

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 4920 SPICEWOOD SPRINGS ROAD FROM SINGLE  
3 FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL  
4 OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from single family residence standard lot (SF-2) district to general  
10 office-conditional overlay (GO-CO) combining district on the property described in  
11 Zoning Case No. C14-2014-0047, on file at the Planning and Development Review  
12 Department, as follows:

13  
14 4.28 acre tract of land, more or less, out of the James Mitchell Survey No. 17,  
15 Abstract No. 521 the tract of land being more particularly described by metes and  
16 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),  
17

18 locally known as 4920 Spicewood Springs Road in the City of Austin, Travis County,  
19 Texas, and generally identified in the map attached as Exhibit "B".  
20

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

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

29 B. Development of the property shall comply with the following regulations:  
30

- 31 1. the maximum height, as defined by City Code is 40 feet;
- 32 2. a maximum of 3 stories;
- 33 2. the maximum building coverage is 50 percent;
- 34 3. the maximum impervious cover is 70 percent; and,
- 35 4. the maximum floor-to-area ratio is 0.7:1.

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 \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

\_\_\_\_\_, 2014

§  
§  
§  
§

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
 Karen M. Kennard Jannette S. Goodall  
 City Attorney City Clerk



## Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

### EXHIBIT " "

#### METES AND BOUNDS DESCRIPTION

BEING 4.283 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JAMES MITCHELL SURVEY NO. 17, ABSTRACT NO. 521 IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A CALLED 25.20 ACRE TRACT CONVEYED TO JOSEPH BINFORD AND RICHARD HABERMAN RECORDED IN VOLUME 3795, PAGE 2171 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 1/2" iron rod found in the west line of said 25.20 acre tract, the existing east right-of-way line of Spicewood Springs Road and the south line of Lot 1, Block A, Cary Addition, a subdivision of record in Volume 85, Page 104D of the Plat Records of Travis County Texas (P.R.T.C.T.), from which a 1/2" iron rod found for the southwest corner of said Lot 1 bears South 81°17'15" West a distance of 7.12 feet;

THENCE with the west line of the said 25.20 acre tract and the south line of said Lot 1, the following two (2) courses;

1. North 81°04'57" East a distance of 134.38 feet to an 1/2" iron rod found;
2. North 59°57'46" East a distance of 162.29 feet (record: North 61°23'53" East, 162.52 feet) to an 1/2" iron rod found for the southeast corner of said Lot 1;

THENCE crossing through the said 25.20 acre tract the following nine (9) courses;

1. South 17°37'59" East a distance of 70.24 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
2. South 33°31'54" East a distance of 107.19 feet to a 1/2 iron rebar with plastic cap marked "Landesign" set;
3. South 21°30'22" East a distance of 129.37 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
4. South 10°37'44" East a distance of 154.16 feet to a 1/2 iron rebar with plastic cap marked "Landesign" set;

5. South 30°13'51" East a distance of 82.63 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
6. South 51°13'33" East a distance of 98.75 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
7. South 66°05'35" East a distance of 158.48 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
8. North 86°42'44" East a distance of 49.10 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
9. South 02°15'24" East a distance of 104.92 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set in the south line of said 25.20 acre tract and the north line of Lot A, Songbird Hollow a subdivision of record in Volume 89, Page 115B of the P.R.T.C.T., from which a 1/2" iron pipe found for the southeast corner of the said 25.20 acre tract and the northeast corner of Lot A bears North 88°09'58" East a distance of 192.56 feet;

THENCE South 88°09'58" West with the south line of said 25.20 acre tract and the north line of said Lot A, a distance of 111.78 feet to a 1/2" iron pipe found in the south line of the said 25.20 acre tract, the northwest corner of said Lot A, and in the north line of a called 0.893 acre tract described in deed recorded in Document No. 2003172569 of the O.P.R.T.C.T.;

