

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

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 4919 SPICEWOOD SPRINGS ROAD AND CHANGING THE ZONING MAP FROM INTERIM FAMILY RESIDENCE (I-SF-3) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-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 interim family residence (I-SF-3) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-05-0202, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.19 acre tract of land (8,329 square feet), more or less, out of Lot 1, Block 1, Spicewood Cell Site Subdivision, in the City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4919 Spicewood Springs Road, 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:

The following uses are prohibited uses of the Property:

Bed and breakfast residential (Group 1)	Bed and breakfast residential (Group 2)
Condominium residential	Duplex residential
Retirement housing (small site)	Retirement housing (large site)
Townhouse residential	Two-family residential
Special use historic	Urban farm
Club or lodge	College and university facilities
Communication services facilities	Community events
Community recreation (private)	Community recreation (public)
Cultural services	Day care services (commercial)
Day care services (general)	Day care services (limited)

1 Local utility services

Private primary educational facilities

2 Private secondary educational facilities

Public primary educational facilities

3 Public secondary educational facilities

Safety services

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5 Except as specifically restricted under this ordinance, the Property may be developed and  
6 used in accordance with the regulations established for the townhouse and condominium  
7 residence (SF-6) base district and other applicable requirements of the City Code.  
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9 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.

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12 **PASSED AND APPROVED**

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16 \_\_\_\_\_, 2006

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§  
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\_\_\_\_\_  
Will Wynn  
Mayor

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21 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
22 David Allan Smith Shirley A. Gentry  
23 City Attorney City Clerk

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Being 8,329 square feet, 0.19-acre tract of land and being a portion of Lot 1 as shown on the subdivision plat of Spicewood Cell Site as recorded in Volume 19, Page 17 of the Plat Records of Travis County, Texas. Said 8,329 square feet, 0.19 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at the southeast corner of said Lot 1 same being on the westerly right of way line of Spicewood Springs Road;

**THENCE**, with the southerly line of said Lot 1, S88°06'41"W, 73.25 feet to an angle point in said line;

**THENCE** S87°44'02"W, 5.00 feet to a point of intersection on the easterly line of the critical environmental feature (CEF) line shown on said plat;

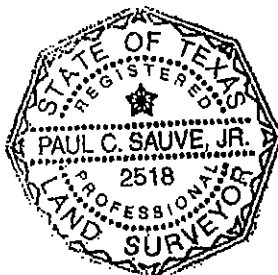
**THENCE**, leaving said southerly lot line and crossing said Lot 1 with the easterly line of said CEF the following two courses and distances:


1. N09°13'39"E, 57.00 feet to an angle point;
2. N01°41'47"E, 82.00 feet to an angle point;

**THENCE**, leaving said CEF line and continuing across said Lot 1, N81°09'22"E, 45.00 feet to the westerly right of way line of said Spicewood Springs Road;

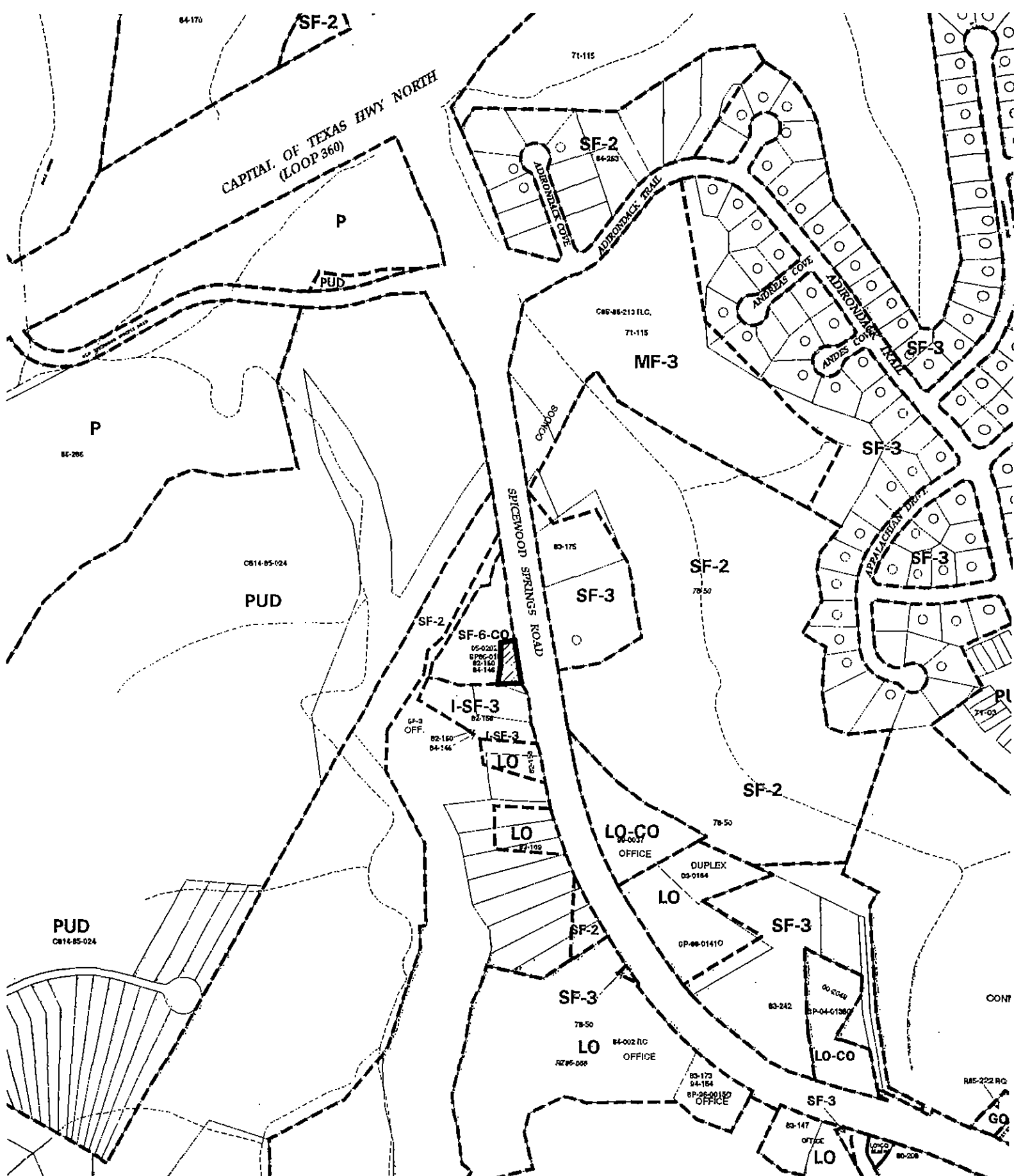
**THENCE**, with said westerly right of way line, S08°50'38"E, 144.24 feet to the POINT OF BEGINNING and containing 8,329 square feet, 0.19 acre of land, more or less.

Property Description prepared by:  
C. Faulkner Engineering, L.P.  
400 Bowie St, Suite 250  
Austin, Texas 78703



  
Paul C. Sauve, Jr.  
Registered Professional Land Surveyor  
No. 2518 - State of Texas

3-15-06  
Date



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: J.ROUSSELIN



**EXHIBIT B** ZONING  
 CASE #: C14-05-0202  
 ADDRESS: SPICEWOOD SPRINGS RD.  
 SUBJECT AREA (acres): 0.190

DATE: 06-03  
 INTLS: TRC

CITY GRID  
 REFERENCE  
 NUMBER  
 H32