

## ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 4833 SPICEWOOD SPRINGS ROAD FROM FAMILY**  
3 **RESIDENCE (SF-3) BASE DISTRICT TO LIMITED OFFICE-CONDITIONAL**  
4 **OVERLAY (LO-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from family residence (SF-3) base district to limited office-  
10 conditional overlay (LO-CO) combining district on the property described in Zoning Case  
11 No. C14-2021-0189, on file at the Housing and Planning Department, as follows:

12  
13 Being a 0.557 acre tract of land situated in the JAMES MITCHELL SURVEY NO.  
14 17, ABSTRACT 521, in Travis County, Texas, being all of Tract Two described in  
15 a Special Warranty Deed With Vendor's Lien to Spicewood Canyon, LP as  
16 recorded in Document No. 2020019986, Official Public Records, Travis County,  
17 Texas, and said tract being more particularly described by metes and bounds in  
18 **Exhibit "A"** incorporated into this ordinance (the "Property"),

19  
20 locally known as 4833 Spicewood Springs Road in the City of Austin, Travis County,  
21 Texas, and generally identified in the map attached as **Exhibit "B"**.

22  
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:

- 25  
26 A. Development of the Property may not exceed impervious coverage of 3,000  
27 square feet.  
28  
29 B. Primary access to the Property is limited to Spicewood Springs Road.

30  
31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the limited office (LO) base district  
33 and other applicable requirements of the City Code.  
34  
35  
36  
37

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2022.

**PASSED AND APPROVED**

\_\_\_\_\_, 2022      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk

**FIELD NOTE DESCRIPTION**

**BEING** a 0.557 acre parcel or tract of land situated in the James Mitchell Survey Number 17, Abstract Number 521, Travis County, Texas, being all of Tract II described in a Special Warranty Deed With Vendor's Lien to Spicewood Canyon, LP as recorded in Document Number 2020019986, Official Public Records, Travis County, Texas, and said tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod found in the west line of Spicewood Springs Road (a variable width right-of-way), said point being the southeast corner of Tract I described in said Special Warranty Deed With Vendor's Lien to Spicewood Canyon, LP, and the northeast corner of the remainder of Lot 1 of Spicewood Green Subdivision, an addition to Travis County as recorded in Volume 91, Page 165, Plat Records, Travis County, Texas, and from said point a 1/2-inch iron rod found bears North 50°04'47" West, 0.06 feet;

**THENCE** departing the west line of said Spicewood Springs Road and following the common line of said Tract I and said Lot 1, Spicewood Green Subdivision the following two (2) courses and distances:

**North 88°01'59" West** a distance of **134.93 feet** to a 1/2-inch iron pipe found for corner;

**North 84°09'49" West** a distance of **39.44 feet** to a 1/2-inch iron rod with a yellow cap stamped "ATS ENGINEERS" found for the southwest corner of said Tract I and the southeast corner of said Tract II, said point being the **POINT OF BEGINNING**;

**THENCE South 84°15'27" West** continuing along the north line of said Lot 1, Spicewood Green Subdivision and following the south line of said Tract II for a distance of **174.93 feet** to a 1/2-inch iron pipe found for the southwest corner of said Tract II and the northwest corner of said Lot 1, Spicewood Green Subdivision, and said point being in the east line of a tract of land referred to as 'Upper Road' and described to Laszio and Evelyn Herczeg in a deed as recorded in Document Number 2000017269, Official Public Records, Travis County, Texas;

**THENCE North 01°26'21" West** following the common line of said Tract II and Upper Road a distance of **151.01 feet** to a 1/2-inch iron pipe with a 60D nail in the center found for the northwest corner of said Tract II and the southwest corner of a called 0.826 acre tract described in a deed to Sue Starnes, Dwight M. Sproull, and Rebecca Lynn White as recorded in Volume 12096, Page 2347, Deed Records, Travis County, Texas;

Dillo Development Services, LLC

[seth@dillodev.com](mailto:seth@dillodev.com)

TBPELS Firm No. F-22833 and 10194711

(210) 383-3764

**THENCE North 87°02'49" East** following the common line of said Tract II and said 0.826 acre tract for a distance of **159.32 feet** to a 1/2-inch iron rod with a yellow cap stamped "ATS ENGINEERS" found for the northeast corner of said Tract II and the southeast corner of said 0.826 acre tract, and said point being in the west line of said Tract I;

**THENCE** following the common line of said Tract I and said Tract II the following two (2) courses and distances:

**South 04°44'44" East** a distance of **73.76 feet** to a 1/2-inch iron rod with a yellow cap stamped "ATS ENGINEERS" found for corner;

**South 10°30'02" East** a distance of **69.32 feet** to the **POINT OF BEGINNING** and containing **0.557 Acres** of land, more or less.