THENCE North 65°03'12" West (record: North 63°28'50" West, 190.45 feet) with the south line of said 25.20 acre tract and the north line of said 0.893 acre tract a distance of 190.39 feet to a 1/2" iron rod found with cap marked "RPLS 4094" at the northwest corner of said 0.893 acre tract and in the south line of a 1.931 acre tract described in deed recorded in Document No. 2013016049 of the O.P.R.T.C.T.;

THENCE North 61°17'32" East (record: North 62°33'23" West) crossing through said 25.20 acre tract and with the south line of said 1.931 acre tract a distance of 30.78 feet to a calculated point for the southwest corner of said 1.931 acre tract;

THENCE North 59°34'38" West (record: North 58°30'02" West, 121.43 feet) crossing through said 25.20 acre tract and with the east line of said 1.931 acre tract a distance of 121.06 feet to the remnants of a nail found with flagging in a 10" Cedar tree in the south line of said 25.20 acre tract and the north line of said 1.931 acre tract;;

THENCE with the south line of said 25.20 acre tract and the north line of said 1.931 acre tract the following three (3) courses:

1. North 63°20'46" West a distance of 103.86 feet (record: North 62°16'10" West, 104.24 feet) to a 1/2" iron rod found;
2. North 51°59'48" West a distance of 117.06 feet (record: North 50°48'09" East, 117.00 feet) to a 1/2" iron rod found;
3. North 44°38'29" West a distance of 237.38 feet (record: North 42°40'26" West, 236.26 feet) to a 1/2" iron rod found in the remainder west line of said 25.20 acre tract, in the

existing east right-of-way line of Spicewood Springs Road (R.O.W. Varies) and in the east line of a 0.1121 acre tract described as Exhibit "B" recorded in Document No. 1999031249 of the O.P.R.T.C.T.;

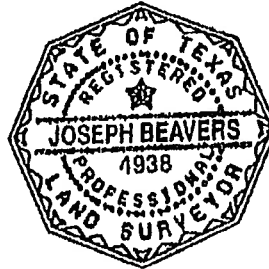
THENCE North 09°59'15" West (record: North 08°51'37" West, 188.06 feet) with the remainder west line of said 25.20 acre tract and the existing east right-of-way line of Spicewood Springs Road a distance of 188.06 feet to a 1/2" iron rod found and the POINT OF BEGINNING.

This parcel contains 4.283 acres of land, out of the James Mitchell Survey No. 17, Abstract No. 521 in Travis County, Texas. Description prepared from an on-the-ground survey made during January 2014. All bearings are based on the Texas Central Zone 4302 State Plane Grid, derived from VRS coordinates provided by the Texas Cooperative Network reference stations.

 31 MAR 14  
\_\_\_\_\_  
Joseph Beavers                      Date  
Registered Professional Land Surveyor  
State of Texas No. 4938

