

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6409 CITY PARK ROAD FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2018-0138, on file at the Planning and Zoning Department, as follows:

32.262 acres of land being a portion of Lot 1, Block A, Champions City Park East Subdivision, according to the map or plat of record in Document No. 200300122, Official Public Records of Travis County, Texas, said 32.262 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 6409 City Park Road in the City of Austin, Travis County, Texas, 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:

- A. Development of the Property shall not exceed a maximum gross floor area of 130,000 square feet.
- B. The following uses are prohibited uses on the Property:

- | | |
|-------------------------------------|-----------------------------|
| Administrative and business offices | Art gallery |
| Art workshop | Bed and breakfast (group 1) |
| Bed and breakfast (group 2) | Business or trade school |
| Business support services | Club or lodge |
| College and university facilities | Communication services |

Communication service facilities	Community garden
Community events	Community recreation (private)
Community recreation (public)	Counseling services
Cultural services	Day care services (commercial)
Day care services (general)	Day care services (limited)
Guidance services	Hospital services (general)
Hospital services (limited)	Medical offices (exceeding 5,000 sq. ft. gross floor area)
Medical offices (not exceeding 5,000 sq. ft. gross floor area)	Off-site accessory parking
Personal services	Printing and publishing
Professional office	Private primary educational facilities
Private secondary educational facilities	Residential treatment
Restaurant (limited)	Safety services
Software development	Special use historic
Urban farm	

1
2 C. A site plan or building permit for the Property may not be approved, released,
3 or issued, if the completed development or uses of the Property, considered
4 cumulatively with all existing or previously authorized development and uses,
5 generate traffic that exceeds 525 trips per day.

6
7 D. A 100-foot wide vegetative buffer shall be provided and maintained along the
8 northeast property line adjacent to RM 2222 Road, as measured from the edge
9 of the pavement. Improvements permitted within the buffer zone are limited to
10 on-site water detention and water quality, retaining walls, drainage,
11 underground utility improvements or those improvements that may be
12 otherwise required by the City of Austin or specifically authorized in this
13 ordinance.

14
15 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
16 developed and used in accordance with the regulations established for the general office
17 (GO) district and other applicable requirements of the City Code.
18

**EXHIBIT A
LEGAL DESCRIPTION
32.262 ACRES
OF LAND**

32.262 acres of land being a portion of Lot 1, Block A, Champions City Park East Subdivision, according to the map or plat thereof recorded in Document Number 200300122, Official Public Records of Travis County, Texas; said 32.262 acres being more particularly described as follows:

BEGINNING, at a point marking the intersection of the southwesterly right of way line of F.M. 2222 North with the southeasterly right of way line of City Park Road;

THENCE, along the southwesterly right of way line of F.M. 2222 North, the following courses:

Southeasterly, along the arc of a curve to the right having a radius of 1407.89 feet, a central angle of 11deg 40' 47", an arc length of 287.00 feet and a chord bearing: S 34deg 04' 07" E, 286.50 feet, to a point;

South 28deg 13' 43" East, a distance of 508.09 feet, to a point;

Southeasterly, along the arc of a curve to the left having a radius of 2984.79 feet, a central angle of 11deg 42' 31", an arc length of 609.96 feet and a chord bearing: S 34deg 04' 59" E, 608.90 feet, to a point;

South 39deg 55' 09" East, a distance of 420.82 feet, to a point;

South 53deg 25' 39" West, a distance of 49.48 feet, to a point;

South 36deg 29' 05" East, a distance of 208.70 feet, to a point;

North 52deg 35' 24" East, a distance of 62.31 feet, to a point;

South 39deg 54' 50" East, a distance of 245.53 feet, to a point;

THENCE, leaving the southwesterly right of way line of F.M. 2222 North and crossing said Lot 1, Block A, 205.00 feet northeasterly of and parallel to the southwesterly line of said Lot 1, Block A, the following courses:

North 62deg 34' 50" West, a distance of 1709.00 feet, to a point;

