

ORDINANCE NO. 99-07-13-A

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF A PARTICULAR PARCEL OR AREA OF LAND IN THE VILLAGE OF BEE CAVE, TEXAS, AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE VILLAGE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Owner of the land described in Exhibit "A" attached hereto has requested a zoning change from "RR" Rural Residence District to "CC" Community Commercial District; and

WHEREAS, the notice as required by the Village's Zoning Ordinance has been published in the official newspaper and given to adjacent property owners; and

WHEREAS, public hearings have been held by both the Planning and Zoning Commission and the Village Council as required by law; and

WHEREAS, there has not been any written protest submitted against the proposed change of Zoning Classification; and

WHEREAS, the Planning and Zoning Commission in its recommendation of the change of Zoning Classification finds that such a change is in the public interest and conforms to the Comprehensive Plan of the Village of Bee Cave, Texas;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF BEE CAVE, TEXAS:

Article 1. The Zoning Classification of the land described in Exhibit "A" attached hereto is hereby changed from "RR" Rural Residence District to "CC" Community Commercial District, subject to the following conditions:

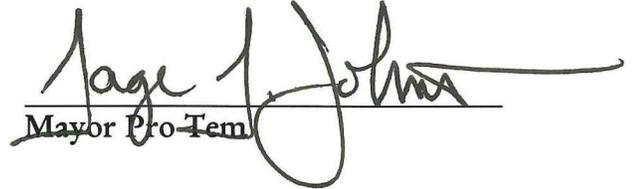
1. That the use of the land be limited to its current use, which is use of the existing building as an office.
2. If a different use is required the owner of the land shall return to the Board of Aldermen to authorize the different use.
3. If the current use of the land changes without approval of the Board of Aldermen, the zoning of the land shall revert back to Rural Residence.

Article 2. The Village Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the Village of Bee Cave, Texas.

Article 3. That if any word, phrase, clause, sentence, section or subsection of this Ordinance is declared to be invalid, such invalidity shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and, to that end, the provisions of this Ordinance are declared to be severable.

Article 4. This Ordinance shall be come effective on the 13nd day of July, 1999.

PASSED AND APPROVED this 13nd day of July, 1999.



Mayor Pro-Tem

ATTEST:



Village Secretary

FIELD NOTES

BEING A 6.008 ACRE TRACT OF LAND LOCATED IN THE JOHN HOBSON SURVEY NO. 527, ABSTRACT NO. 387, IN THE VILLAGE OF BEE CAVES IN TRAVIS COUNTY, TEXAS; SAID 6.008 ACRES BEING ALL OF THAT CERTAIN 0.52 ACRE TRACT CONVEYED TO ROBERT B. BALDWIN BY DEED RECORDED IN VOLUME 8228, PAGE 994 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 0.64 ACRE TRACT CONVEYED TO ROBERT B. BALDWIN BY DEED RECORDED IN VOLUME 9457, PAGE 355 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 0.45 ACRE TRACT CONVEYED TO ROBERT B. BALDWIN BY DEED RECORDED IN VOLUME 7242, PAGE 206 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 2.37 ACRE TRACT CONVEYED TO ROBERT B. BALDWIN BY DEED RECORDED IN VOLUME 7674, PAGE 842 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 2.37 ACRE TRACT CONVEYED TO ROBERT B. BALDWIN BY DEED RECORDED IN VOLUME 7972, PAGE 47 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.008 ACRE TRACT HEREIN DESCRIBED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron set for the southeast corner of said 0.52 acre tract, same being the southwest corner of Lot a, Travis County Subdivision No. 2 recorded in Book 75, Page 74 of the Plat Records of Travis County, Texas, said iron rod also being in the north line of Ranch Road No. 620 (ROW Varies);

THENCE N 38°38'03" W along said north line of Ranch Road No. 620 a distance of 60.23 to a 1/2-inch iron rod set for the southwest corner of said 0.52 acre tract, same being the southeast corner of that certain 5.224 acre tract conveyed to VFW Post 4443 by deed recorded in Volume 8218, Page 501 of the Deed Records of Travis County, Texas;

THENCE northerly along the common line between said 5.224 acre tract and said 0.52 acre and 0.64 acre tracts the following three (3) courses:

1. N 46°21'00" E a distance of 298.90 feet to a 1/2-inch iron rod found for corner;
2. N 38°42'33" E a distance of 312.65 feet to a 1/2-inch iron rod found for corner;
3. N 37°40'14" E a distance of 207.27 feet to a 1/2-inch iron rod found for corner in the south line of that certain 3.92 acre tract conveyed to R.C. Puryear by deed recorded in Volume 11960, Page 211 of the Real Property Records of Travis County, Texas;

THENCE along the common line between said 3.92 acre tract and the herein described tract the following two (2) courses:

1. S 60°43'51" E a distance of 60.62 feet to a 1/2-inch iron rod found for corner;
2. N 20°08'22" E a distance of 351.59 feet to a 1/2-inch iron rod set for corner in the south line of that certain 819.937 acre tract conveyed to the City of Austin by deed recorded in Volume 12124, Page 143 of the Real Property Records of Travis County, Texas;

THENCE S 75°18'15" E along the common line between said 819.937 acre tract and the herein described tract a distance of 397.93 feet to a 1/2-inch iron rod found for corner in the west line of that certain 71.679 acre tract conveyed to the City of Austin by deed recorded in Volume 12396, Page 1204 of the Real Property Records of Travis County, Texas;

THENCE S 13°58'16" W along the common line between said 71.679 acre tract and the herein described tract a distance of 486.68 feet to a 1/2-inch iron rod found for the southeast corner of the aforementioned 2.37 acre tract conveyed to Robert B. Baldwin by deed recorded in Volume 7972, Page 47 of the Deed Records of Travis County, Texas, same being the northeast corner of that certain 4.773 acre tract conveyed to Robert B. Baldwin by deed recorded in Volume 7242, Page 209 of the Deed Records of Travis County, Texas;

THENCE N 76°01'56" W crossing said two (2) 2.37 acre Baldwin tracts a distance of 498.75 feet to a 1/2-inch iron rod found for corner in the east line of the aforementioned 0.64 acre tract;

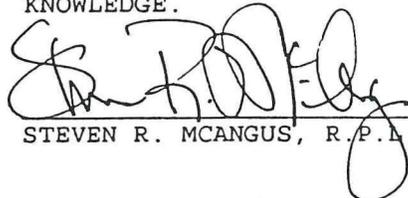
THENCE S 37°10'51" W along the common line between said 0.64 acre tract and said 2.37 acre tract a distance of 61.05 feet to a 1/2-inch iron rod found for the southwest corner of said 2.37 acre tract, same being the northwest corner of the aforementioned 4.773 acre tract;

THENCE S 38°42'36" W along the common line between said 4.773 acre tract and the 0.64 acre and 0.52 acre tracts a distance of 317.07 feet to a 1/2-inch iron rod found for the southwest corner of said 4.773 acre tract, same being the northwest corner of the aforementioned Lot A, Travis County Subdivision No. 2;

THENCE southerly along the common line between said Lot A and said 0.52 acre tract the following two (2) courses:

1. S 38°31'41" W a distance of 43.05 feet to a 1/2-inch iron rod set for corner;
2. S 47°35'00" W a distance of 265.78 feet to the POINT OF BEGINNING of the herein described tract and containing 6.008 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



STEVEN R. MCANGUS, R.P.L.S. NO. 3680



(The bearings shown hereon are referenced to deed recorded in Volume 8228, Page 994 of the Deed Records of Travis County, Texas.)