

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4601 SPICEWOOD SPRINGS ROAD, BUILDING 4, FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO CHANGE A CONDITION OF ZONING.**

**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 general office-conditional overlay (GO-CO) combining district to general office-conditional overlay (GO-CO) combining district to change a condition of zoning on the property described in Zoning Case No. C14-2022-0173, on file at the Housing and Planning Department, as follows:

A 4,010 square foot parcel of land, being a portion of STILLHOUSE II OFFICE CONDOMINIUM TRACT, as recorded in Declaration of Condominium Regime in Document No. 2002124568 of the Official Public Records of Travis County, Texas, said 4,010 square foot parcel of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4601 Spicewood Springs Road, Building 4, 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:

The following uses are prohibited uses of the Property:

Art workshop	Business or trade school
Business support services	Club or lodge
College or university facilities	Communications services
Community recreation (private)	Community recreation (public)
Convalescent services	Cultural services
Hospital services (general)	Hospital services (limited)
Medical offices (exceeding 5,000 square feet)	Off-site accessory parking
Personal services	Private secondary educational facilities

Residential treatment

Restaurant (limited)

**PART 3.** 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.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

§

§

\_\_\_\_\_, 2023 § \_\_\_\_\_

Kirk Watson  
Mayor

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

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk

# EXHIBIT "A"



## LEGAL DESCRIPTION

### BUILDING 4

### STILLHOUSE II OFFICE CONDOMINIUM REGIME

A 4010 SQUARE FOOT PARCEL OF LAND, BEING A PORTION OF STILLHOUSE II OFFICE CONDOMINIUM TRACT, AS RECORDED IN DECLARATION OF CONDOMINIUM REGIME IN DOCUMENT No. 2002124568 OF THE OFFICIAL PUBLIC RECORDED OF TRAVIS COUNTY, TEXAS, SAID 4010 SQ. FT. PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" iron rod found for the south corner of said Stillhouse II Condominium Regime tract, the west corner of Lot 1, Spicewood Summit a subdivision of record in Volume 85, Page 63D of the Plat Records of Travis County, Texas same and a point in the north line of a called 31.812 acre tract conveyed to CWS Caprock Bridge, LP as recorded in Document No. 2000002696 of the Official Public Records of Travis County, Texas, from which a 1/2" iron rod found for the east corner of said Stillhouse II Condominium Regime tract and the north corner of said Lot 1 in the curving south right-of-way of Spicewood Springs Road bears N 40°32'01" E a distance of 294.66' and a 1/2" iron rod found for the west corner of said Stillhouse II Condominium tract for an angle point in the north line of said 31.812 acre tract bears N 63°53'57" W a distance of 405.06';

**THENCE** N 17°00'00" W over and across said Stillhouse II Condominium Regime tract a distance of **256.50'** to a **calculated point** for the southeast corner of herein described parcel and the **POINT OF BEGINNING**;

**THENCE** continuing over and across said Stillhouse II Condominium Regime tract the following four (4) courses and distances;

- 1) N 76°26'29" W a distance of **89.10'** to a **calculated point** for the southeast corner of herein described parcel;
- 2) N 13°33'31" E a distance of **45.00'** to a **calculated point** for the northwest corner of herein described parcel;
- 3) S 76°26'29" E a distance of **89.10'** to a **calculated point** for the northeast corner of herein described parcel;
- 4) S 13°33'31" W a distance of **45.00'** to the **POINT OF BEGINNING** containing **4010 sq. ft.** of land, more or less.

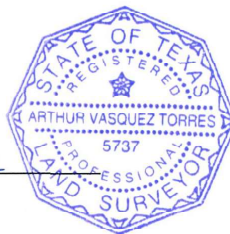
- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas Central Zone.

 10.06.2022

Arthur Vasquez Torres, R. P. L. S. No. 5737

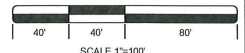
Field Date: 10-06-2022

Job No.: SMS-MC582-22



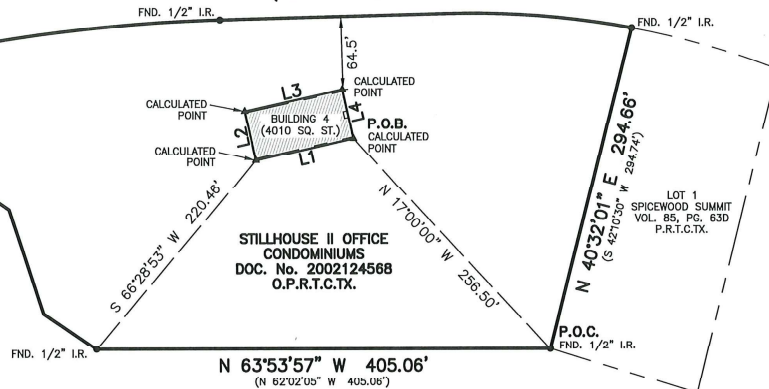
A 4010 SQ. FT. PAD SITE OF BUILDING NO. 4,  
STILLHOUSE II OFFICE CONDOMINIUMS  
RECORDED IN DOC. No. 2002124568  
OFFICIAL PUBLIC RECORDS OF TRAVIS  
COUNTY, TEXAS.

SPICEWOOD SPRINGS RD  
(120' R.O.W.)



CALLED 0.126 AC.  
AUSTIN NATIVE  
PROPERTIES, LLC.  
DOC. 2019097509  
O.P.R.T.C.TX.

