

ORDINANCE NO. 20230323-078

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 April 3, 2023.

PASSED AND APPROVED

_____, March 23, 2023 §
 §
 §
 Kirk Watson
 Mayor

APPROVED: Anne L. Morgan **ATTEST:** Stephanie Huff
Anne L. Morgan by SJ Myrna Rios
City Attorney 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

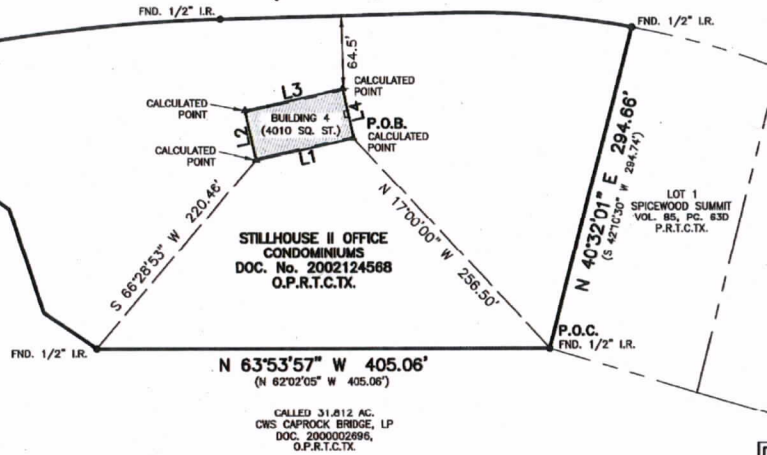


A 4010 SQ. FT. PAD SITE OF BUILDING NO. 4,
STILLHOUSE II OFFICE CONDOMINIUMS
RECORDED IN DOC. No. 2002124568
OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS.

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'



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-MC82.22
SURVEYED FOR: ALAN MUSKIN

TRI-TECH
SURVEYING COMPANY, L.P.

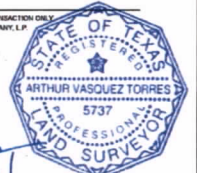
155 Riverwalk Drive
San Marcos, Texas 78666
Phone: 512-440-0222

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.
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Arthur Vasquez Torres
10.06.2022
SURVEYOR REGISTRATION

