

ORDINANCE NO. 000518-78

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING, REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

A 6.735 ACRE TRACT OF LAND OUT OF THE HENRY RHODES SURVEY, ABSTRACT NO. 522, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF HUNTERS CHASE DRIVE AND U.S. HIGHWAY 183 NORTH, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS.

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 and Community Commercial (GR) district to Community Commercial-Conditional Overlay (GR-CO) combining district on the property described in File C14-99-2117, as follows:

A 6.735 acre tract of land out of the Henry Rhodes Survey, Abstract No. 522, in Williamson 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 the property located at the northeast corner of Hunters Chase Drive and U.S. Highway 183 North, in the City of Austin, Williamson County, Texas, and as more particularly 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:

Stormwater detention required by development on the property shall be accomplished with on-site systems.

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

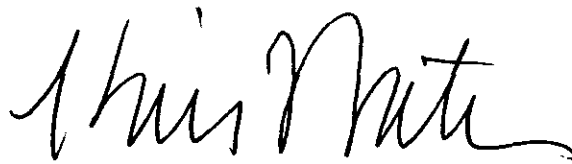
PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on May 29, 2000.

PASSED AND APPROVED

_____, May 18, 2000

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Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

6.735 ACRES
LOT 1, BLOCK "A"
TRESS SONESTA
RETAIL SUBDIVISION

FN NO. 99-299 (CLS)
OCTOBER 18, 1999
BPI JOB NO. 1000-05.20

DESCRIPTION

OF A 6.735 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE HENRY RHODES SURVEY, ABSTRACT NO. 522, SITUATED IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 6.735 ACRE TRACT OF LAND CONVEYED TO TRESS 183, LTD., BY DEED OF RECORD IN DOCUMENT No. 199966585 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.735 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDOT concrete monument found in the northeasterly right-of-way line of U.S. Highway 183 (Research Boulevard) (326' R.O.W.), being the southwesterly corner of a 30.34 acre tract of land conveyed to W. H. McCarty by deed of record in Volume 1623, Page 587 of said Official Records and the northwesterly corner hereof;

THENCE, leaving the northeasterly line of U. S. Highway 183, along the southerly line of said 30.34 acres, being the northerly line hereof, the following two (2) courses and distances:

- 1) N68°42'14"E, a distance of 330.34 feet to a 1/2 inch iron rod found for an angle point;
- 2) N68°45'04"E, a distance of 451.20 feet to a 1/2 inch iron rod found being the northwesterly corner of Lot 1, Block "A", Tress Sonesta Subdivision, a subdivision of record in Cabinet G, Slide 380 of the Official Plat Records of Williamson County, Texas and the northeasterly corner hereof;

THENCE, S19°58'59"E, leaving the southerly line of said 30.34 acres, along the westerly line of said Lot 1, being the easterly line hereof, a distance of 459.91 feet to a 1/2 inch iron rod found in the northerly right-of-way line of Hunters Chase Drive (90' R.O.W.), being the southwesterly corner of said Lot 1, and the southeasterly corner hereof, from which a 1/2 inch iron rod found being the common southerly corner of said Lot 1 and Lot 2 of said Block "A", Tress Sonesta subdivision bears N77°19'11"E, a distance of 453.40 feet;

THENCE, along the northerly line of Hunters Chase Drive, being the southerly line hereof, the following two (2) courses and distances:

- 1) S77°19'11"W, a distance of 26.01 feet to a 1/2 inch iron rod found for the point of curvature of a non-tangent curve to the left;

000518-78

EXHIBIT A

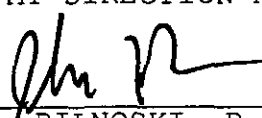
- 2) Along said non-tangent curve to the left having a radius 645.00 feet, a central angle of $34^{\circ}27'06''$ an arc distance of 387.84 feet and a chord which bears $S60^{\circ}00'42''W$, a distance of 382.02 feet to a TxDOT concrete highway monument found at the northeasterly right of way cut-back of US 183 and Hunters Chase Drive for the southwesterly corner hereof;

THENCE, leaving the northerly line of Hunters Chase Drive, along the northeasterly line of U. S. Highway 183, being the westerly line hereof, the following two (2) courses and distances:

