

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4714 SPICEWOOD SPRINGS ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.**

**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 family residence (SF-3) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2012-0153, on file at the Planning and Development Review Department, as follows:

A 3.59 acre tract of land, more or less, out of the James Mitchell Survey, Abstract No. 521 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4714 Spicewood Springs Road in the City of Austin, Travis County, Texas, and generally 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:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Building coverage on the Property may not exceed 50 percent.
- C. A medical office use on the Property may not exceed 4,000 square feet.
- D. Development of the Property may not exceed an impervious coverage of 70 percent.

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

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2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.  
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5 **PASSED AND APPROVED**  
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9 \_\_\_\_\_, 2013      §  
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\_\_\_\_\_  
Lee Leffingwell  
Mayor

14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15 Karen M. Kennard Jannette S. Goodall  
16 City Attorney City Clerk



## Landesign Services, Inc.

555 Round Rock West Drive  
Bldg. D, Suite 170  
Round Rock, Texas 78681  
512-238-7901 office  
512-238-7902 fax

EXHIBIT " "

### METES AND BOUNDS DESCRIPTION

BEING 3.598 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES MITCHELL SURVEY, ABSTRACT NO. 521, TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 3.605 ACRE TRACT CONVEYED TO NORMAN EDWARD JOHN BRUECKL IN DOCUMENT NO. 2012094880 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND DESCRIBED IN VOL. 8389, PG. 807 AND VOL. 8663, PG. 185, BOTH OF DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail found in a 25" Chinaberry in the existing north right-of-way line of Spicewood Springs Road (R.O.W. Varies) the southeast corner of said 3.605 acre tract and the southwest corner of Lot 1, Block A, Heyl Spicewood a subdivision of record in Document No. 200100087 of the O.P.R.T.C.T.:

THENCE along a curve to the right with the existing north right-of-way line of said Spicewood Springs Road and the south line of said 3.605 acre tract, having a radius of 970.50 feet, a delta angle of  $31^{\circ}30'34''$ , a length of 533.72 feet and a chord which bears North  $54^{\circ}14'22''$  West a distance of 527.02 feet to a 1/2" iron rod with cap marked "LANDESIGN" set at the southwest corner of said 3.605 acre tract and the southeast corner of a tract of land conveyed to Spicewood Oaks Office Condominiums recorded in Document No. 2000015331 of the O.P.R.T.C.T.;

THENCE along the west line of said 3.605 acre tract and the west and north line of said Spicewood Oaks Office Condominiums the following two (2) courses:

1. North  $59^{\circ}50'46''$  East a distance of 301.53 feet to a 5/8" iron rod found at the northeast corner of said Spicewood Oaks Office Condominiums;
2. North  $58^{\circ}35'21''$  West a distance of 231.62 feet to a 5/8" iron rod found in the east line of a called 0.893 acre tract conveyed to Edward Holerby Solter, III, Scott Morledge, Bruce Wencel and James Cook in Document No. 2003172569 of the O.P.R.T.C.T.;

THENCE North  $69^{\circ}52'46''$  East with the west line of said 3.605 acre tract and the east line of said 0.893 acre tract, passing a 5/8" iron rod found at 185.86 feet and continuing for a total distance of 247.91 feet to a 1/2" iron rod with cap marked "LANDESIGN" set at the northwest corner of said 3.605 acre tract, the northeast corner of said 0.893 acre tract and

in the south line of Lot A, Songbird Hollow a subdivision of record in Vol. 89, Pg. 115B of the Plat Records of Travis County, Texas (P.R.T.C.T.);


THENCE South  $64^{\circ}58'02''$  East with the north line of said 3.605 acre tract and the south line of said Lot A, a distance of 103.65 feet to a 1/2" iron rod with cap marked "LANDESIGN" set at the northeast corner of said 3.605 acre tract the northwest corner of a called 1 acre tract described as Exhibit "A" conveyed to Patricia A. Wilson Trust in Document No. 2002177527 of the O.P.R.T.C.T.;

THENCE South  $01^{\circ}26'23''$  East with the east line of said 3.605 acre tract and the west line of said Exhibit "A" a distance of 194.63 feet to a 1/2" iron rod with cap marked "LANDESIGN" set at the northwest corner of said Lot 1;

THENCE along the east line of said 3.605 acre tract and the west line of said Lot 1 the following three (3) courses:

1. South  $01^{\circ}42'01''$  East a distance of 210.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. South  $03^{\circ}13'03''$  East a distance of 61.36 feet to a smooth 1/2" iron rod found;
3. South  $08^{\circ}31'05''$  East a distance of 157.59 feet to the POINT OF BEGINNING.

This parcel contains 3.598 acres of land, out of the James Mitchell Survey, Abstract No. 521, in Travis County, Texas. Description prepared from an on-the-ground survey made during October, 2012. All bearings are based on Texas Central Zone 4302 State Plane Grid, derived from VRS coordinates provided by the Texas Cooperative Network reference stations.

 24 Oct 12  
\_\_\_\_\_  
Joseph Beavers                      Date  
Registered Professional Land Surveyor  
State of Texas No. 4938

Job Number: 099-12-1  
Attachments: Survey Drawing L:\4714 Spicewood\DWGS\0990201.dwg

