

ORDINANCE NO. 20221201-080

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4833 SPICEWOOD SPRINGS ROAD FROM FAMILY RESIDENCE (SF-3) BASE DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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) base district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2021-0189, on file at the Housing and Planning Department, as follows:

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

locally known as 4833 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) Development of the Property may not exceed impervious coverage of 3,000 square feet.
- (B) Primary access to the Property is limited to Spicewood Springs Road.

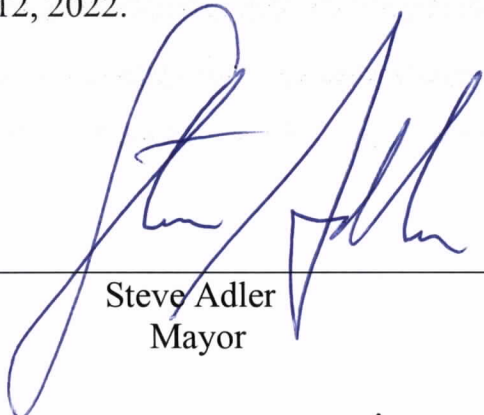
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on December 12, 2022.

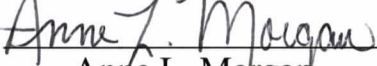

PASSED AND APPROVED

December 1, 2022

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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;

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.

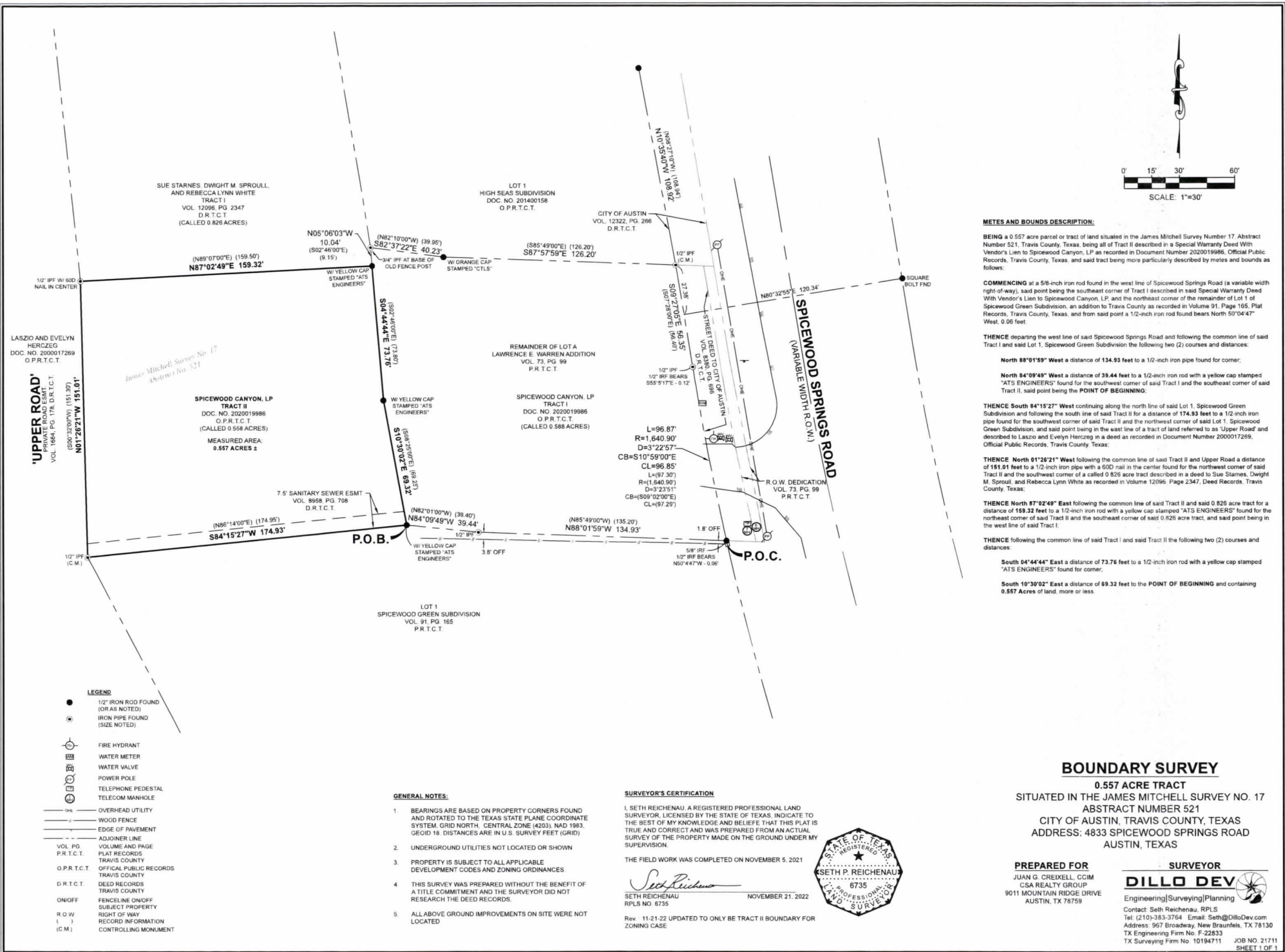
All bearings are based on State Plane Coordinate System, Texas Central Zone 4203, NAD 1983. Distances are in U.S. Survey Feet. This description to accompany a map or plat of like date representing an on the ground survey.