- 1) $S83^{\circ}39'08''W$, a distance of 44.59 feet to a TxDOT concrete highway monument found for an angle point;
- 2) $N54^{\circ}09'20''W$, a distance of 598.20 feet to the **POINT OF BEGINNING**, containing an area of 6.735 acres (293,365 sq. ft.), more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746



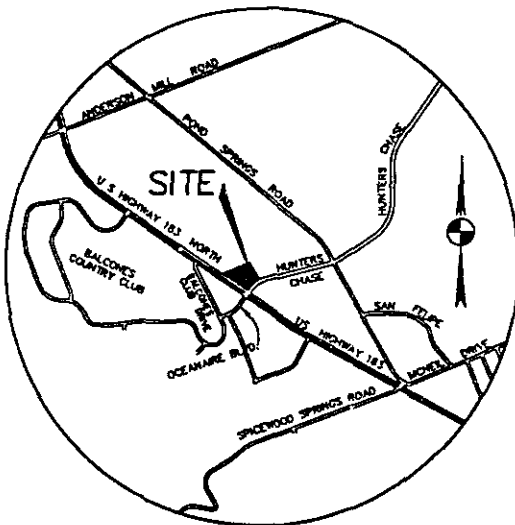
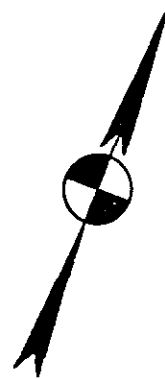
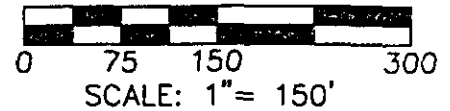
JOHN T. BILNOSKI, R.P.L.S. 10/18/99 DATE
NO. 4998
STATE OF TEXAS



