

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 11110 TOM ADAMS DRIVE FROM MULTIFAMILY**  
3 **RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO)-**  
4 **COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY**  
5 **(GO-CO) COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from multifamily residence medium density-conditional overlay  
11 (MF-3-CO)-combining district to general office-conditional overlay (GO-CO) combining  
12 district on the property described in Zoning Case No. C14-2008-0012, on file at the  
13 Neighborhood Planning and Zoning Department, as follows:

14  
15 A 7.285 acre tract of land, more or less, out of the John Applegate Survey No. 58,  
16 Travis County, the tract of land being more particularly described by metes and  
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

18  
19 locally known as 11110 Tom Adams Drive, in the City of Austin, Travis County, Texas,  
20 and generally identified in the map attached as Exhibit "B".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

24  
25 A. A site plan or building permit for the Property may not be approved, released, or  
26 issued, if the completed development or uses of the Property, considered cumulatively  
27 with all existing or previously authorized development and uses, generate traffic that  
28 exceeds 2,000 trips per day.

29  
30 B. The maximum height of a building or structure is 48 feet from ground level.

31  
32 C. The following uses are prohibited uses of the Property:

33  
34 Bed and breakfast residential (Group 1)

35 Administrative and business offices

36 Business or trade school

37 Communication services

Bed and breakfast residential (Group 2)

Art and craft studio (limited)

Business support services

Off-site accessory parking

1  
2 Personal services  
3 Software development  
4 Communication service facilities  
5 Day care services (commercial)  
6 Family home  
7 Hospital services (limited)  
8 Private primary educational facilities  
9 Private secondary educational facilities  
10 Public secondary educational facilities

Professional office  
College and university facilities  
Cultural service  
Day care services (limited)  
Guidance services  
Local utility services  
Public primary educational facilities  
Safety services  
Medical offices (exceeding  
3000 sq.ft. gross floor area)

11  
12  
13 Except as specifically restricted under this ordinance, the Property may be developed and  
14 used in accordance with the regulations established for the general office (GO) base  
15 district, and other applicable requirements of the City Code.  
16

17 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.  
18

19  
20 **PASSED AND APPROVED**

21  
22 §  
23 §  
24 \_\_\_\_\_, 2008 § \_\_\_\_\_  
25 Will Wynn  
26 Mayor  
27

28  
29 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
30 David Allan Smith Shirley A. Gentry  
31 City Attorney City Clerk

DECEMBER 19, 2007                      JOB NO. 992-15                      FIELD NOTE NO. 992-01  
CLIENT: URBAN DESIGN GROUP              PROJECT: BUCKNER VILLAS 7.285 AC.  
ZONING TRACT    COA GRID NO. M-31

**EXHIBIT A**  
**FIELD NOTES**

A DESCRIPTION OF 7.285 ACRES OF LAND SITUATED IN THE JOHN APPLGATE SURVEY NO. 58, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25 ACRES OF LAND CONVEYED TO BUCKNER RETIREMENT SERVICES, INC. BY DEED RECORDED IN VOLUME 12840, PAGE 1089 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 7.285 ACRES AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1/2 inch iron rod found on the west line of said 25 acres and the west line of that certain 15.083 acres of land described in Zoning Ordinance 030925-Z-1 for the southeast corner of Lot 1, Cen-Tex Addition North, a subdivision whose plat is recorded in Volume 81, Page 285 of the Plat Records of said county and the northeast corner of Lot 2, Bluff Bend Industrial Park Two, a subdivision whose plat is recorded in Volume 95, Pages 369-370 of the said Plat Records;

THENCE along the said west line, the west line of said 15.083 acres, the east line of said Lot 2 and the east line of Lot 3 of said Bluff Bend S26°26'20"W, 388.66 feet to a calculated point for the POINT OF BEGINNING and northwest corner of the herein described 7.285 acres being the southwest corner of said 15.083 acres;

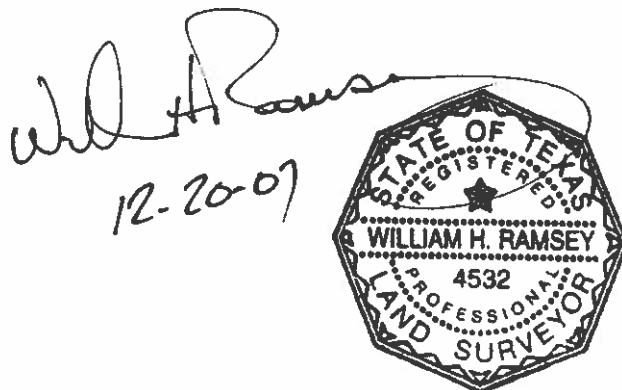
THENCE, departing said east lines and said west lines, crossing said 25 acres along the southerly lines of said 15.083 acres the following seven (7) courses:

1. S63°46'39"E, 220.61 feet to a calculated point,
2. N26°13'21"E, 210.58 feet to a calculated point,
3. S63°46'39"E, 220.61 feet to a calculated point,
4. N26°13'21"E, 275.76 feet to a calculated point,
5. S63°46'39"E, 100.28 feet to a calculated point,
6. N70°39'22"E, 60.35 feet to a calculated point, and
7. S63°48'24"E, 43.33 feet to a calculated point;

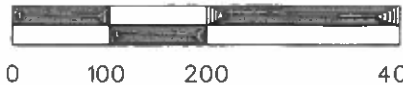
THENCE, departing said southerly lines, continuing across said 25 acres the following ten (10) courses:

