

**ORDINANCE NO. 20121206-105**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7401 OLD BEE CAVES ROAD IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE DISTRICT-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO GENERAL OFFICE-NEIGHBORHOOD PLAN-CONDITIONAL OVERLAY (GO-CO-NP) 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 rural residence district-neighborhood plan (RR-NP) combining district to general office-neighborhood plan-conditional overlay (GO-CO-NP) combining district on the property described in Zoning Case No. C14-2012-0115, on file at the Planning and Development Review Department, as follows:

A 1.0 acre tract of land, more or less, out of the Thomas Anderson Survey No. 90, Abstract No. 28 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7401 Old Bee Caves Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (CO) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height, as defined in City Code, of a building or structure on the Property may not exceed 40 feet.

C. Off-site accessory parking use is a prohibited use of the property.

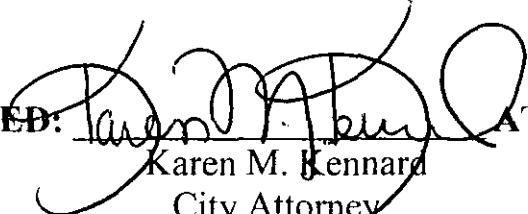
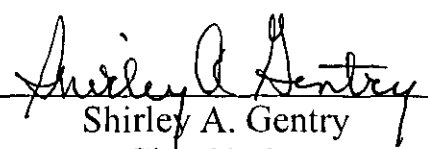
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 20081211-097 that established the West Oak Hill neighborhood plan combining district.

**PART 5.** This ordinance takes effect on December 17, 2012.

**PASSED AND APPROVED**

December 6, 2012 §  
§  
§  
\_\_\_\_\_  
Lee Leffingwell  
Mayor

APPROVED:  ATTEST:   
Karen M. Kennard  
City Attorney  
Shirley A. Gentry  
City Clerk

## BRYANT-CURINGTON INC.

consulting engineers

3423 guadalupe street • austin, texas 78705 • 454-0371

FIELD NOTES FOR A 1.00 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 90, ABSTRACT NO. 28 AND ALSO BEING A PART OF THE A. J. BOND 320 ACRE SURVEY, ABSTRACT NO. 114, BOTH SURVEYS BEING IN TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND ALSO BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND HAVING BEEN CONVEYED TO OSCAR J. HUEBETTER IN VOLUME 575, PAGE 374 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found on the west R.O.W. line of Old Bee Caves Road and also being the most northerly corner of the said Huebetter Tract;

THENCE, along said west R.O.W. line the following Two (2) courses:

1. S33°41'E., for a distance of 185.40 feet to an iron pin set;
2. S38°14'E., for a distance of 40.23 feet to an iron pin set;

THENCE, following a fence S52°50'W., for a distance of 192.72 feet to an iron pin set;

THENCE, N12°19'W., for a distance of 241.65 feet to an iron pin set;

THENCE, along a fence on the north boundary line of the said Huebetter Tract N57°41'E., for a distance of 183.30 feet to the POINT OF BEGINNING, containing 1.00 acres of land.

I HEREBY CERTIFY THAT these notes were prepared from an actual survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

WITNESS BY HAND AND SEAL this the 11th day of December, 1978, A.D.

BRYANT-CURINGTON, INC.

H. W. Curington  
Registered Public Surveyor

FN:DM/da  
Job #78-142-M

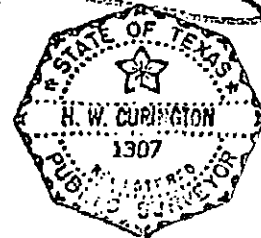
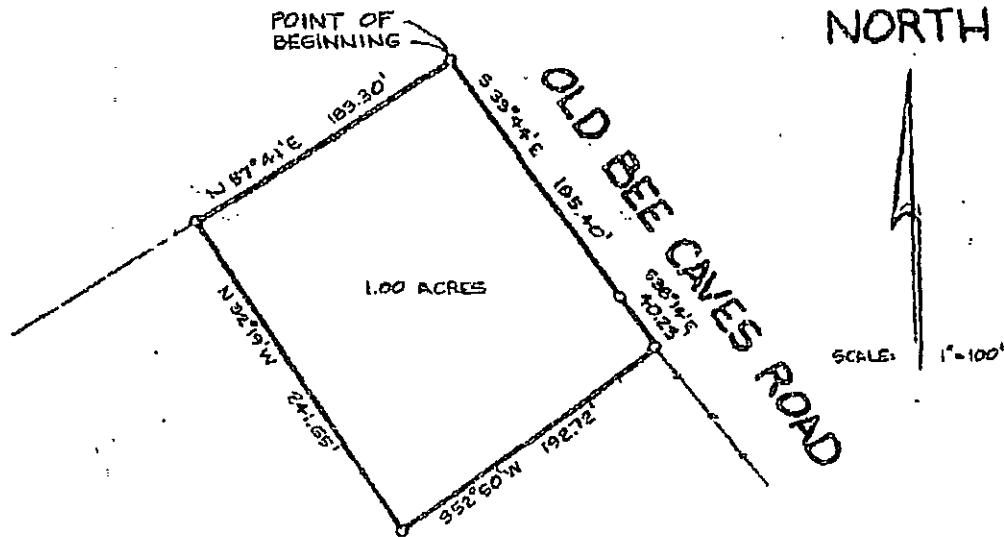


