

Information Provided By the
Northwest Austin Civic Association Neighborhood

Austin History Center

SPICEWOOD SPRINGS ROAD PROPERTIES

Spicewood Springs Road marks the southwestern boundary of our neighborhood. It is currently a four lane, divided roadway between MoPac and Mesa Drive. Between Mesa and Loop 360, construction is beginning to upgrade it from a two lane roadway to a 4 lane divided roadway. The Spicewood Springs Road corridor has been designated a Principal Roadway Area.

A significant number of tracts remain undeveloped along Spicewood Springs Road, particularly between Mesa Drive and Loop 360. Specific development guidelines, calling for office use, have been developed by the BCA for these tracts. The guidelines include a provision for a restrictive covenant on land use and requirements for site plans.

Restrictive Covenant:

The covenant would restrict the use of the property to the following use types as listed in chapter 13-2A of the Code of the City of Austin, Texas

- 1605 - Administrative and Business Office
- 1660 - Communications Services
- 1714 - Professional Offices
- 1859 - Cultural Services
- 1866 - Local Utility Services
- 1882 - Religious Assembly

The covenant would further exclude permitted uses that:

Provide retail sales of goods and services to the general public as their predominant use. Examples are printing and photocopying services and general word processing centers.

Require more than an ordinary amount of external equipment such as communications towers, helipads, heliports, etc.

Site Plan:

The site plan (including PRA site plan, landscape plan, and building elevation) will incorporate the following:

Buildings limited to 2 stories not in excess of 30 feet in height.

Compliance with sections 4720 thru 4735 of Chapter 13-2A of the Code of the City of Austin, Texas.

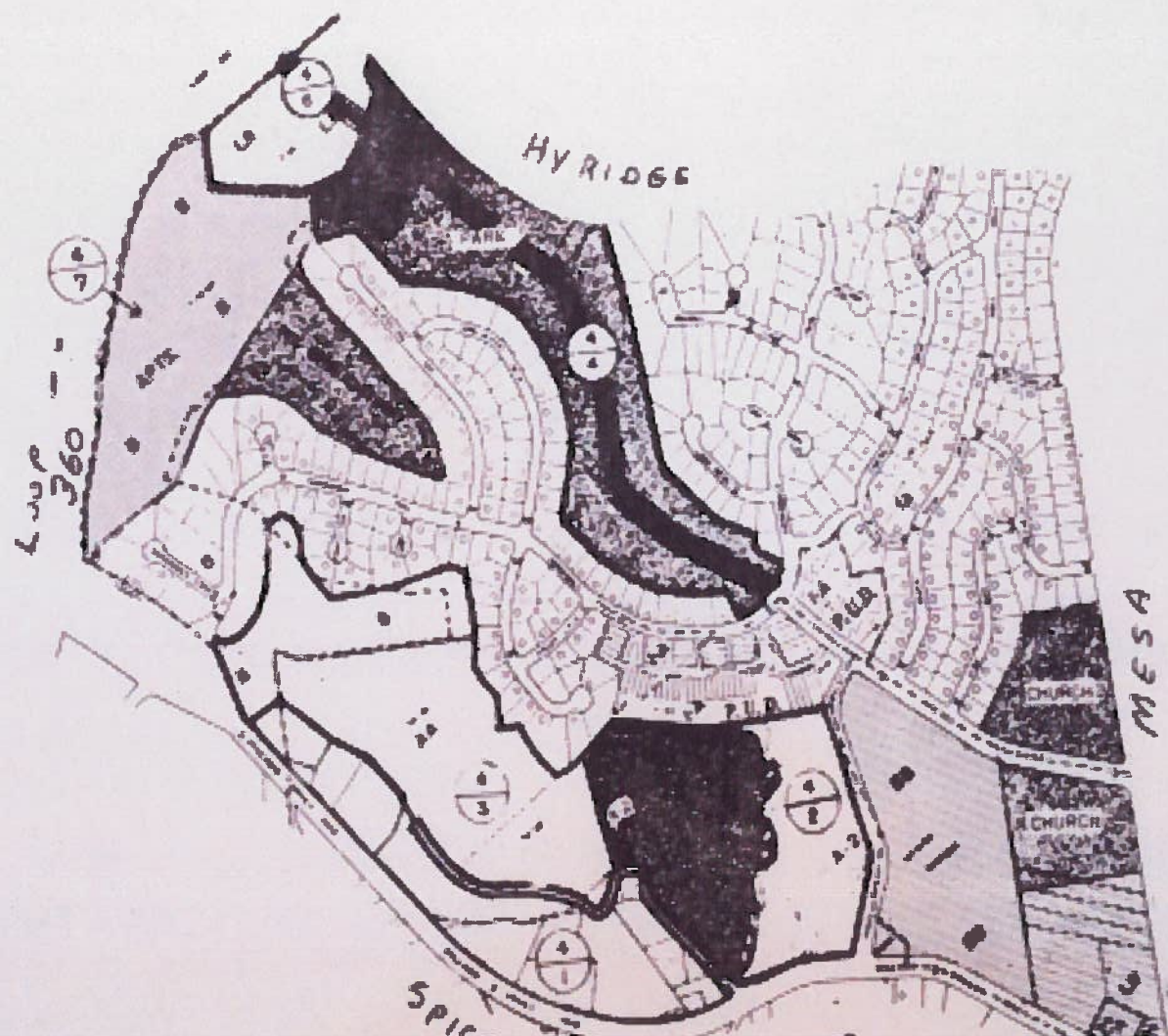
Landscaping that buffers the building and parking from view from neighborhood property and the street.

Properties 4-4, 4-5

These two properties were purchased by the City of Austin in August 1980 to be used as a passive park. The 38.97 acres will include a narrow park road connecting Steck Avenue and the north-bound lane of Loop 360 (Capitol of Texas Highway).

EXHIBIT V

Zoning Plan - Area 4



Properties 4-1, 4-2, and 4-3

These properties comprise a large section of undeveloped land lying north of Spicewood Springs Road and bordered on the east by a private drive servicing a recent apartment complex and Adirondack Trail on the west. It is characterized by very rugged terrain and little buildable land. For that reason, we recommend that property 4-3 in its entirety be retained as a conservation and drainage easement, that property 4-2 be developed as low to medium density residential, and that property 4-1 be devoted to Office use. The portion of the Property 4-3 that is currently zoned Residence B should definitely be developed at very low density if at all.

Property 4-4

This property lies in a steep valley at the foot of Steck Avenue. It is surrounded by a rim of single family residences and any portions of it that are to be developed should be developed in single family residences compatible with those existing. If Steck Avenue is extended, it should connect with Hyridge Drive and remain an internal circulator. In addition, appropriate conservation and drainage easements should be retained which may be integrated with the linear park/hike and bike trail proposed in the neighborhood services section.