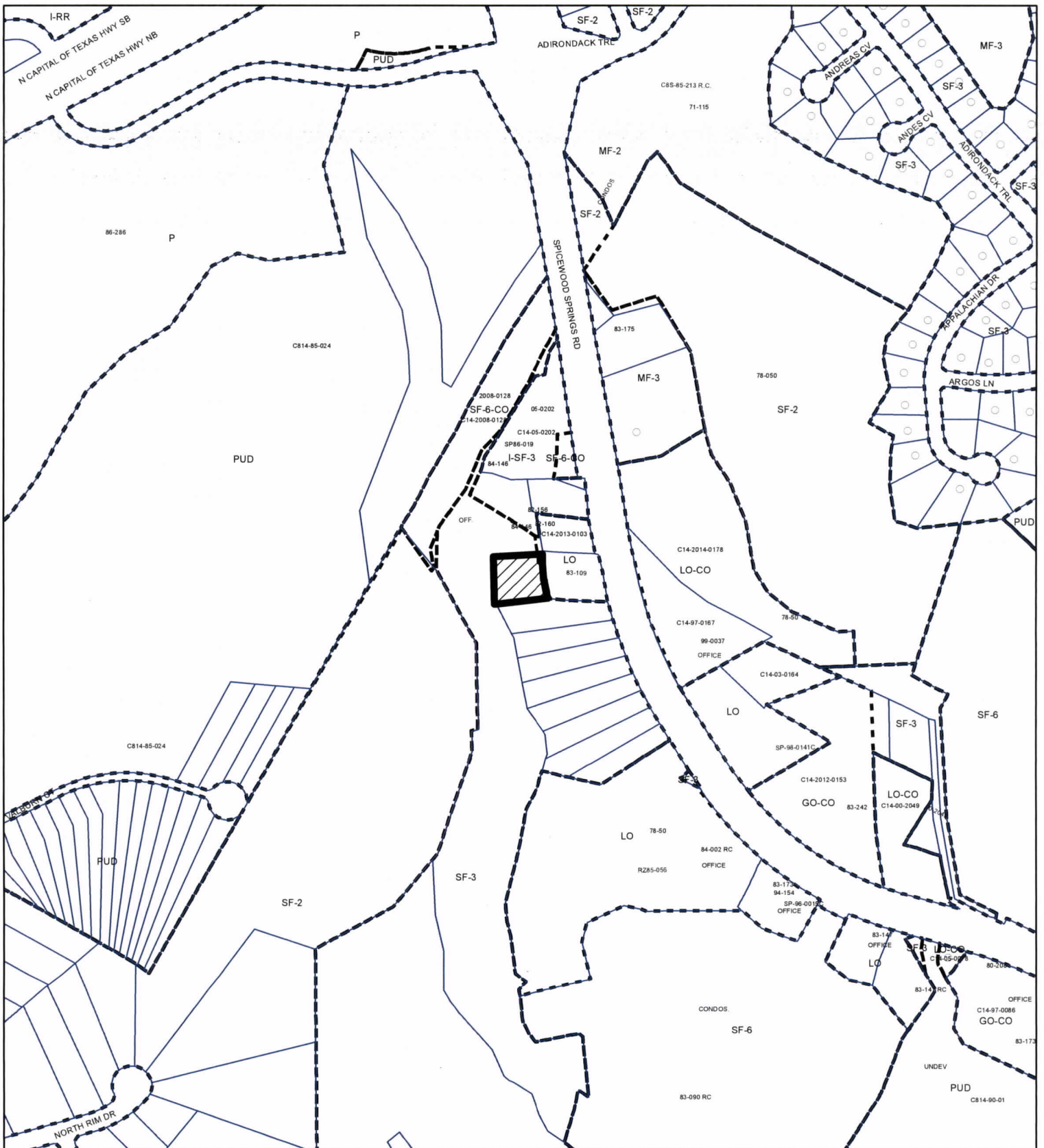
November 21, 2022



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







ZONING

EXHIBIT "B"

ZONING CASE#: C14-2021-0189



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

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