000518-78

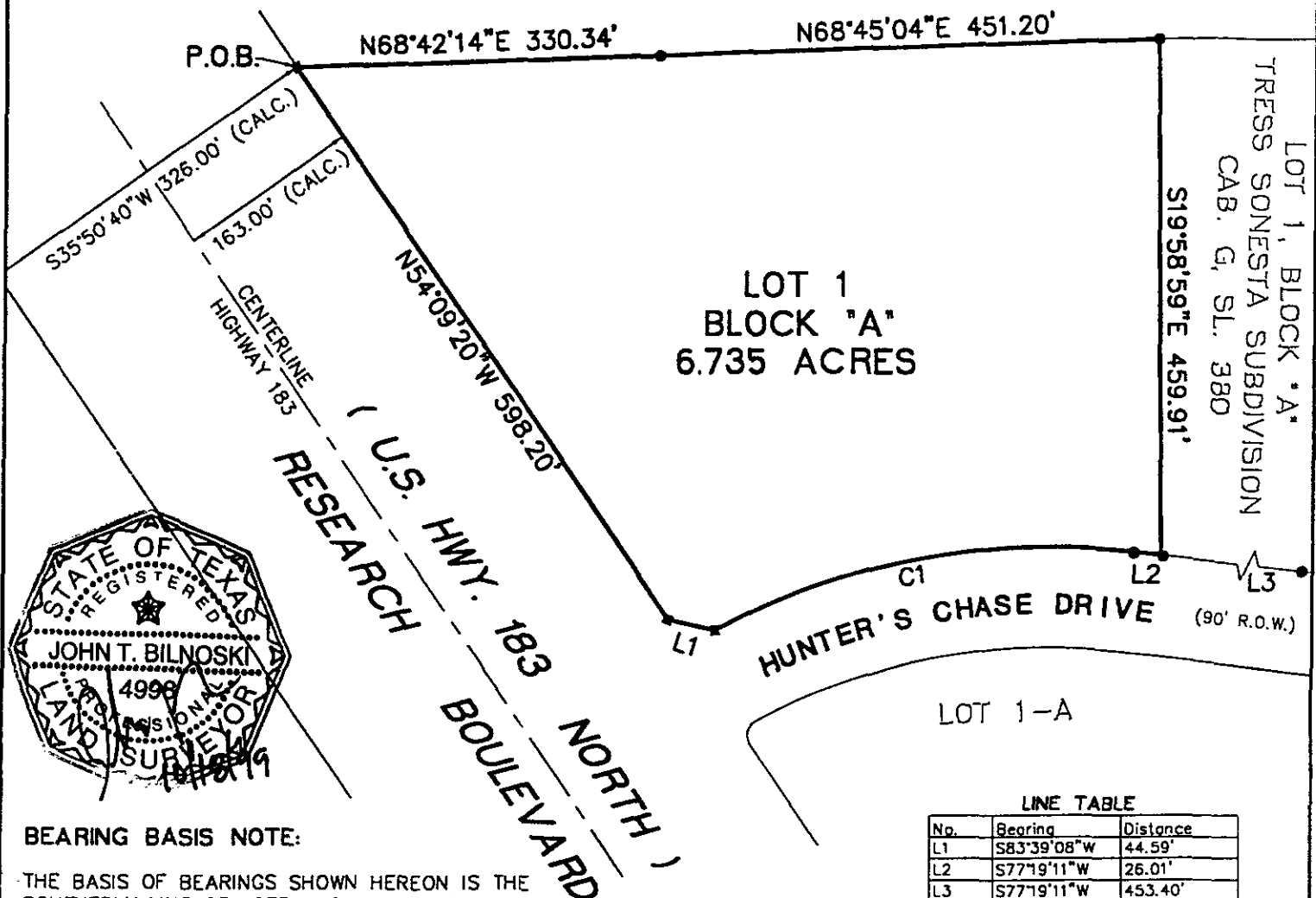
LEGEND

- 1/2" IRON ROD FOUND
- MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- + BREAK IN SCALE



VICINITY MAP
N.T.S.

30.34 ACRES
W.H. MCCARTY
VOLUME 1623, PAGE 587



BEARING BASIS NOTE:

THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHERLY LINE OF LOTS 1, 2, AND 4, BLOCK "A" OF TRESS SONESTA SUBDIVISION, SAME BEING THE NORTHERLY RIGHT OF WAY OF HUNTER'S CHASE DRIVE, AS FOUND MONUMENTED ON THE GROUND AT THE TIME OF THIS SURVEY.

LINE TABLE

No.	Bearing	Distance
L1	S83°39'08"W	44.59'
L2	S77°19'11"W	26.01'
L3	S77°19'11"W	453.40'

CURVE TABLE

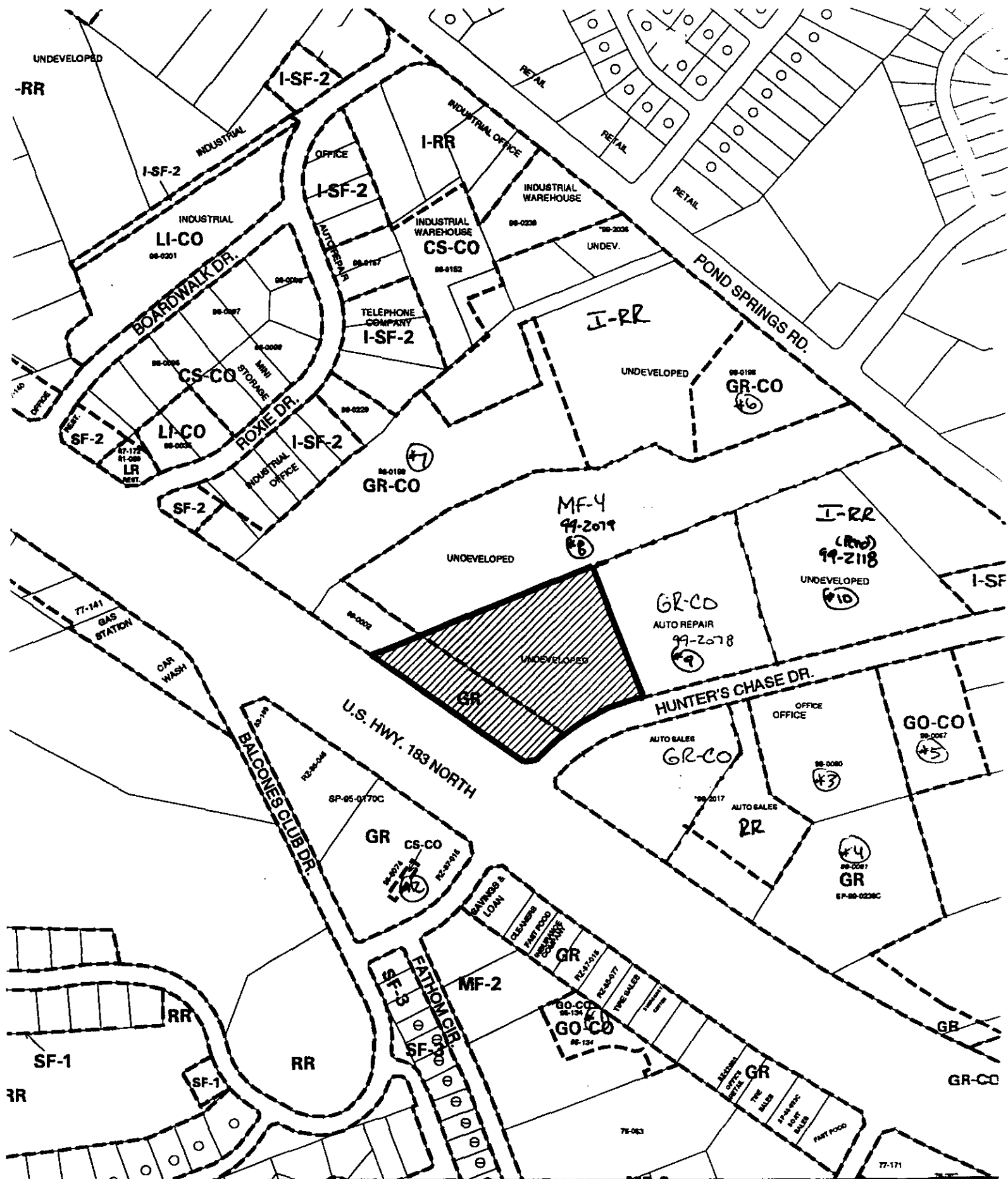
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	34°27'06"	645.00	387.84	382.02	S60°00'42"W

