

ORDINANCE NO. 20060622-111

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5029 SOUTHWEST PARKWAY FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT AND GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 limited office-conditional overlay (LO-CO) combining district and general office-conditional overlay (GO-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-06-0103, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3.958 acre tract of land out of the Thomas Anderson Survey No. 17, Abstract No. 2, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 5029 Southwest Parkway, 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:

1. The maximum height of a building or structure is 60 feet from ground level.
2. The maximum height of a building or structure is four stories.
3. Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property.
4. The following uses are prohibited uses:

Communication service facilities
Community recreation (private)

Congregate living
Community events

Community recreation (public)
Family home
Food preparation
Group home, Class II
Hospital services (general)
Local utility services
Personal services
Restaurant (limited)

Group home, Class I (general)
Group home, Class I (limited)
Hospital services (limited)
Off-site accessory parking
Printing and publishing
Safety services
Telecommunication tower

5. The following uses are conditional uses:

Public secondary educational facilities
College and university facilities

Private secondary facilities


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 3. This ordinance takes effect on July 3, 2006.

PASSED AND APPROVED

_____, June 22, 2006

§
§
§



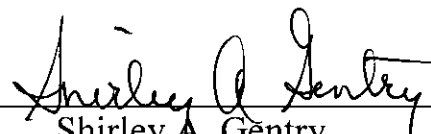
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

3.958 ACRES
PORTION OF MURPHEY TRACT
TRANSWESTERN PROPERTY CO.

FN. NO. 06-333 (CAG)
APRIL 29, 2005
BPI JOB NO. 258-38.95

DESCRIPTION

OF A 3.958 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BUAAS AND GAGE SUBDIVISION OF RECORD IN VOLUME 9, PAGE 96 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.024 ACRES ALSO BEING A PORTION OF THAT CERTAIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY, JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.958 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway (120' R.O.W.), being the northwesterly corner of said 48.86 acre tract and the northeasterly corner of that certain 4.997 acre tract of land conveyed to Southwest Parkway Partners, L.P., by deed of record in Document No. 2006057459 of the Official Public Records of Travis County, Texas;

THENCE, S30°09'25"W, leaving the southerly right-of-way line of Southwest Parkway, along a portion of the easterly line of said 4.997 acre tract, being a portion of the westerly line of said 48.86 acre tract, a distance of 364.68 feet to a point, from which a 1/2 inch iron rod found at the southeasterly corner of said 4.997 acre tract bears S30°09'25"W, a distance of 678.62 feet;

THENCE, S59°50'35"E, leaving the easterly line of said 5.0 acre tract, over and across said 48.86 acre tract, a distance of 54.35 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, continuing over and across said 48.86 acre tract, for the northerly, easterly, southerly and westerly lines hereof, the following four (4) courses and distances:


- 1) S60°06'26"E, a distance of 420.00 feet to the northeasterly corner hereof, from which a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway for an angle point in the northerly line of said 48.86 acre tract, being the northwesterly corner of that certain 9.989 acre tract of land conveyed to Tr Travis Oaks Corp. by deed of record in Document No. 2005240371 of said Official Public Records bears N63°43'14"E, a distance of 419.94 feet;
- 2) S29°53'34"W, a distance of 410.50 feet to the southeasterly corner hereof, from which a 1/2 inch iron rod found for an angle point in the northerly line of said 48.86 acre tract, being the southwesterly corner of said 9.989 acre tract bears S46°31'06"E, a distance of 239.32 feet;

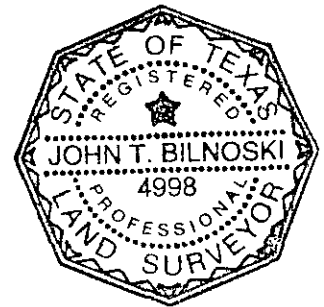
FN 06-333(CAG)
APRIL 29, 2005
PAGE 2 of 2

- 3) N60°06'26"W, a distance of 420.00 feet to the southwesterly corner hereof;
- 4) N29°53'34"E, a distance of 410.50 feet to the **POINT OF BEGINNING**, containing an area of 3.958 acres (172,410 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

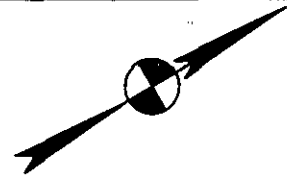

4/29/05
JOHN T. BILNOSKI, R.P.L.S.
NO. 4998
STATE OF TEXAS



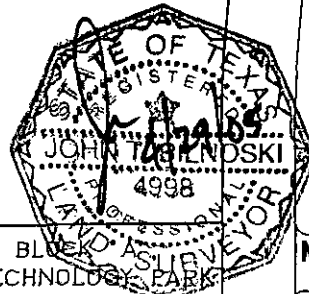
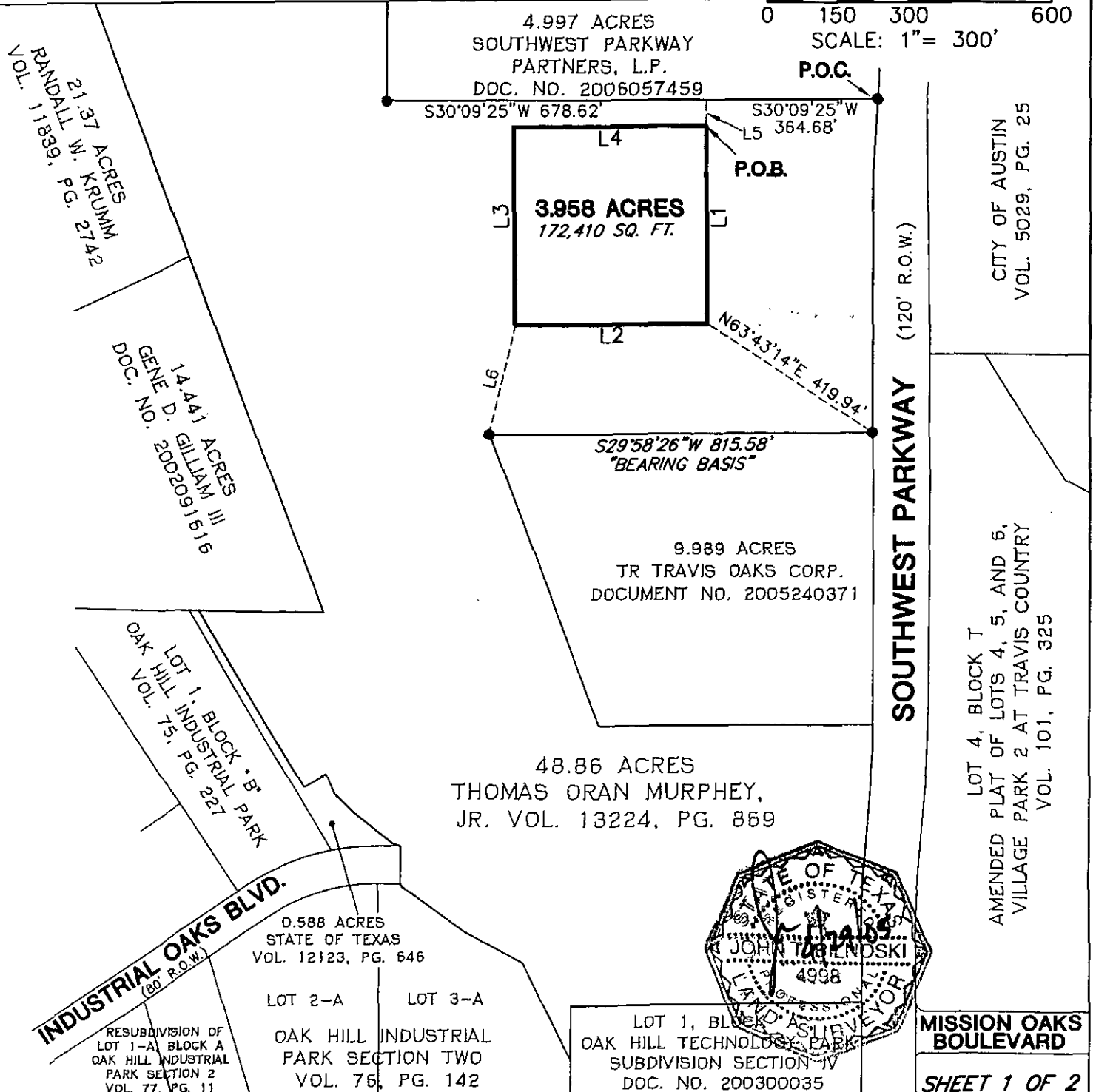
LEGEND

- 1/2" IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

50.04 ACRES
THE CARL & VERNE ROE
FAMILY TRUST
VOL. 13401, PG. 459



0 150 300 600
SCALE: 1" = 300'



Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325
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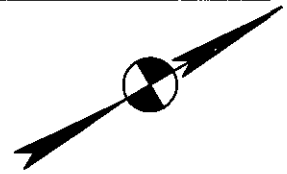
SKETCH TO ACCOMPANY DESCRIPTION
OF 3.958 ACRES OF LAND SITUATED IN TRAVIS
COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN
48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS
ORAN MURPHEY JR. BY DEED OF RECORD IN VOLUME
13224, PAGE 869 OF THE REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS.

**TRANSWESTERN
PROPERTY CO.**

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- ⊙ IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

50.04 ACRES
THE CARL & VERNE ROE
FAMILY TRUST
VOL. 13401, PG. 459



SCALE: 1" = 300'

5.0 ACRES
ELIZABETH DEE REYNOLDS
DOC. NO. 2000091061

P.O.C.

S30°09'25"W 678.62'

S30°09'25"W
L5 364.68'

P.O.B.

L3

L4

172,410 SQ. FT.

L2

N63°43'14"E 419.94'

"BEARING BASIS"

9.989 ACRES
TRAVIS OFFICE I, L.P.
DOCUMENT NO. 2001043547

48.86 ACRES
THOMAS ORAN MURPHEY,
JR. VOL. 13224, PG. 869

SOUTHWEST PARKWAY (120' R.O.W.)

