

ORDINANCE NO. 20260827-102

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4106 MEDICAL PARKWAY AND A PORTION OF 4100 AND 4102 1/2 MEDICAL PARKWAY FROM LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (GR-CO-ETOD-DBETOD) 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 limited office (LO) base district to community commercial-conditional overlay-equitable transit-oriented development-density bonus ETOD (GR-CO-ETOD-DBETOD) combining district on the property described in Zoning Case No. C14-2026-0027, on file at the Planning Department, as follows:

LOT A, REALTOR PARKWAY II, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400363 of the Official Public Records of Travis County, Texas, and

a 0.2815 acre tract of land out of LOT B, REALTOR PARKWAY II, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400363 of the Official Public Records of Travis County, Texas, said 0.2815 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,

(collectively, the "Property"),

locally known as 4106 Medical Parkway and a portion of 4100 and 4102 1/2 Medical Parkway in the City of Austin, Travis County, Texas, 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 maximum height of a building or structure on the Property shall not exceed 50 feet.

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

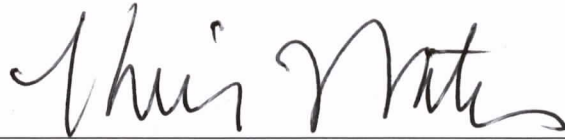
PART 4. The Property may be developed in compliance and used in accordance with the regulations established for density bonus ETOD (DBETOD) combining district and other applicable requirements of the City Code.

PART 5. This ordinance takes effect on September 7, 2026.

PASSED AND APPROVED

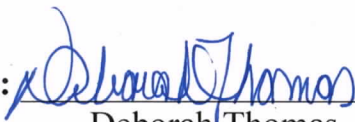
_____, August 27, 2026

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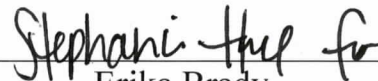
Kirk Watson
Mayor

APPROVED:

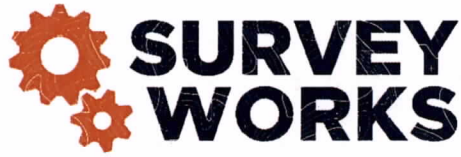


Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk



FIELD NOTE DESCRIPTION

A 0.2815 ACRE (OR 12,264 SQUARE FEET) TRACT OF LAND OUT OF LOT B, REALTOR PARKWAY II, AS RECORDED IN DOCUMENT NO. 200400363, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.), SAID LOT B TO MJM OFFICE, LLC IN A SPECIAL WARRANTY DEED DATED NOVEMBER 15, 2019, AS RECORDED IN DOCUMENT NO. 2019179941, O.P.R.T.C., AS SURVEYED BY SURVEY WORKS, LLC ON MARCH 24, 2026, PROJECT NO. 25-0189.01, ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983, THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe (1/2-inch inside diameter) found at an angle point on the west line of said Lot B, common with the east corner of Lot 3 of a Resubdivision of Lots 7, 8, 9, 10, 11, and 12, Lewis Hancock Subdivision, as recorded in Volume 8, page 80, Plat Records, Travis County, Texas (P.R.T.C.), the south corner of Lot 4 of said Resubdivision of Lots 7, 8, 9, 10, 11, and 12, Lewis Hancock Subdivision, for the west corner of the herein described tract, from which an iron rod (1/2-inch diameter) found at the west corner of said Lot B bears S 29°23'30" W, 64.03 feet;

Thence, N 20°59'55" E along the west line of said Lot B, common with the east line of said Lot 4 and the east line of Lot 5 of said Resubdivision of Lots 7, 8, 9, 10, 11, and 12, Lewis Hancock Subdivision, for a distance of **66.21 feet** to an iron rod (1/2-inch diameter) with a pink plastic cap stamped "Survey Works" found at the north corner of said Lot B, common with the west corner of Lot A of said Realtor Parkway II, for the north corner of the herein described tract, from which an iron rod (1/2-inch diameter) found at an angle point on the west line of said Lot A bears N 20°59'55" E, 62.11 feet;

Thence, S 61°55'15" E along the northeast line of said Lot B, common with the southwest line of said Lot A, for a distance of **173.60 feet** to a mag nail with an aluminum washer stamped "Survey Works Boundary" found on the west right of way (R.O.W.) line of Medical Parkway (R.O.W. varies), at the northeast corner of said Lot B, common with the south corner of said Lot A, for the northeast corner of the herein described tract, from which a mag nail found at the northeast corner of said Lot A bears N 00°33'48" E, 251.14 feet;

Thence, S 00°33'48" W along the west R.O.W. line of Medical Parkway, common with the east line of said Lot B, for a distance of **74.09 feet** to a calculated point, for the south corner of the herein described tract, from which an iron rod (1/2-inch diameter) found at the south corner of said Lot B bears S 00°33'48" W, 67.11 feet;

Thence, N 61°55'15" W departing the west R.O.W. line of Medical Parkway, over and across said Lot B, for a distance of **199.66 feet** to the **POINT OF BEGINNING**, in all containing **0.2815** acres (or 12,264 square feet) of land, more or less.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

March 24, 2026


Jad Duplechain
RPLS No. 6906
Project No. 25-0189.01