L1  
N 76°26'29" W 89.10'  
L2  
N 13°33'31" E 45.00'  
L3  
S 76°26'29" E 89.10'  
L4  
S 13°33'31" W 45.00'



STILLHOUSE II OFFICE  
CONDOMINIUMS  
DOC. No. 2002124568  
O.P.R.T.C.TX.

CALLED .51,812 AC.  
CWS CAPROCK BRIDGE, LP  
DOC. 2000002696,  
O.P.R.T.C.TX.

#### LEGEND

FND = FOUND  
ROW = RIGHT OF WAY  
I.R. = IRON ROD  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
O.P.R.T.C.TX. = OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS  
P.R.T.C.TX. = PLAT RECORDS OF  
TRAVIS COUNTY, TEXAS

THIS EXHIBIT IS PREPARED IN CONJUNCTION  
WITH A METES AND BOUNDS DESCRIPTION OF  
SAME DATE.

BEARING BASIS: TX STATE PLANE TX CENTRAL  
FIELD DATE: 10-06-22  
DRAWN BY: CJB  
TT JOB NO. SMS-MC582-22  
SURVEYED FOR: ALAN MUSKIN



155 Riverwalk Drive  
San Marcos, Texas 78666  
Phone: 512-440-0222

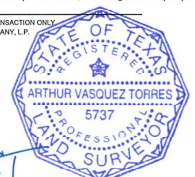
www.tritechtx.com TBPLS #10193729

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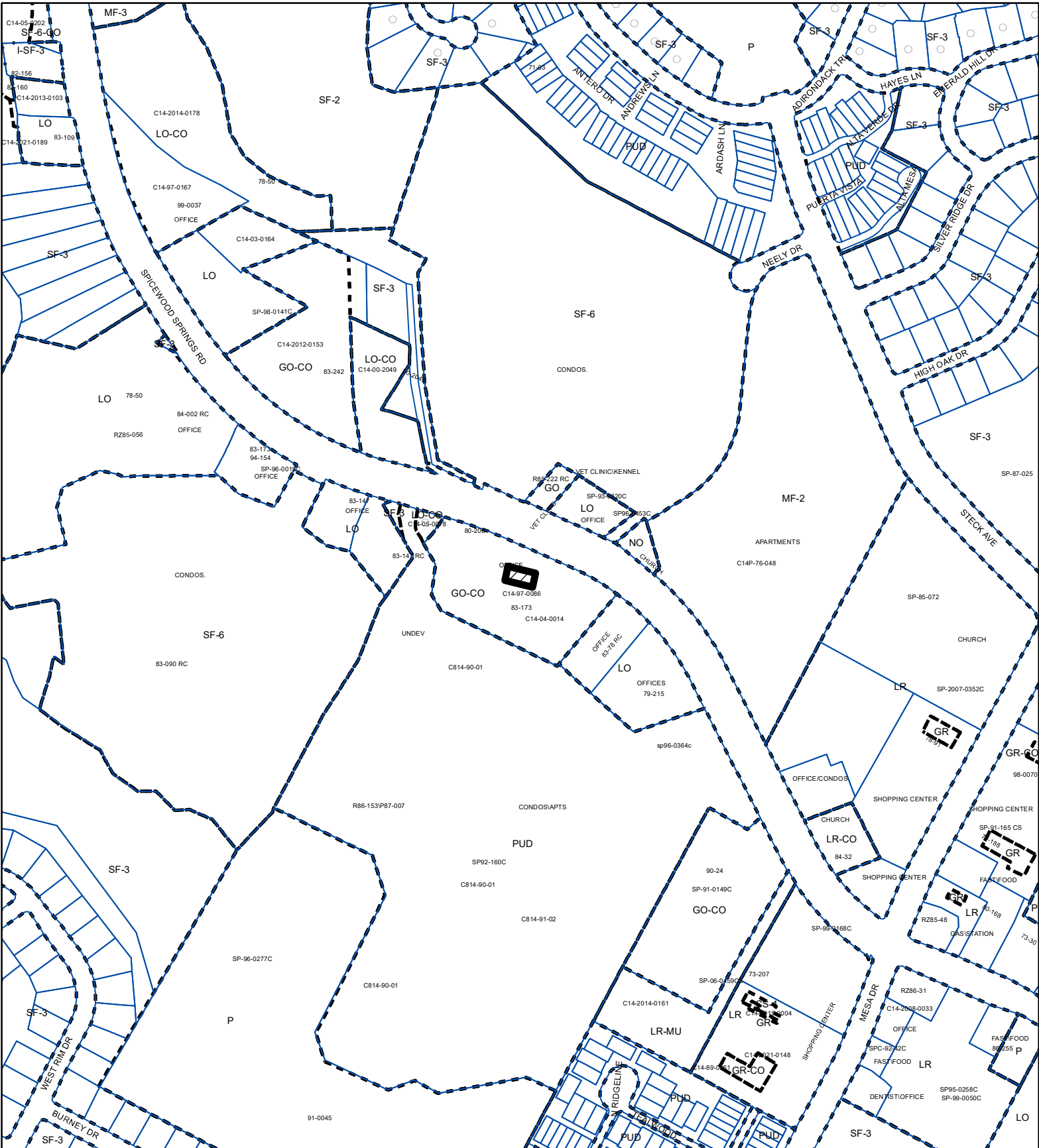
#### CERTIFICATION




I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
© 2022 TRI-TECH SURVEYING COMPANY, L.P.



*Arthur Vasquez Torres*  
10.06.2022  
SURVEYOR REGISTRATION



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2022-0173

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: 12/12/2022