

ORDINANCE NO. 79 0614-P

AN ORDINANCE AMENDING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 BY PERMITTING "THE VILLAGE AT PLEASANT VALLEY, SECTION TWO" LOCATED AT NUCKOLS CROSSING ROAD AND PLEASANT VALLEY ROAD TO BE USED FOR A PLANNED UNIT DEVELOPMENT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. That Chapter 45 of the Austin City Code of 1967 is hereby amended to permit the property described in File C814-72-015 to be used for a Planned Unit Development, to-wit:

A 10.68 acre tract of land, herein referred to as "The Village at Pleasant Valley, Section, Two", said 10.68 acre tract of land being out of a 44.13 acre tract of land in the Santiago Del Valle Grant in Travis County, Texas, as conveyed to National Housing Industries, Inc., by deed of record in Volume 4404, Pages 1950-1954 of the Deed Records of Travis County, Texas; said 10.68 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found for the southeast corner of the 44.13 acre tract as conveyed to National Housing Industries, Inc., same iron pin also being the northeast corner of the Felix Smith Estate tract and same iron pin also being in the west ROW line of Nuckols Crossing Road, and same iron pin also being the southeast corner of the herein described tract of land;

THENCE along the west ROW line of Nuckols Crossing Road, N 29° 33' E 500 feet to an iron pin found for the northeast corner of this tract;

THENCE along the south ROW line of a proposed 60 foot ROW street, N 60° 27' W 437.41 feet to an iron pin found and the beginning of a curve to the left;

THENCE 500.35 feet along the arc of a curve to the left having a chord of 500.07 feet bears N 63° 43' W to an iron pin found and the beginning of a curve to the left;

THENCE 23.39 feet along the arc of a curve to the left having a chord of 21.09 feet bears S 68° 22' W to an iron pin found for the northwest corner of this tract and the beginning of a curve to the right, same iron pin also being in the east ROW line of the proposed Pleasant Valley Road;

THENCE 383.19 feet along the arc of a curve to the right having a chord of 383.03 feet bearing S 26° 30' W to an iron pin found in the east ROW line of proposed Pleasant Valley Road;

THENCE continuing along the east ROW line of proposed Pleasant Valley Road, S 29° 18' W 76.85 feet to an iron pin found for the southwest corner of the tract herein being described, same iron pin also being in the northern line of the Felix Smith Estate tract;

THENCE, S 60° 43' E along the northern line of the Felix Smith Estate tract and the southern line of the tract herein being described, at 420.58 feet passing an iron pin found, in all 929.15 feet to the PLACE OF BEGINNING,

locally known as "The Village at Pleasant Valley, Section Two", located at Nuckols Crossing Road and Pleasant Valley Road, in the City of Austin, Travis County, Texas.

PART 2. That the development of the property herein described shall be accomplished in accordance with the site plan submitted and approved by both the City Planning Commission and the City Council, which is on file in the Planning Department of the City of Austin.

PART 3. That except to the extent the site plan referred to herein is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property zoned "A" Residential, First Height and Area District.

PART 4. It is hereby ordered that the zoning maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 5. The rule requiring the reading of ordinances on three separate days is hereby suspended and this ordinance shall become effective ten (10) days following the date of its passage as provided by the Charter of the City of Austin.

PASSED AND APPROVED

June 14, 1979

Y
Y
Y
Y
Y

Carole Kerton McClan
Mayor

APPROVED:

Jerry Z. Harris
City Attorney

ATTEST:

Grace Monroe
City Clerk

SF:dc