All bearings are based on State Plane Coordinate System, Texas Central Zone 4203, NAD 1983. Distances are in U.S. Survey Feet. This description to accompany a map or plat of like date representing an on the ground survey.

November 21, 2022



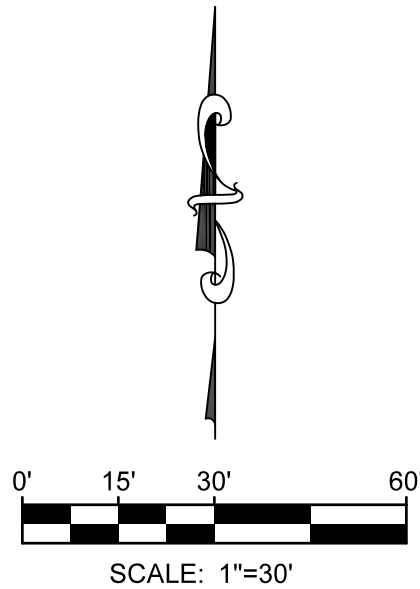
Seth Reichenau, RPLS No. 6735  
DD Job No. 21711



Dillo Development Services, LLC

[seth@dillodev.com](mailto:seth@dillodev.com)

TBPELS Firm No. F-22833 and 10194711  
(210) 383-3764



**METES AND BOUNDS DESCRIPTION:**

**BEING** a 0.557 acre parcel or tract of land situated in the James Mitchell Survey Number 17, Abstract Number 521, Travis County, Texas, being all of Tract II described in a Special Warranty Deed With Vendor's Lien to Spicewood Canyon, LP as recorded in Document Number 2020019986, Official Public Records, Travis County, Texas, and said tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod found in the west line of Spicewood Springs Road (a variable width right-of-way), said point being the southeast corner of Tract I described in said Special Warranty Deed With Vendor's Lien to Spicewood Canyon, LP, and the northeast corner of the remainder of Lot 1 of Spicewood Green Subdivision, an addition to Travis County as recorded in Volume 91, Page 165, Plat Records, Travis County, Texas, and from said point a 1/2-inch iron rod found bears North 50°04'47" West, 0.06 feet;

**THENCE** departing the west line of said Spicewood Springs Road and following the common line of said Tract I and said Lot 1, Spicewood Green Subdivision the following two (2) courses and distances:

**North 88°01'59" West** a distance of **134.93 feet** to a 1/2-inch iron pipe found for corner;

**North 84°09'49" West** a distance of **39.44 feet** to a 1/2-inch iron rod with a yellow cap stamped "ATS ENGINEERS" found for the southwest corner of said Tract I and the southeast corner of said Tract II, said point being the **POINT OF BEGINNING**;

**THENCE South 84°15'27" West** continuing along the north line of said Lot 1, Spicewood Green Subdivision and following the south line of said Tract II for a distance of **174.93 feet** to a 1/2-inch iron pipe found for the southwest corner of said Tract II and the northwest corner of said Lot 1, Spicewood Green Subdivision, and said point being in the east line of a tract of land referred to as "Upper Road" and described to Laszio and Evelyn Herczeg in a deed as recorded in Document Number 2000017269, Official Public Records, Travis County, Texas;

**THENCE North 01°26'21" West** following the common line of said Tract II and Upper Road a distance of **151.01 feet** to a 1/2-inch iron pipe with a 60D nail in the center found for the northwest corner of said Tract II and the southwest corner of a called 0.826 acre tract described in a deed to Sue Starnes, Dwight M. Sproull, and Rebecca Lynn White as recorded in Volume 12096, Page 2347, Deed Records, Travis County, Texas;

**THENCE North 87°02'49" East** following the common line of said Tract II and said 0.826 acre tract for a distance of **159.32 feet** to a 1/2-inch iron rod with a yellow cap stamped "ATS ENGINEERS" found for the northeast corner of said Tract II and the southeast corner of said 0.826 acre tract, and said point being in the west line of said Tract I;

**THENCE** following the common line of said Tract I and said Tract II the following two (2) courses and distances:

**South 04°44'44" East** a distance of **73.76 feet** to a 1/2-inch iron rod with a yellow cap stamped "ATS ENGINEERS" found for corner;

**South 10°30'02" East** a distance of **69.32 feet** to the **POINT OF BEGINNING** and containing **0.557 Acres** of land, more or less.

