ORDINANCE NO. 20190620-153

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2608 RICHCREEK ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single-family residence standard lot (SF-2) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2019-0067, on file at the Planning and Zoning Department, as follows:

Being a 9.291 acre tract of land being all of a called 9.31 acre tract of land conveyed to Austin Independent School District, recorded in Volume 2211, Page 71 of the Deed Records of Travis County, Texas, said 9.291 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 2608 Richcreek 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. Medical office and hospital services (limited) uses on the Property shall be limited to a combined total of 20,000 square feet.

B. The following uses are not permitted 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 facilities |
| Communications services | Community events |
| Community garden | Community recreation (private) |
Community recreation (public)  Congregate living
Convalescent services  Counseling services
Cultural services  Day care services (commercial)
Day care services (general)  Day care services (limited)
Guidance services  Hospital services (general)
Off-site accessory parking  Personal services
Printing and publishing  Private primary educational facilities
Private secondary educational facilities  Professional office
Residential treatment  Restaurant (limited)
Safety services  Software development
Special use historic  Urban farm

PART 3. 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. This ordinance takes effect on July 1, 2019.

PASSED AND APPROVED

__________________________
June 20, 2019

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Steve Adler
Mayor

APPROVED:

__________________________
Anne L. Morgan
City Attorney

ATTEST:

__________________________
Jannette S. Goodall
City Clerk
FIELD NOTES

FOR


BEGINNING at a ½" iron rod found at the northeast corner of said 9.31 acre tract, same being the northwest corner of Lot 15, Block R of Allandale Park, Section 5, a subdivision according to the plat recorded in Volume 15, Page 41 of the Plat Records of Travis County, Texas, also being a point in the south line of Lot 4B or Northcross Section 4, a subdivision according to the plat recorded in Volume 82, Page 365 of the Plat Records of Travis County, Texas for the northeast corner and POINT OF BEGINNING hereof;

THENCE S 27°18'28" W, departing the south line of said Lot 4B, with the east line of said 9.31 acre tract, same being the west line of said Lot 15, at a distance of 140.4 feet passing a calculated point for the southwest corner of said Lot 15, in the west right-of-way line of Pineleaf Place, a 50 foot right-of-way recorded in said Allandale Park, Section 5, continuing with the east line of said 9.31 acre tract, same being the west right-of-way line of said Pineleaf Place, a total distance of 596.69 feet to a pinched pipe found at a southeast corner of said 9.31 acre tract, same being a point in the west line of said Pineleaf Place for a point of tangent curvature hereof;

THENCE along the arc of a curve to the right, with the southeast line of said 9.31 acre tract, said curve having a radius of 19.65 feet, a central angle of 91°03'05", a chord bearing and distance of S 72°50'01" W, 28.04 feet, an arc length of 31.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the north right-of-way line of Richcreek Road, a 60 foot right-of-way recorded in said Allandale Park, Section 5, same being the southernmost southeast corner of said 9.31 acre tract for the southernmost southeast corner and point of tangency hereof;

EXHIBIT "A"
THENCE N 61°38'27" W, with the north right-of-way line of said Richcreek Road, same being the south line of said 9.31 acre tract, a distance of 610.69 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof;

THENCE: along the arc of a curve to the right, with the southwest line of said 9.31 acre tract, said curve having a radius of 20.00 feet, a central angle of 90°05'16", a chord bearing and distance of N 16°35'49" W, 28.31 feet, an arc length of 31.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the east right-of-way line of Silvercreek Road, a 50 foot right-of-way recorded in said Allandale Park Section 5, same being the westernmost southwest corner of said 9.31 acre tract for the westernmost southwest corner and point of compound curvature hereof;

THENCE with the east right-of-way line of said Silvercreek Road, same being the west line of said 9.31 acre tract, along the arc of a curve to the right, said curve having a radius of 2641.80 feet, a central angle of 09°07'22", a chord bearing and distance of N 33°00'30" E, 420.19 feet, an arc length of 420.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set at the south corner of a tract of land with a calculated acreage of 0.073 acres, said tract having an indeterminate ownership and/or recording information, same being an angle point in the east right-of-way line of said Richcreek Drive, same being an angle point in the west line of said 9.31 acre tract for a point of tangency hereof;

THENCE N 37°21'05" E, with the west line of said 9.31 acre tract, same being the east line of said 0.073 acre tract, a distance of 166.33 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the southeast right-of-way line of Silverway Drive, a 60 foot right-of-way recorded in said Allandale Park, Section 5, at the north corner of said 0.073 acre tract, same being the south corner of a called 3,971 square foot tract of land conveyed to the City of Austin, recorded in Volume 2540, Page 205 of the Deed Records of Travis County, Texas, also being a northwest corner of said 9.31 acre tract for a northwest corner hereof;

THENCE N 74°53'20" E, with the southeast line of said 3,971 square foot tract of land, same being the northwest line of said 9.31 acre tract, a distance of 125.36 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the south line of said Lot 4B for the northwest corner of said 9.31 acre tract, also being the east corner of said 3,971 square foot tract of land for the northwest corner hereof, from which a brass cap set in concrete found bears N 53°10'02" W, a distance of 76.38 feet for a point in the south line of said Lot 4B, same being the north corner of said 3,971 square foot tract of land, also being the east corner of Lot 12, Block Y of said Allandale Park Section 5;
THENCE S 53°10'02" E, with the north line of said 9.31 acre tract, same being the south line of said Lot 4B, a distance of 493.74 feet to the POINT OF BEGINNING and containing 9.291 acres in the City of Austin, Travis County, Texas. Said tract being described in accordance with a survey made on the ground, and a survey description and map prepared by Pape Dawson Engineers, Inc. under Job No. 59103-18.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 16, 2019
JOB No.: 59103-18
DOC.ID.: H:\survey\SURVEY18\18-59103\Word\FN59103-18_9.291Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01
LUCY READ PRE-KINDERGARTEN SCHOOL REZONING

EXHIBIT “B”

ZONING CASE#: C14-2019-0067
LOCATION: 2608 RICHCREEK RD
SUBJECT AREA: 9.31 ACRES
GRID: J29
MANAGER: KATE CLARK

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.