

ORDINANCE NO. 20170803-083

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

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single-family residence standard lot (SF-2) district and community commercial-conditional overlay (GR-CO) combining district to commercial recreation (CR) district for Tract 1 and from community commercial-conditional overlay (GR-CO) combining district to commercial-liquor sales (CS-1) district for Tract 2 on the property described in Zoning Case No. C14-2017-0029, on file at the Planning and Zoning Department, as follows:

Tract 1:

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

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

Tract 2:

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

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

PART 2. This ordinance takes effect on August 14, 2017.

PASSED AND APPROVED


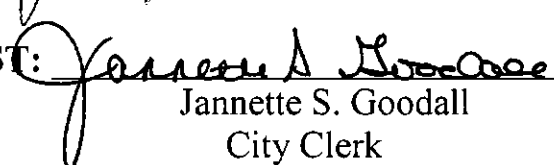
<p>_____ August 3, 2017</p> <p style="text-align: center;"> Anne L. Morgan City Attorney</p>	<p>§ § §</p> <p>_____ Steve Adler Mayor</p> <p>ATTEST:  Jannette S. Goodall City Clerk</p>
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EXHIBIT "_____"

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

Legal Description

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



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

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

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

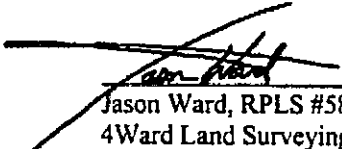
- 1) N28°50'55"E, a distance of 124.85 feet to a calculated point for an angle point hereof,
- 2) N16°20'29"W, a distance of 251.44 feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod found at the southeast corner of Lot 2 of Great Hills Section IX, recorded in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

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

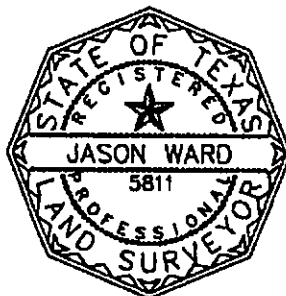
Notes:

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

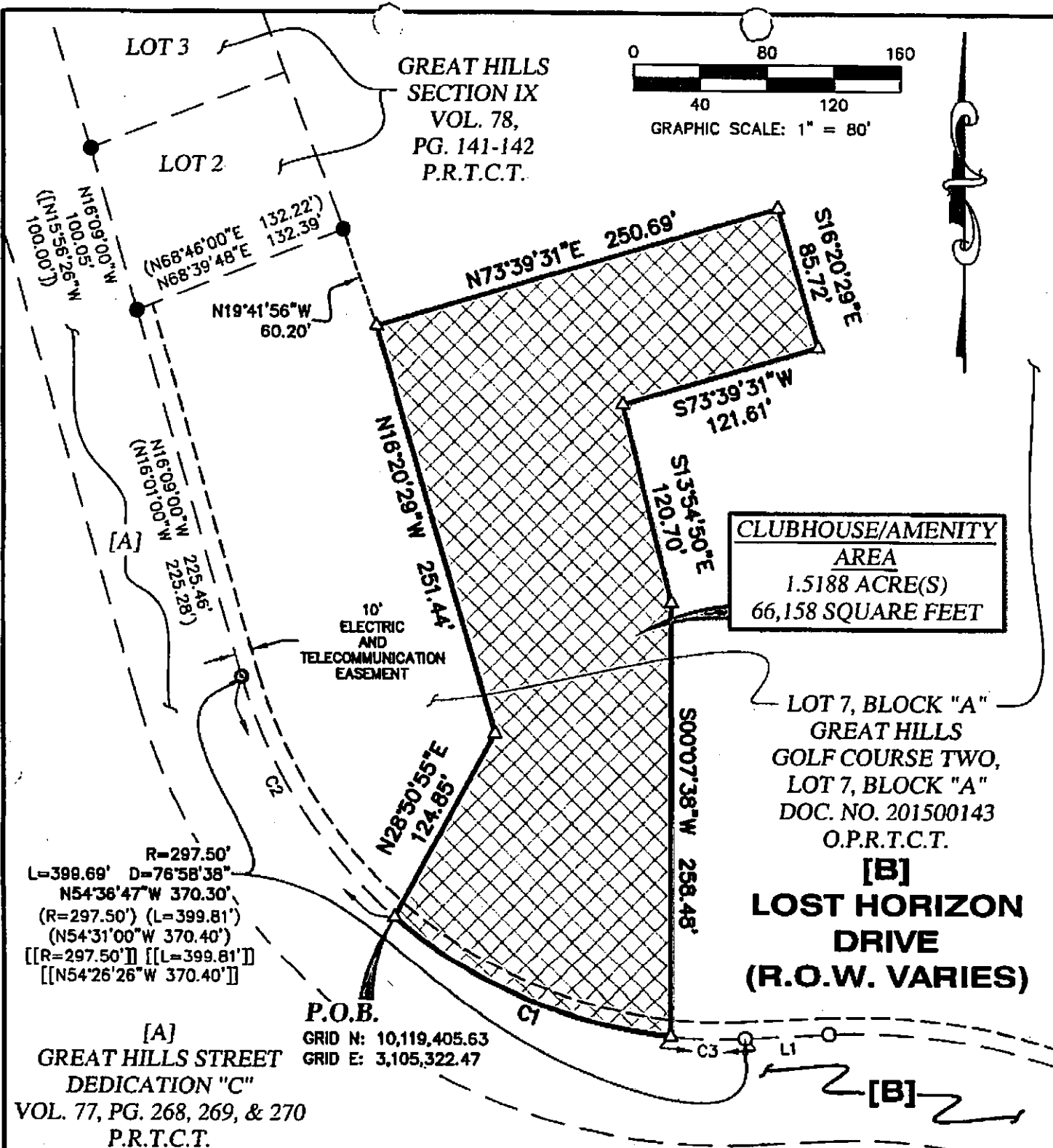
EXHIBIT A


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

2/6/2017



COA Grid #H33 & H34
TCAD Parcel #863360



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

TCAD PARCEL #863360
COA GRID #H33 & H34

4WARD
Land Surveying
A Limited Liability Company

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

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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	183.34'	297.50'	35°18'34"	N66°51'17"W	180.45'
C2	171.74'	297.50'	33°04'31"	N32°39'44"W	169.36'
C3	44.61'	297.50'	8°35'32"	S88°48'20"E	44.57'

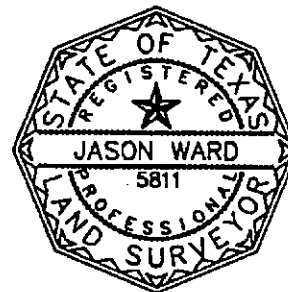
LEGEND

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

LINE TABLE

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

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



2/3/2017

NOTES:

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

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



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