**BOUNDARY SURVEY**

**0.557 ACRE TRACT**  
**SITUATED IN THE JAMES MITCHELL SURVEY NO. 17**  
**ABSTRACT NUMBER 521**  
**CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**  
**ADDRESS: 4833 SPICEWOOD SPRINGS ROAD**  
**AUSTIN, TEXAS**

**PREPARED FOR**  
JUAN G. CREIXELL, CCIM  
CSA REALTY GROUP  
9011 MOUNTAIN RIDGE DRIVE  
AUSTIN, TX 78759

**SURVEYOR**  
**DILLO DEV**  
Engineering|Surveying|Planning  
Contact: Seth Reichenau, RPLS  
Tel: (210)-383-3764 Email: Seth@DilloDev.com  
Address: 967 Broadway, New Braunfels, TX 78130  
TX Engineering Firm No. F-22833  
TX Surveying Firm No. 10194711  
JOB NO. 21711  
SHEET 1 OF 1

**GENERAL NOTES:**

- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (GRID).
- UNDERGROUND UTILITIES NOT LOCATED OR SHOWN
- PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THE SURVEYOR DID NOT RESEARCH THE DEED RECORDS.
- ALL ABOVE GROUND IMPROVEMENTS ON SITE WERE NOT LOCATED

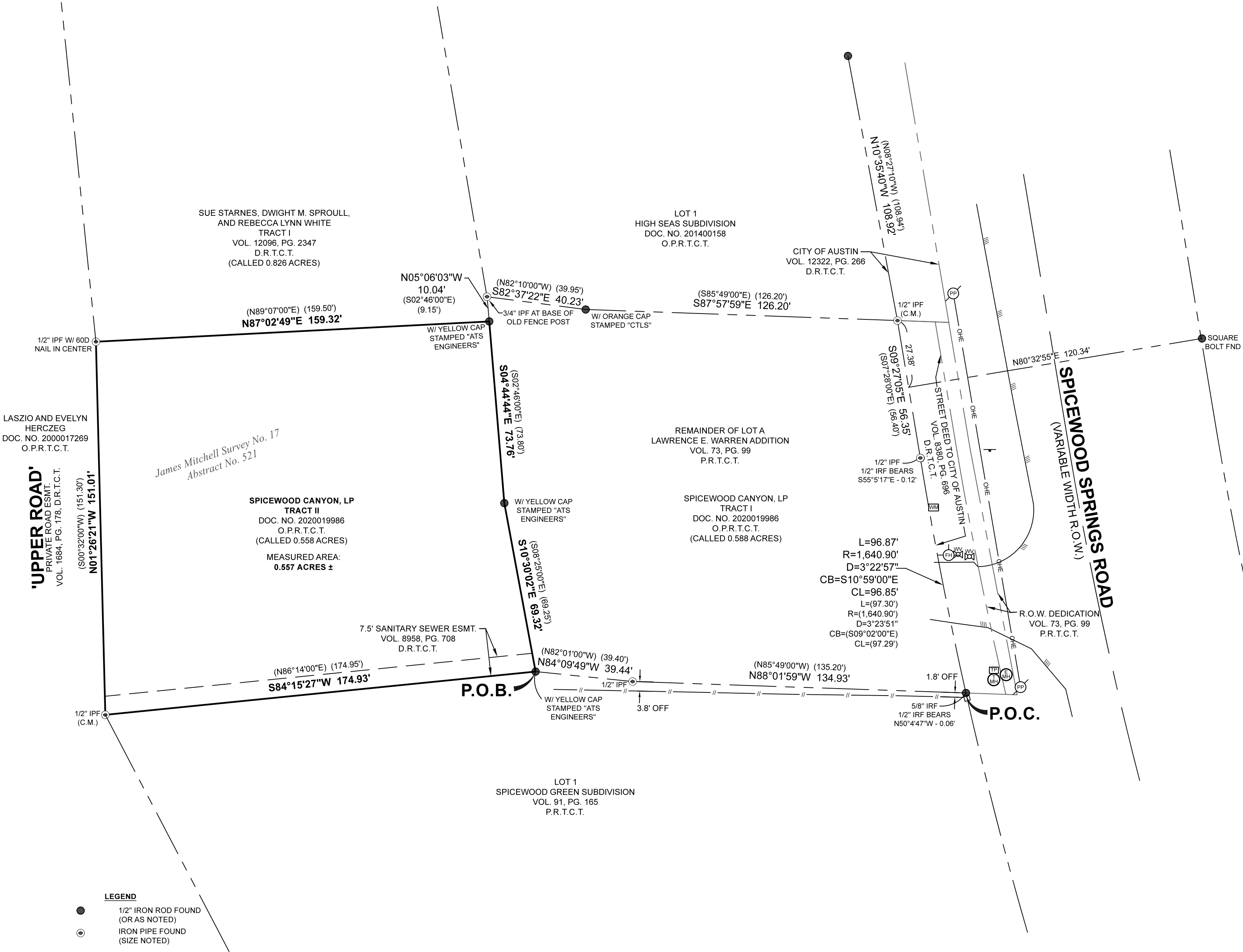
**SURVEYOR'S CERTIFICATION**

I, SETH REICHENAU, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2021

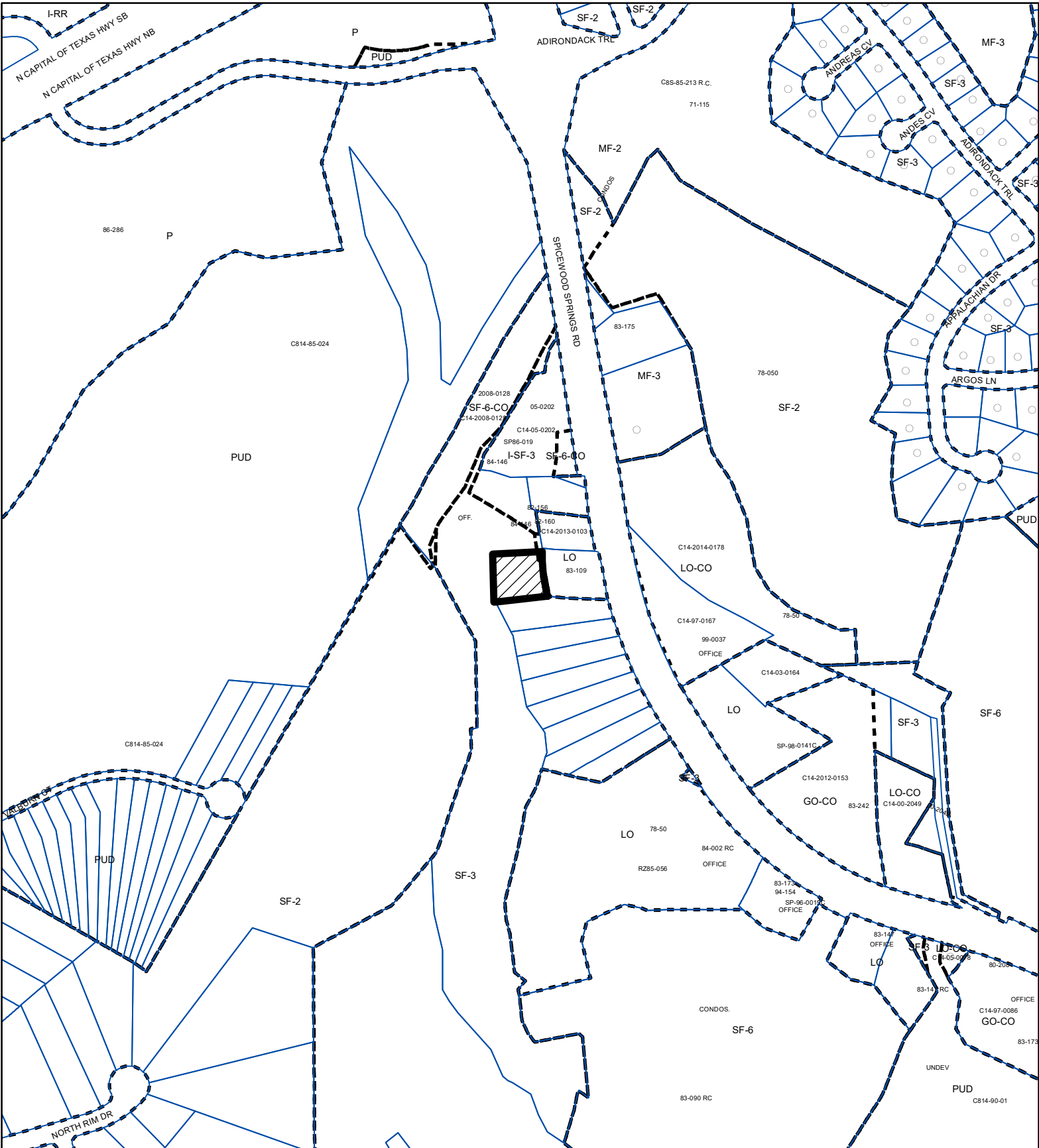
*Seth Reichenau*  
SETH REICHENAU  
RPLS NO. 6735




Rev. : 11-21-22 UPDATED TO ONLY BE TRACT II BOUNDARY FOR ZONING CASE



**LEGEND**

- 1/2" IRON ROD FOUND (OR AS NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- TELEPHONE PEDESTAL
- TELECOM MANHOLE
- OHE OVERHEAD UTILITY
- WOOD FENCE
- EDGE OF PAVEMENT
- ADJOINER LINE
- VOL. PG. PLAT RECORDS TRAVIS COUNTY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY
- ON/OFF FENCELINE ON/OFF SUBJECT PROPERTY
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- (C.M.) CONTROLLING MONUMENT



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2021-0189

## EXHIBIT "B"

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 10/10/2022**