1. S26°28'51"W, 480.00 feet to a calculated point,
2. S63°31'09"E, 25.00 feet to a calculated point,
3. S26°28'51"W, 254.00 feet to a calculated point,
4. N63°31'09"W, 25.00 feet to a calculated point,
5. S26°28'51"W, 70.69 feet to a calculated point,
6. N62°47'41"W, 116.82 feet to a calculated point,
7. S27°12'19"W, 15.00 feet to a calculated point,
8. N62°47'41"W, 230.02 feet to a calculated point,
9. N27°12'19"E, 15.00 feet to a calculated point, and
10. N62°47'41"W, 277.69 feet to a calculated point on the west line of said 25 acres and the east line of said Lot 3 from which a 1/2 inch iron rod found for the southwest corner of said 25 acres and an angle point on the east line of Lot 1, Collinwood West Section III-A a subdivision whose plat is recorded in Volume 87, Page 50A of the said Plat Records bears S26°26'20"W, 75.01 feet;

THENCE, along the west line of said 25 acres and the east line of said Lot 3, N26°26'20"E, 264.52 feet to the POINT OF BEGINNING containing 7.285 acres of land more or less.

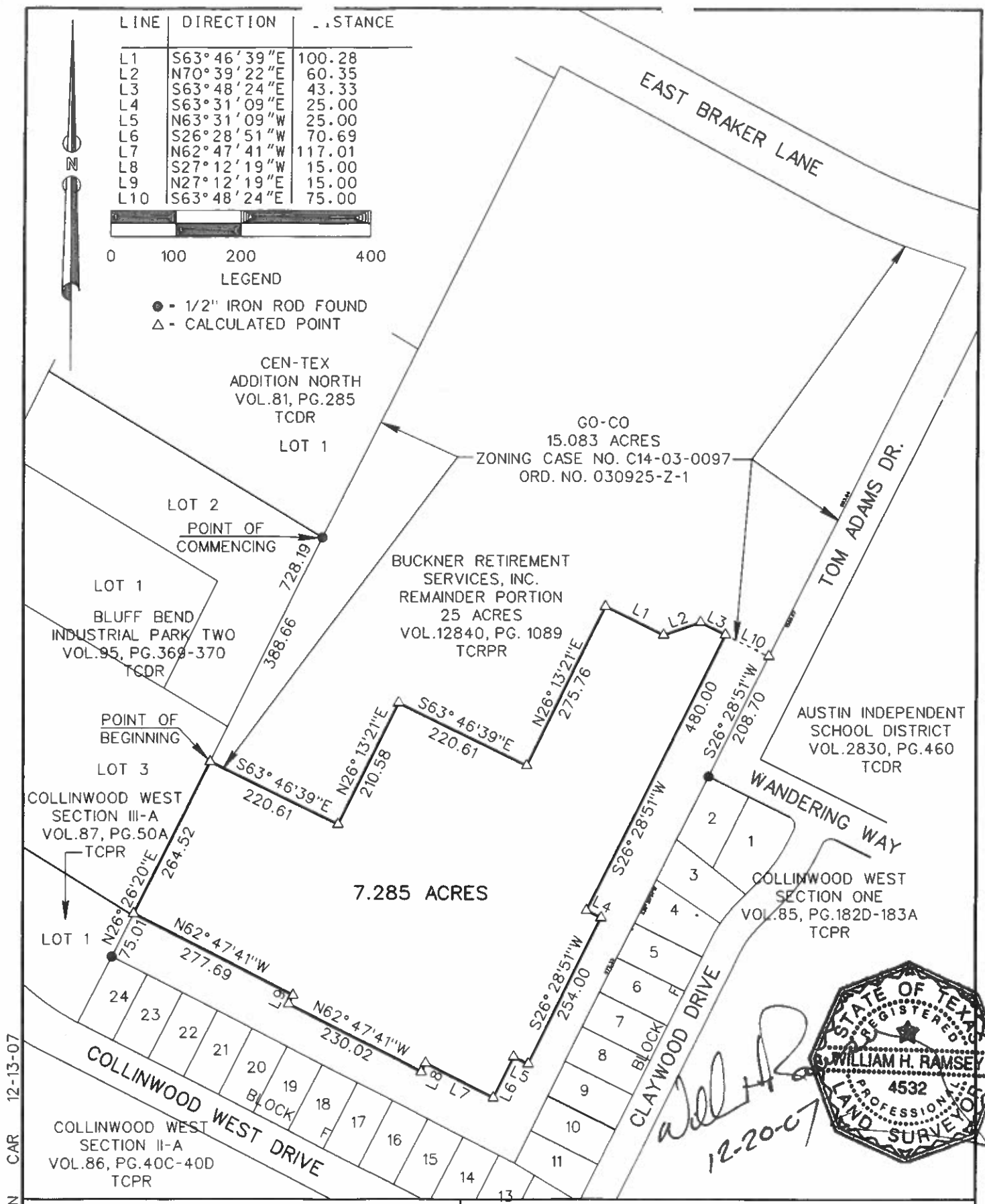


LINE	DIRECTION	DISTANCE
L1	S63°46'39"E	100.28
L2	N70°39'22"E	60.35
L3	S63°48'24"E	43.33
L4	S63°31'09"E	25.00
L5	N63°31'09"W	25.00
L6	S26°28'51"W	70.69
L7	N62°47'41"W	117.01
L8	S27°12'19"W	15.00
L9	N27°12'19"E	15.00
L10	S63°48'24"E	75.00



# LEGEND

- - 1/2" IRON ROD FOUND
- △ - CALCULATED POINT



*Will H. Ramsey*  
12-20-07

## RAMSEY LAND SURVEYING, L.L.C.

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SKETCH TO ACCOMPANY  
FIELD NOTE NO. 992-01

JOB NO. 992-15

COA GRID NO. M-31

992\FONEFN.DGN 12-13-07 CAR

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.