SKETCH TO ACCOMPANY DESCRIPTION

OF A 6.735 ACRE TRACT OR PARCEL OF LAND OUT OF THE HENRY RHODES SURVEY, ABSTRACT NO. 522, SITUATED IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, CONVEYED TO TRESS 183, LTD., BY DEED OF RECORD IN DOCUMENT NO. 199966585 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRESS SONESTA RETAIL SUBDIVISION

Bury+Pittman, Inc.
Consulting Engineers and Surveyors
Austin, Texas Tel 512/326-0011 Fax 512/326-0325
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SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: D. WAHLGREN

ZONING EXHIBIT B
CASE #: C14-99-2117
ADDRESS: U.S. HWY. 183 NORTH & HUNTER'S CHASE DR.
DATE: 99-11
INTL S. DS

CITY GRID
 REFERENCE
 NUMBER
G37

ORDINANCE NO. 000518-79

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

LOTS 2, 3, AND 4, BLOCK A, TRESS SONESTA SUBDIVISION, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF POND SPRINGS ROAD AND HUNTERS CHASE DRIVE, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS.

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 and Interim Single Family Residence Standard Lot (I-SF-2) district to Community Commercial-Mixed Use-Conditional Overlay (GR-MU-CO) combining district on the property described in File C14-99-2118, as follows:

Lots 2, 3, and 4, Block A, Tress Sonesta Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet G, Slides 380-383, of the Official Records of Williamson County, Texas, (the "Property")

locally known as the property located at the northwest corner of Pond Springs Road and Hunters Chase Drive, in the City of Austin, Williamson County, Texas, and as more particularly identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Stormwater detention required by development on the property shall be accomplished with on-site systems.

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

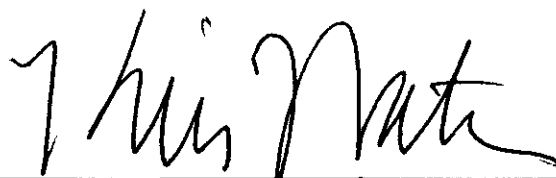
PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on May 29, 2000.

PASSED AND APPROVED

May 18, 2000

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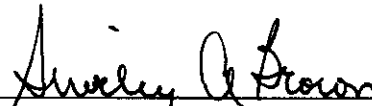
Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