North 62deg 34' 04" West, a distance of 180.07 feet, to a point;

North 62deg 32' 18" West, a distance of 172.85 feet, to a point;

North 62deg 33' 14" West, a distance of 306.93 feet, to a point;

North 62deg 23' 41" West, a distance of 321.17 feet, to a point located in the southeasterly right of way line of City Park Road;

THENCE, along the southeasterly right of way line of said City Park Road, the following courses:

North 37deg 39' 20" East, a distance of 143.99 feet, to a point;

Northeasterly, along the arc of a curve to the right having a radius of 1127.47 feet, a central angle of 16deg 54' 28", an arc length of 332.71 feet and a chord bearing: N 46deg 06' 34" E, 331.50 feet, to a point;

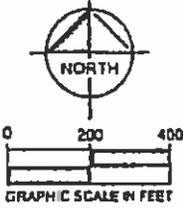
North 54deg 33' 46" East, a distance of 94.96 feet, to a point;
Northeasterly, along the arc of a curve to the right having a radius of 578.11 feet, a central angle of 10deg 21' 53", an arc length of 104.58 feet and a chord bearing: N 59deg 44' 43" E, 104.44 feet, to a point;
Northeasterly, along the arc of a curve to the right having a radius of 381.97 feet, a central angle of 18deg 25' 39", an arc length of 122.85 feet and a chord bearing: N 74deg 08' 29" E, 122.32 feet, to a point;
North 83deg 21' 22" East, a distance of 166.43 feet, to a point;
Northeasterly, along the arc of a curve to the left having a radius of 381.97 feet, a central angle of 25deg 50' 10", an arc length of 172.24 feet and a chord bearing: N 70deg 26' 17" E, 170.78 feet, to a point;
North 57deg 31' 15" East, a distance of 46.55 feet, to a point;
North 72deg 29' 31" East, a distance of 111.26 feet, to the **POINT OF BEGINNING** and containing 32.262 acres (1,405,322 square feet) of land, more or less.

No boundary survey was performed. Basis of Bearings is the plat of Champions City Park East Subdivision, according to the map or plat thereof recorded in Document Number 200300122, Official Public Records of Travis County, Texas;