Exhibit A



## SKETCH TO ACCOMPANY FIELD NOTES

I HEREBY CERTIFY THAT these notes were prepared from an actual survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

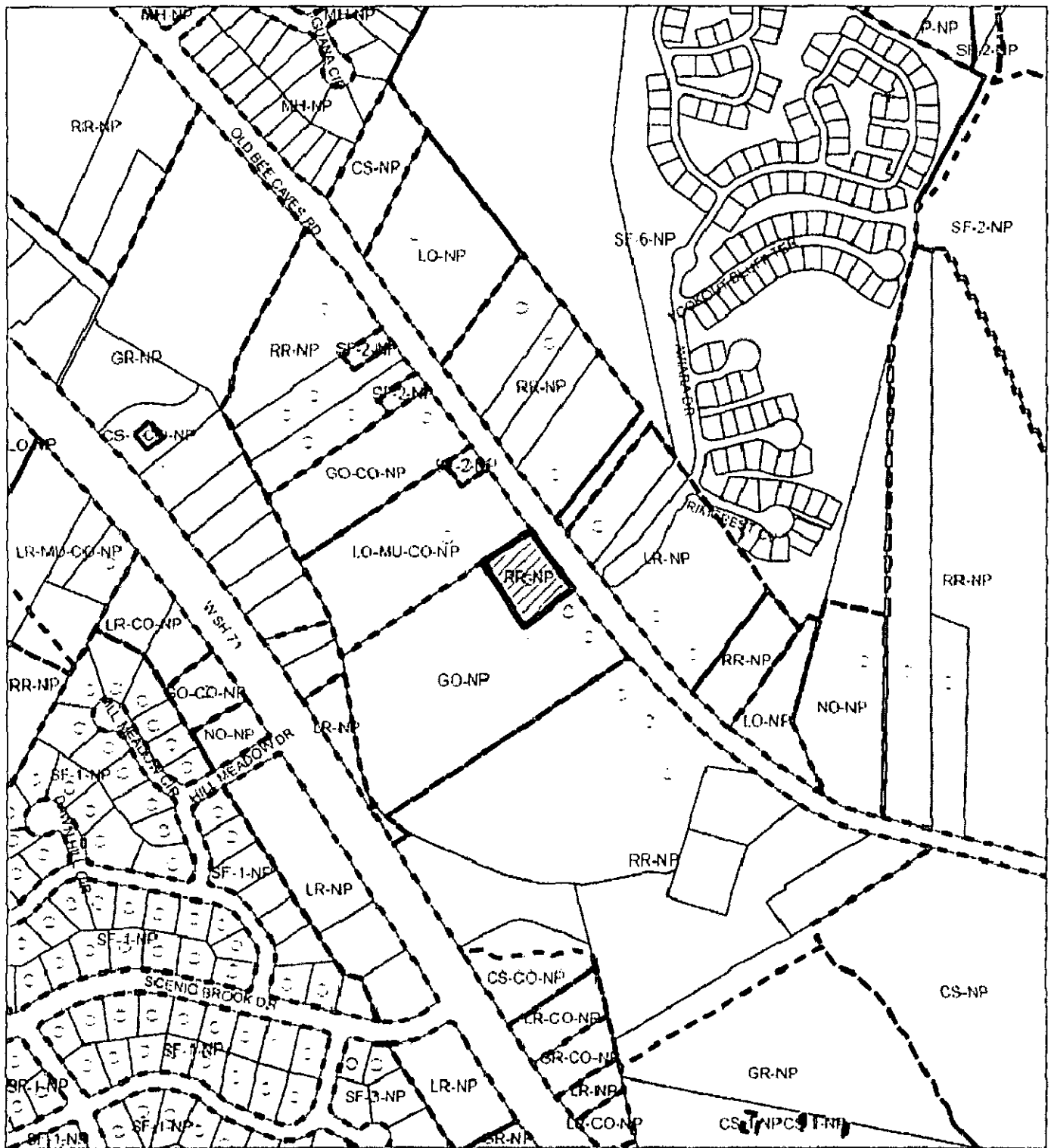
WITNESS MY HAND AND SEAL this the 11th day of December, 1978, A.D.

BRYANT-CURINGTON, INC.




*[Signature]*  
H. W. Curington  
Registered Public Surveyor



SCANNED



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2012-0115**

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit B