.79'  |

REVERSE DRIVE

JOB NO.: 1497-2-001-25  
BY: BJ  
PAGE 7 OF 7



**BAKER-AICKLEN  
& ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS

**EXHIBIT B  
DESCRIPTION  
TRACT 303**

FOR A 1.710 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.56 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY & ROBIN YOUNT, RECORDED IN VOLUME 7099, PAGE 1303 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND A PORTION OF A 2.413 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY K. & ROBIN YOUNT, ET AL., RECORDED IN VOLUME 7724, PAGE 998 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 1.710 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found at the most southerly southeast corner of said 2.413 acre tract and on the northeast right-of-way line of said Riverside Drive for the more westerly southeast corner hereof;

**THENCE** with the northeast right-of-way line of Riverside Drive and in part with the southwest boundary line of said 2.413 acre tract and said 0.56 acre tract, N 63°19'44" W a distance of 294.33 feet to a calculated point at the southwest corner of said 0.56 acre tract and on the southeast right-of-way line of said Country Club Drive, for an angle point hereof;

**THENCE** with the northwest boundary line of said 0.56 acre tract and the southeast right-of-way line of said Country Club Drive, N 26° 56'31" E a distance of 198.41 feet to a calculated point, for the northeast corner hereof, from which a ½" iron rod found at the northeast corner of said Country Club Drive and on the southwest boundary line of a 5.637 acre tract as described in Cause No. 2356 to City of Austin bears, N 26°56'31" E a distance of 370.29 feet;

**THENCE** over and across said 0.56 acre tract and said 2.413 acre tract, the following five (5) courses and distances:

1. S 61°13'32" E a distance of 208.13 feet to a calculated point for an angle point hereof;
2. N 26°40'16" E a distance of 102.55 feet to a calculated point for an angle point hereof,
3. N 48°42'31" E a distance of 75.48 feet to a calculated point for an angle point hereof,
4. S 71°35'00" E a distance of 6.44 feet to a calculated point for an angle point hereof, and

5. S 29°45'32" E a distance of 78.38 feet to a calculated point on the southeast boundary line of said 2.413 acre tract and on the northwest right-of-way line of Grove Boulevard, for the northeast corner hereof;

**THENCE** with the southeast boundary line of said 2.413 acre tract and the northwest right-of-way line of said Grove Boulevard, the following two (2) courses and distances:

1. S 26°40'16" W a distance of 305.55 feet to ½ " iron rod found for a point of curvature hereof, and
2. with the arc of a curve to the right having a radius of 15.00 feet, an arc length of 23.49 feet, a central angle of 89°44'11", and a chord which bears S 70°17'34" W a distance of 21.16 feet to the **POINT OF BEGINNING** hereof and containing 1.710 acres of land.

Bearing basis is referenced to previous work preformed by Baker-Aicklen & Assoc. Inc., being the west boundary line of Fairway Place Sec. 1, Book 57, Page 23 of the Plat Records of Travis County, Texas.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, 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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# SKETCH TO ACCOMPANY DESCRIPTION

CITY OF AUSTIN  
CAUSE NO. 2356  
5.637 ACRES

MATCH LINE SHEET 4

COUNTRY CLUB DRIVE

SANTIAGO DEL  
VALLE GRANT

LARRY & ROBIN YOUNT  
VOL. 7099 PG. 1303  
0.56 ACRES

LARRY K. & ROBIN YOUNT, ET AL  
VOLUME 7724, PAGE 998  
2.413 ACRES

TRACT 303  
1.710 ACRES

RIVERSIDE DRIVE

POINT OF  
BEGINNING

S 26°40'16" W 305.55'

GROVE BOULEVARD

S 77°35'00" E 6.44'

N 48°42'31" E 75.48'

S 29°45'32" E 78.38'

N 26°40'16" E 102.55'

S 61°13'32" E 208.13'

S 26°57'56" W 200.10'

N 26°56'31" E 198.41'

N 63°19'44" W 294.33'

## LEGEND

- 1" IRON PIPE FOUND ○
- 1/2" IRON ROD FOUND ●
- 1/2" IRON PIPE IN CONCRETE FOUND ■
- 1/2" IRON ROD WITH  
BAKER-AICKLEN INC. CAP FOUND ○
- CALCULATED POINT ▲
- NAIL FOUND ▼

## LINE TABLE

| NUMBER | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1     | N 62°26'14" W | 80.00'   |
| L2     | S 61°13'32" E | 79.96'   |
| L3     | S 61°13'32" E | 0.93'    |

## CURVE TABLE

| NUMBER | RADIUS | ARC    | CEN. ANGLE | CH. BRG.      | CHORD  |
|--------|--------|--------|------------|---------------|--------|
| C1     | 15.00' | 23.49' | 89°44'11"  | S 70°17'34" W | 21.16' |

0 100  
SCALE: 1" = 100'

TRAVIS COUNTY,  
TEXAS