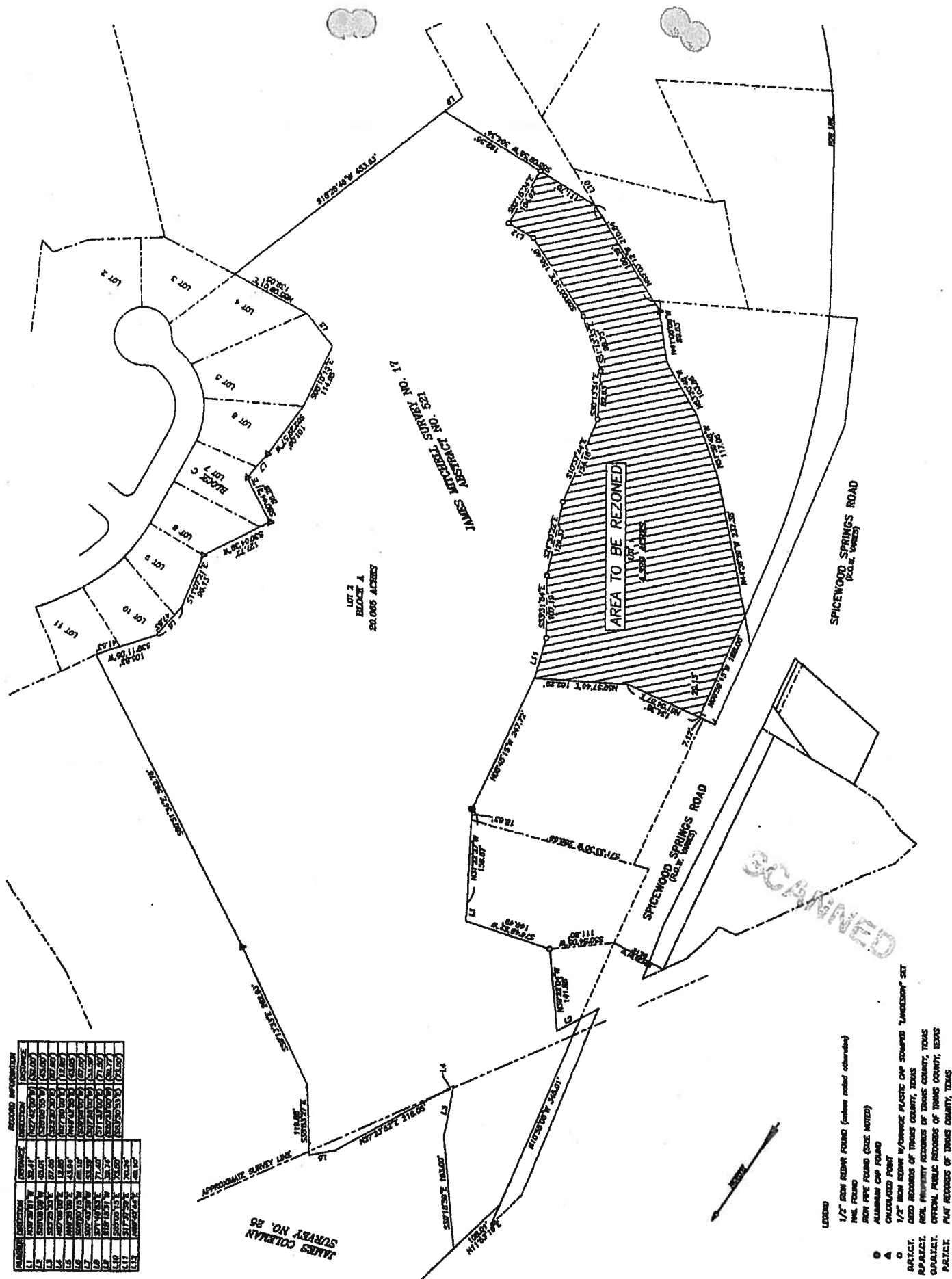
Job Number: 330-13-1

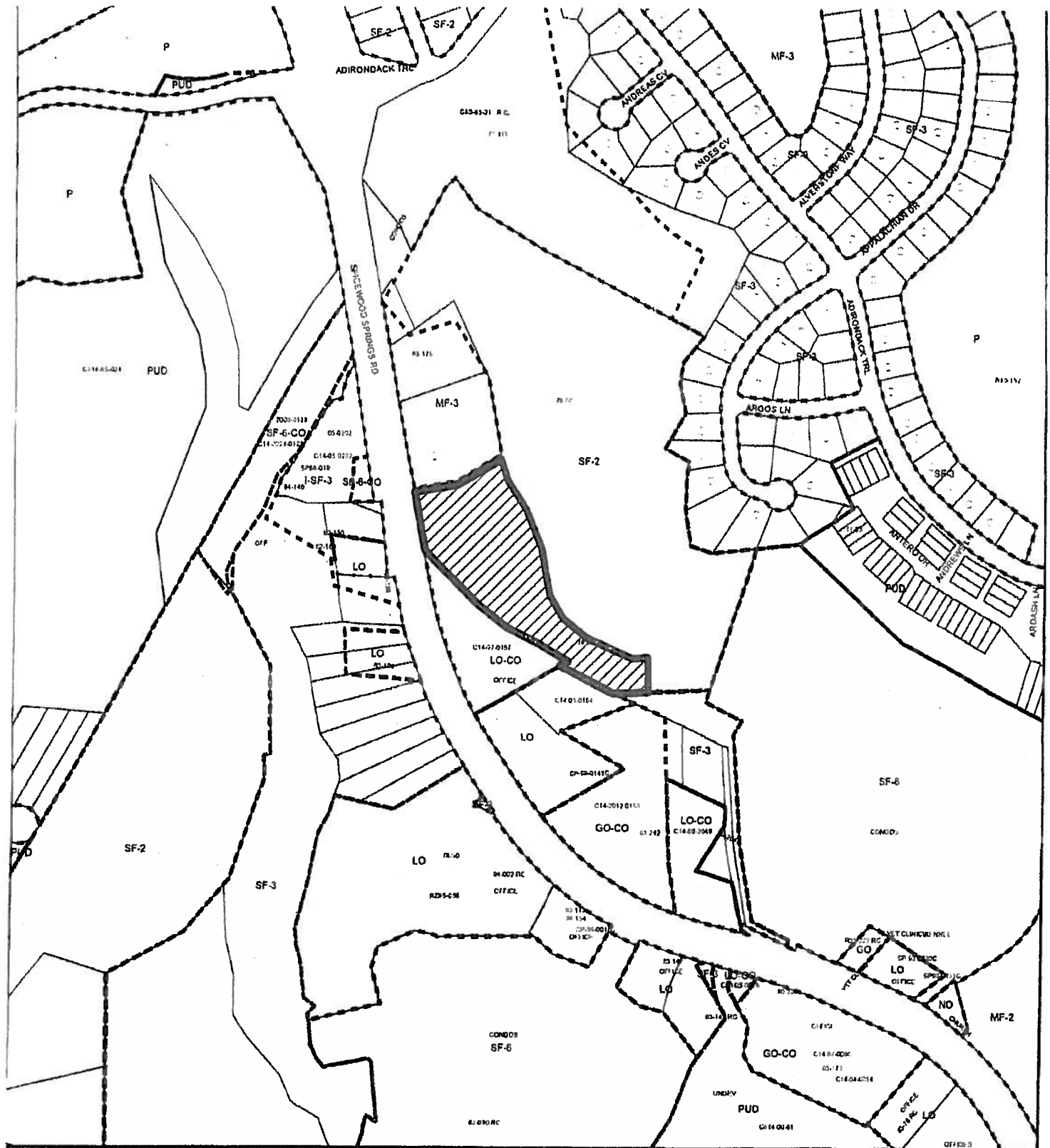
Attachments: Survey Drawing L:\Overlook at Spicewood\DWGS\3300103.dwg



