

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 940623- U

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 9.9692 ACRE TRACT OF LAND OUT OF THE J. HUDSON SURVEY NO. 530 AND THE R. M. JOHNSON SURVEY NO. 74, FROM "GO" GENERAL OFFICE DISTRICT TO "GO-MU-CO" GENERAL OFFICE DISTRICT-MIXED USE COMBINING DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 5601 SUNSET RIDGE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

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

**PART 1.** That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "GO" General Office district to "GO-MU-CO" General Office district-Mixed Use combining district-Conditional Overlay combining district on the property described in File C14-94-0044, as follows:

9.9692 acre tract of land out of the J. Hudson Survey No. 530 and the R. M. Johnson Survey No. 74, said 9.9692 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes, *[hereinafter referred to as the "Property"]*

locally known as 5601 Sunset Ridge, in the City of Austin, Travis County, Texas.

**PART 2.** That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following condition:

Residential development on the Property shall be restricted to one dwelling unit.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "GO" General Office base district and other applicable requirements of the Land Development Code.

**PART 3.** That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

**PART 4.** That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

**PART 5.** That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

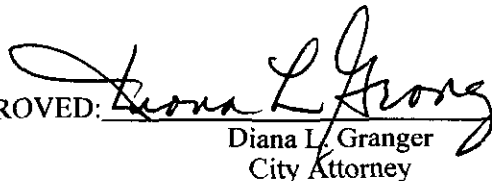
June 23, 1994

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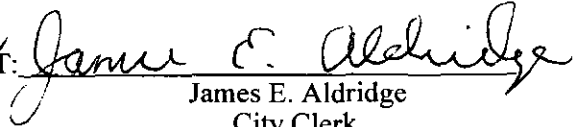
Bruce Todd  
Mayor

APPROVED:



Diana L. Granger  
City Attorney

ATTEST:



James E. Aldridge  
City Clerk

FIELD NOTES FOR 9.9692 ACRES OF LAND LOCATED IN THE J. HUDSON SURVEY NO. 530 AND THE R. M. JOHNSON SURVEY NO. 74, TRAVIS COUNTY, TEXAS, BEING THAT SAME 9.9692 ACRE TRACT AS RECORDED IN VOLUME 10744, PAGE 2088, TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF THAT CERTAIN 41.8945 ACRE TRACT RECORDED IN VOLUME 9046, PAGE 473, TRAVIS COUNTY DEED RECORDS, SAID 9.9692 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a half-inch steel pin found in the southwest right-of-way (ROW) line of Southwest Parkway, also in the fenced northwest line of said 41.8945 acre tract, from which pin the northwest corner of said 41.8945 acres bears N40°01'34"E 212.08 feet;

THENCE along said ROW line the following three courses:

- 1) S60°55'54"E 110.81 feet to a half-inch steel pin found for angle point,
- 2) S53°58'57"E 187.74 feet to a half-inch steel pin found for angle point,
- 3) along a curve to the right a chord which bears S45°59'18"E 175.32 feet, with an arc length of 175.43 feet and a radius of 1410.00 feet, to a steel spindle set for the northeast corner hereof;

THENCE S24°15'11"W 262.58 feet to a steel pipe found for angle point;

THENCE S41°13'34"W 821.00 feet to a steel pipe found in the northeast ROW line of Sunset Ridge Road, for the most southern corner hereof;

THENCE along said ROW line the following two courses:

- 1) N48°45'59"W 83.03 feet to a half-inch steel pin found for angle point,
- 2) N48°38'40"W 50.00 feet to a steel pipe found for the southerly southwest corner hereof;

THENCE N41°31'31"E 328.95 feet to a steel pipe found for an internal corner hereof;

THENCE N48°59'55"W 400.82 feet to a steel pipe found in the fenced northwest line of said 41.8945 acre tract, for the northerly southwest corner hereof;

THENCE N40°01'34"E 712.94 feet to the POINT OF BEGINNING, containing 9.9692 acres of land.

Surveyed July 29, 1992 by:

*Stuart W. Watson*  
Stuart W. Watson, RPLS 4550  
9501 Cap. of Tex. Hwy, #303  
Austin TX 78759 Ph 346-8566

Bearing Basis: Previous survey of 9.9692 acre tract  
Tax Parcel No.: 01-0340-0201  
Austin Grid Map Location: B-21

"Exhibit A"