CITY OF AUSTIN
VOL. 5029, PG. 25

LOT 4, BLOCK T
AMENDED PLAT OF LOTS 4, 5, AND 6,
VILLAGE PARK 2 AT TRAVIS COUNTRY
VOL. 101, PG. 325

MISSION OAKS
BOULEVARD

SHEET 1 OF 2

21.37 ACRES
RANDALL W. KRUMHOLTZ
VOL. 11839, PG. 2742

14.44 ACRES
GENE D. GILLIAM III
DOC. NO. 2002091616

LOT 1, BLOCK "B",
OAK HILL INDUSTRIAL PARK
VOL. 75, PG. 227

0.588 ACRES
STATE OF TEXAS
VOL. 12123, PG. 646

LOT 2-A

LOT 3-A

OAK HILL INDUSTRIAL
PARK SECTION TWO
VOL. 76, PG. 142

LOT 1, BLOCK "A",
OAK HILL TECHNOLOGY PARK
SUBDIVISION SECTION IV
DOC. NO. 200300035

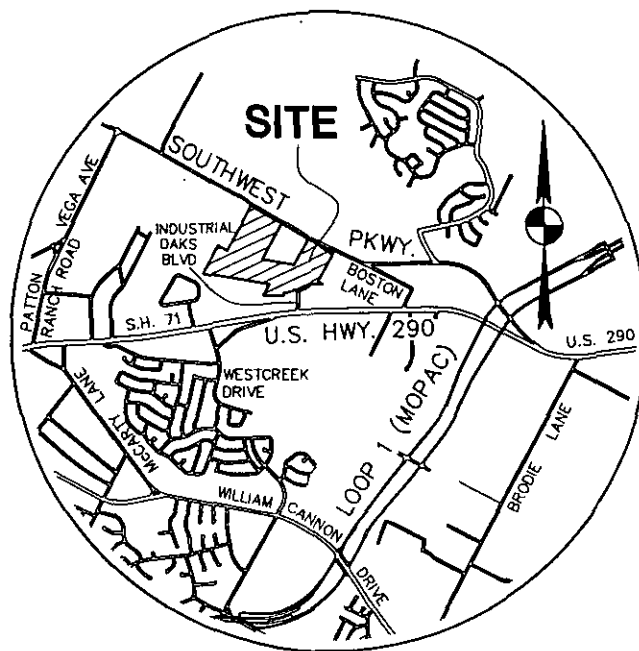
INDUSTRIAL OAKS BLVD.
(80' R.O.W.)

RESUBDIVISION OF
LOT 1-A, BLOCK A
OAK HILL INDUSTRIAL
PARK SECTION 2
VOL. 77, PG. 11

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION
OF 172,410 SQUARE FEET OF LAND SITUATED IN TRAVIS
COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN
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ORAN MURPHEY JR. BY DEED OF RECORD IN VOLUME
13224, PAGE 869 OF THE REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS.

**TRANSWESTERN
PROPERTY CO.**



VICINITY MAP
(N.T.S.)

LINE TABLE

No.	Bearing	Distance
L1	S60°06'26"E	420.00'
L2	S29°53'34"W	410.50'
L3	N60°06'26"W	420.00'
L4	N29°53'34"E	410.50'
L5	S59°50'35"E	54.35'
L6	S46°31'06"E	239.32'

SHEET 2 OF 2

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**TRANSWESTERN
PROPERTY CO.**

Exhibit B

SPC-96-0053C

MF-2

C14R-85-384RC
SP-92-290C
APARTMENTS

SPC-96-0053

C14R-85-364RC

MF-2

APARTMENTS

UNDEVELOPED

DR

UNDEVELOPED

SOUTHWEST PARKWAY

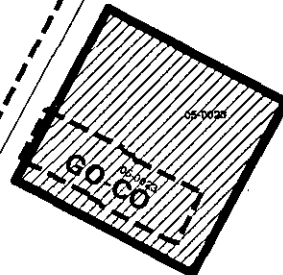
SP-92-302C

SF-6-CO

SP-92-302C

SPC-97

DR



SP-06-0055C

LO-CO

LO

SP-00-2313C

RR

05-0023

AUTO REPAIR &
LIGHT INDUSTRIAL

IP

CONSTRUCTION STORAGE

CS

C14R-95-359

CS

CS-CO

WAREHOUSE INDUSTRIAL

OFFICE WAREHOUSE
02-0143

85-007

LI

OFFICE/WAREHOUSE

02-0091 (EXPIRED)

85-007

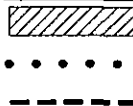
LI

BULK OXYGEN/GAS COMPANY

OFFICE
02-0091 (EXPIRED)

DR

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R.HEIL



CASE #: C14-06-0103

ADDRESS: 5029 SOUTHWEST PARKWAY

SUBJECT AREA (acres): 3.960

ZONING EXHIBIT B

DATE: 06-05

INTLS: TRC

CITY GRID
REFERENCE
NUMBER
D20

1" = 400'

CENTER DENTIST