

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 6804 OLD BEE CAVES ROAD IN THE WEST OAK  
3 HILL NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL  
4 SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT AND  
5 NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-  
6 NEIGHBORHOOD PLAN (LR-CO-NP) COMBINING DISTRICT TO GENERAL  
7 OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-CO-NP)  
8 COMBINING DISTRICT.  
9

10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11  
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base district from general commercial services-neighborhood plan (CS-NP)  
14 combining district and neighborhood commercial-conditional overlay-neighborhood plan  
15 (LR-CO-NP) combining district to general office-conditional overlay-neighborhood plan  
16 (GO-CO-NP) combining district on the property described in Zoning Case No. C14-2014-  
17 0084, on file at the Planning and Development Review Department, as follows:  
18

19 8.889 acre tract of land, more or less, out of the Thomas Anderson League Survey  
20 No. 90 the tract of land being more particularly described by metes and bounds in  
21 Exhibit "A" incorporated into this ordinance (the "Property"),  
22

23 locally known as 6804 Old Bee Caves Road in the City of Austin, Travis County, Texas,  
24 and generally identified in the map attached as Exhibit "B".  
25

26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
27 Property may be developed and used in accordance with the regulations established for the  
28 general office (GO) base district and other applicable requirements of the City Code.  
29

30 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
31 established by this ordinance is subject to the following condition:  
32

33 A site plan or building permit for the Property may not be approved, released, or  
34 issued, if the completed development or uses of the Property, considered cumulatively  
35 with all existing or previously authorized development and uses, generate traffic that  
36 exceeds 2,000 trips per day.  
37

1 Except as specifically restricted under this ordinance, the Property may be developed and  
2 used in accordance with the regulations established for the general office (GO) base district  
3 and other applicable requirements of the City Code.  
4

5 **PART 4.** The Property is subject to Ordinance No. 20081211-097 that established the  
6 West Oak Hill neighborhood plan combining district.  
7

8 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2014.  
9

10  
11 **PASSED AND APPROVED**

12  
13 §  
14 §  
15 \_\_\_\_\_, 2014 § \_\_\_\_\_  
16 Lee Leffingwell  
17 Mayor  
18

19  
20 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
21 Karen M. Kennard Jannette S. Goodall  
22 City Attorney City Clerk

## EXHIBIT "A"

July 22, 2014

## FIELD NOTES

**FIELD NOTES FOR 8.889 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 90, IN TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN 8.891 ACRES(8.939) OF LAND CONVEYED TO WNAO HOLDINGS, LTD., BY DEED RECORDED IN DOCUMENT NO. 2011015293, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN 8.939 ACRES OF LAND RECORDED IN VOLUME 12098, PAGE 1631, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT CERTAIN 0.048 ACRE OF LAND CONVEYED TO THE STATE OF TEXAS FOR R.O.W. PURPOSES RECORDED IN DOCUMENT NO. 2001058267, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING** at iron rod found on the east R.O.W. of Old Bee Caves Road at the S.W. corner of Lot 3, JOHN E. POND SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 35, Page 45, Plat Records, Travis County, Texas, same being the N.W. corner of said 8.939 acre and said 8.9 acre tract for the N.W. corner hereof;

**THENCE** the following two (2) courses and distances along the common south line of Lot 3 and the north line of said 8.939 acre tract:

1. S77°53'50"E for a distance of 45.25 feet to a fence corner post;
2. N81°00'39"E for a distance of 240.62 feet to an "X" found on fence post on the west line of the OAK HILL CEMETERY at the N.E. corner of said 8.939 acre tract for the N.E. corner hereof, from which point an iron rod found at the N.W. corner of the OAK HILL CEMETERY bears N19°55'26"W at a distance of 37.72 feet;

**THENCE** S20°45'48"E along the east line of said 8.889 acre tract, at 256.55 feet passing the S.W. corner of the OAK HILL CEMETERY and in all 873.64 feet to an iron rod found at the N.E. corner of that certain 0.048 acre tract of land conveyed to the State of Texas for R.O.W. purposes recorded in Document No. 2001058267, Official Public Records, Travis County, Texas, for the S.E. corner hereof;

**THENCE** N85°20'28"W for a distance of 127.28 feet along the north line of U.S. Highway 290 to an iron rod found at the west corner of said 0.048 acre tract, for a corner hereof;

**THENCE** the following three (3) courses and distances along the center of Williamson Creek and the north R.O.W. of US Highway 290 and the south line of said 8.889 acre tract;

1. N88°40'38"W along the north line of said highway for a distance of 154.02 feet to a point under water being an angle point, for a corner hereof;
2. N88°55'32"W for a distance of 123.74 feet to an iron rod found with cap in the north line of a 0.276 acre tract conveyed to TLC Properties, Inc. by deed recorded in Document No. 2004224274, Official Public Records;
3. N80°59'23"W along the north line of that certain 0.276 acre tract for a distance of 316.22 feet to an iron rod found on the east R.O.W. of Old Bee Caves Road at the S.W. corner of said 8.939 acre tract for the S.W. corner hereof;