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

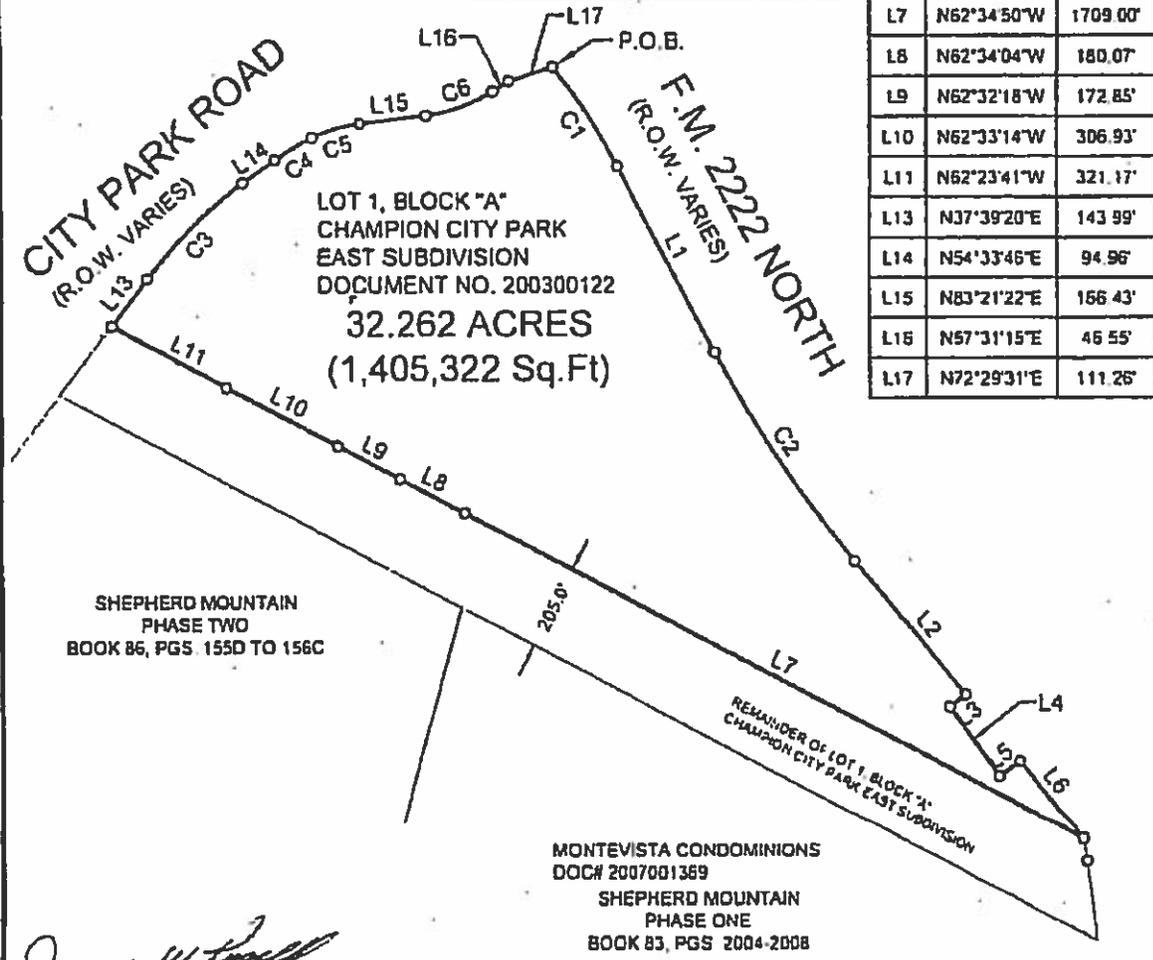
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San Antonio, Texas 78216
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TBPLS Firm No. 10193973





CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°40'47"	1407.89'	297.00'	S34°04'07"E	286.50'
C2	11°42'31"	2984.79'	609.96'	S34°04'59"E	608.90'
C3	16°54'28"	1127.47'	332.71'	N46°06'34"E	331.50'
C4	10°21'53"	578.11'	104.58'	N59°44'43"E	104.44'
C5	18°25'39"	381.87'	122.85'	N74°08'29"E	122.32'
C6	25°50'10"	381.97'	172.24'	N70°26'17"E	170.78'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S28°13'43"E	508.09'
L2	S39°55'09"E	420.82'
L3	S53°25'39"W	49.48'
L4	S36°29'05"E	208.70'
L5	N52°35'24"E	62.31'
L6	S39°54'50"E	245.53'
L7	N62°34'50"W	1709.00'
L8	N62°34'04"W	180.07'
L9	N62°32'18"W	172.85'
L10	N62°33'14"W	306.93'
L11	N62°23'41"W	321.17'
L13	N37°39'20"E	143.99'
L14	N54°33'46"E	94.96'
L15	N83°21'22"E	156.43'
L16	N57°31'15"E	46.55'
L17	N72°29'31"E	111.26'