SCANNED

| NAME | DISTANCE   |             | ACCORD  |             | INDEPENDENT |
|------|------------|-------------|---------|-------------|-------------|
|      | PROFESSION | DISTANCE    | SECTION | DISTANCE    |             |
| 1    | 1          | 187,000,000 | 1       | 187,000,000 | 187,000,000 |
| 2    | 2          | 187,000,000 | 2       | 187,000,000 | 187,000,000 |
| 3    | 3          | 187,000,000 | 3       | 187,000,000 | 187,000,000 |
| 4    | 4          | 187,000,000 | 4       | 187,000,000 | 187,000,000 |
| 5    | 5          | 187,000,000 | 5       | 187,000,000 | 187,000,000 |
| 6    | 6          | 187,000,000 | 6       | 187,000,000 | 187,000,000 |
| 7    | 7          | 187,000,000 | 7       | 187,000,000 | 187,000,000 |
| 8    | 8          | 187,000,000 | 8       | 187,000,000 | 187,000,000 |
| 9    | 9          | 187,000,000 | 9       | 187,000,000 | 187,000,000 |
| 10   | 10         | 187,000,000 | 10      | 187,000,000 | 187,000,000 |
| 11   | 11         | 187,000,000 | 11      | 187,000,000 | 187,000,000 |
| 12   | 12         | 187,000,000 | 12      | 187,000,000 | 187,000,000 |
| 13   | 13         | 187,000,000 | 13      | 187,000,000 | 187,000,000 |
| 14   | 14         | 187,000,000 | 14      | 187,000,000 | 187,000,000 |
| 15   | 15         | 187,000,000 | 15      | 187,000,000 | 187,000,000 |
| 16   | 16         | 187,000,000 | 16      | 187,000,000 | 187,000,000 |
| 17   | 17         | 187,000,000 | 17      | 187,000,000 | 187,000,000 |
| 18   | 18         | 187,000,000 | 18      | 187,000,000 | 187,000,000 |
| 19   | 19         | 187,000,000 | 19      | 187,000,000 | 187,000,000 |
| 20   | 20         | 187,000,000 | 20      | 187,000,000 | 187,000,000 |
| 21   | 21         | 187,000,000 | 21      | 187,000,000 | 187,000,000 |
| 22   | 22         | 187,000,000 | 22      | 187,000,000 | 187,000,000 |
| 23   | 23         | 187,000,000 | 23      | 187,000,000 | 187,000,000 |
| 24   | 24         | 187,000,000 | 24      | 187,000,000 | 187,000,000 |
| 25   | 25         | 187,000,000 | 25      | 187,000,000 | 187,000,000 |
| 26   | 26         | 187,000,000 | 26      | 187,000,000 | 187,000,000 |
| 27   | 27         | 187,000,000 | 27      | 187,000,000 | 187,000,000 |
| 28   | 28         | 187,000,000 | 28      | 187,000,000 | 187,000,000 |
| 29   | 29         | 187,000,000 | 29      | 187,000,000 | 187,000,000 |
| 30   | 30         | 187,000,000 | 30      | 187,000,000 | 187,000,000 |
| 31   | 31         | 187,000,000 | 31      | 187,000,000 | 187,000,000 |
| 32   | 32         | 187,000,000 | 32      | 187,000,000 | 187,000,000 |
| 33   | 33         | 187,000,000 | 33      | 187,000,000 | 187,000,000 |
| 34   | 34         | 187,000,000 | 34      | 187,000,000 | 187,000,000 |
| 35   | 35         | 187,000,000 | 35      | 187,000,000 | 187,000,000 |
| 36   | 36         | 187,000,000 | 36      | 187,000,000 | 187,000,000 |
| 37   | 37         | 187,000,000 | 37      | 187,000,000 | 187,000,000 |
| 38   | 38         | 187,000,000 | 38      | 187,000,000 | 187,000,000 |
| 39   | 39         | 187,000,000 | 39      | 187,000,000 | 187,000,000 |
| 40   | 40         | 187,000,000 | 40      | 187,000,000 | 187,000,000 |
| 41   | 41         | 187,000,000 | 41      | 187,000,000 | 187,000,000 |
| 42   | 42         | 187,000,000 | 42      | 187,000,000 | 187,000,000 |
| 43   | 43         | 187,000,000 | 43      | 187,000,000 | 187,000,000 |
| 44   | 44         | 187,000,000 | 44      | 187,000,000 | 187,000,000 |
| 45   | 45         | 187,000,000 | 45      | 187,000,000 | 187,000,000 |
| 46   | 46         | 187,000,000 | 46      | 187,000,000 | 187,000,000 |
| 47   | 47         | 187,000,000 | 47      | 187,000,000 | 187,000,000 |
| 48   | 48         | 187,000,000 | 48      | 187,000,000 | 187,000,000 |
| 49   | 49         | 187,000,000 | 49      | 187,000,000 | 187,000,000 |





## ZONING

ZONING CASE#: C14-2014-0047



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

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