**THENCE** the following two (2) courses and distances along the east R.O.W. of Old Bee Caves Road:

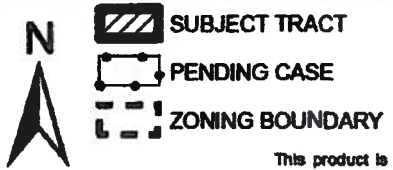
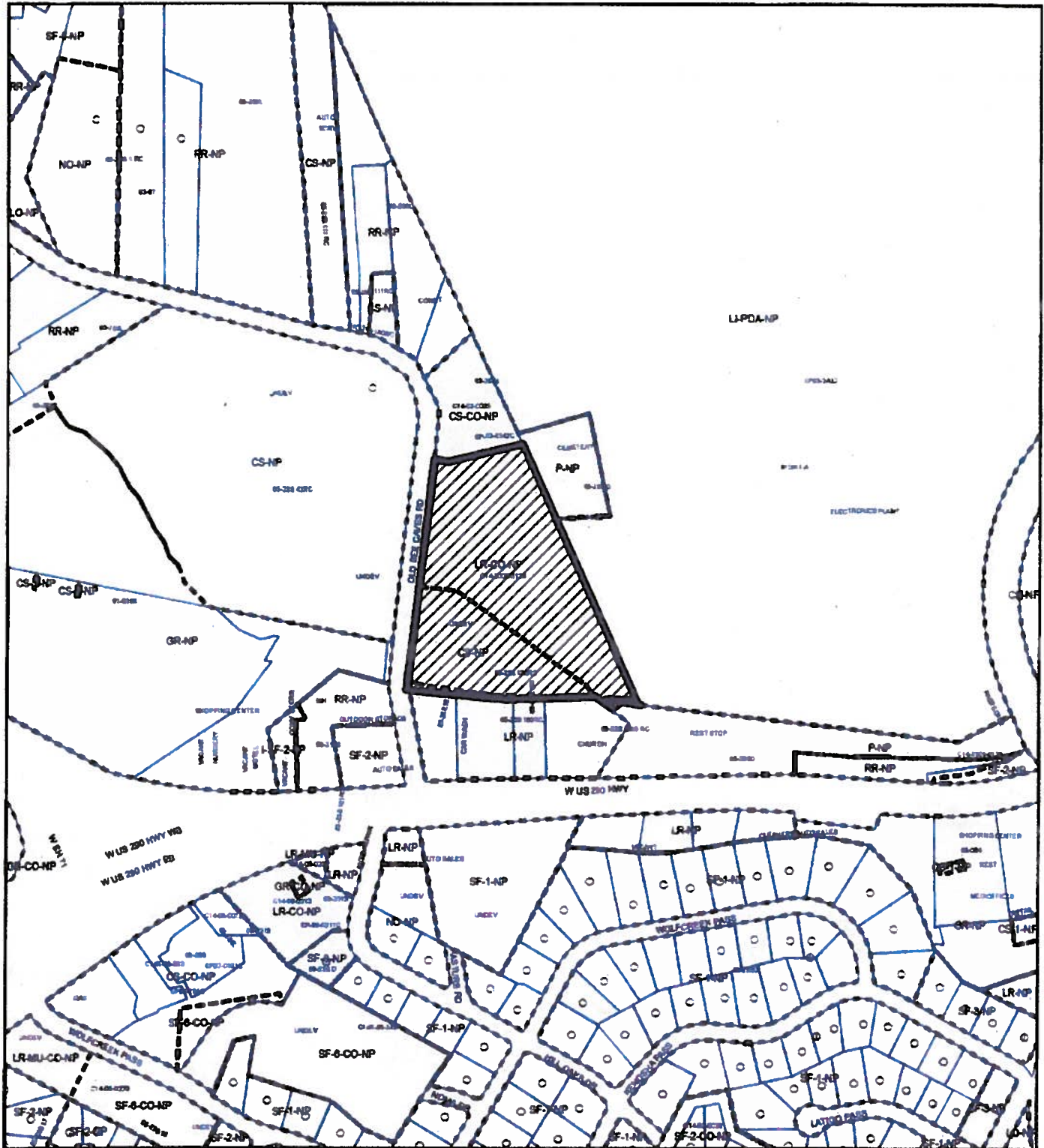
1. N09°49'46"E for a distance of 417.84 feet to an iron rod found;
2. N09°49'28"E for a distance of 315.98 feet to the **POINT OF BEGINNING**, containing 8.889 acres of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324  
Waterloo Surveyors, Inc  
P.O. Box 160176  
Austin, Tx 78716





**ZONING**  
**ZONING CASE#: C14-2014-0084**

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 use of the City of Austin regarding specific accuracy or content.



Exhibit B

City is made  
**Zoning Map**