James W. Russell
11/8/10

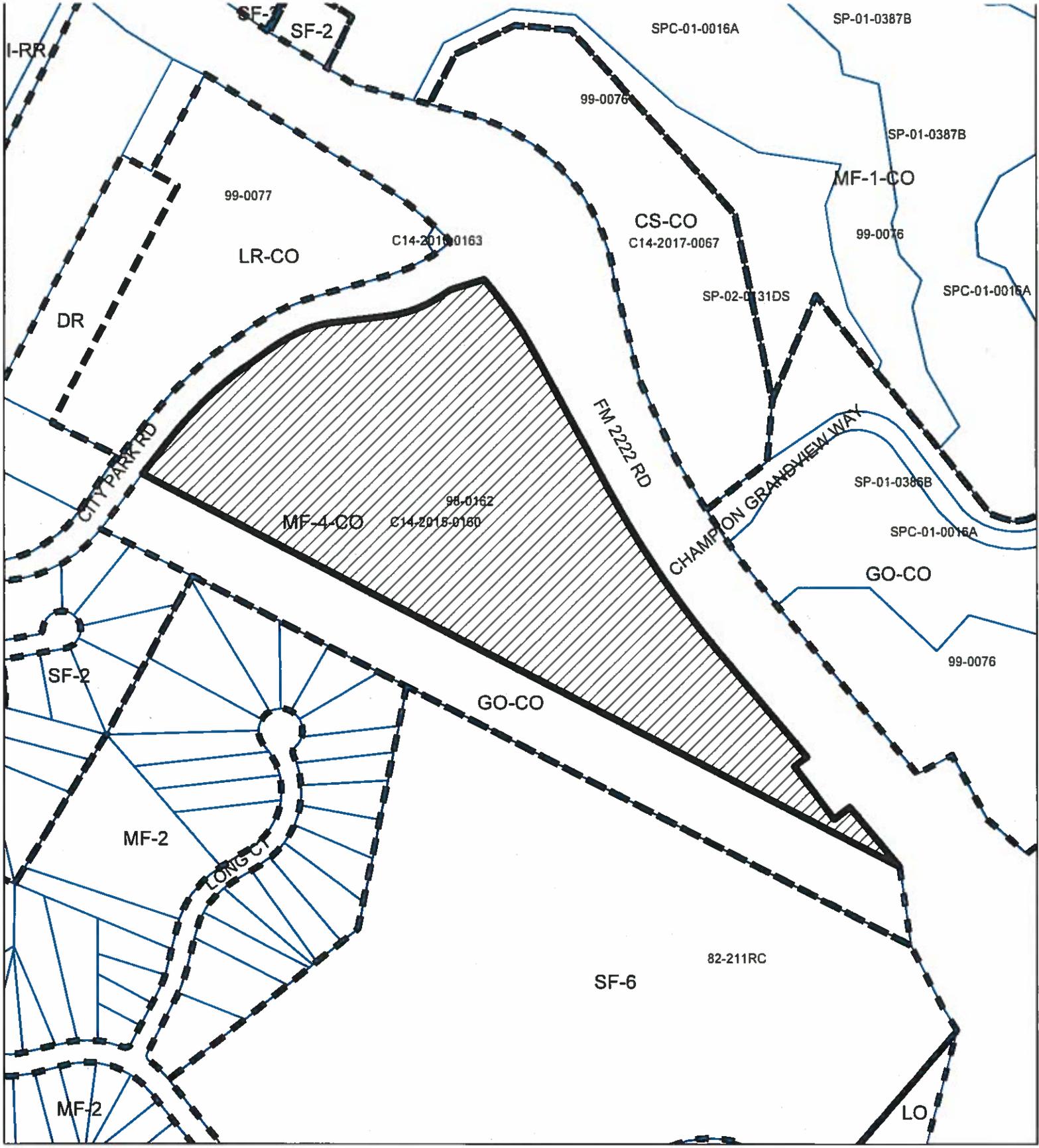
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MONTEVISTA CONDOMINIUMS
DOCH 2007001389
SHEPHERD MOUNTAIN
PHASE ONE
BOOK 83, PGS 2004-2008

EXHIBIT "B"

Kimley»Horn		Tel No (210) 541-9166 www.kimley-horn.com	
031 NW Loop 410 Suite 350 San Antonio Texas 78216	FIRM # 10193773	Project No. 061242000	Sheet No. 2 OF 2
Scale 1" = 400'	Drawn by MAV	Checked by JAR	Date 02/04/2013



ZONING

ZONING CASE#: C14-2018-0138 Exhibit B

-  N
-  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.



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