

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 workshop

Bed and breakfast (group 2)

Business support services

College and university facilities

Art gallery

Bed and breakfast (group 1)

Business or trade school

Club or lodge

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	

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

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

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) district and other applicable requirements of the City Code.

1 **PART 4.** This ordinance takes effect on _____, 2018.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2018 § _____
8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____
13 Anne L. Morgan Jannette S. Goodall
14 City Attorney City Clerk
15

**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;

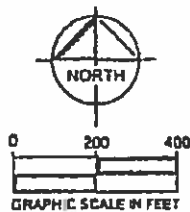
North 54deg 33' 46" East, a distance of 94.96 feet, to a point;
Northeasterly, along the arc of a curve to the right having a radius of 578.11 feet, a central angle of 10deg 21' 53", an arc length of 104.58 feet and a chord bearing: N 59deg 44' 43" E, 104.44 feet, to a point;
Northeasterly, along the 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.

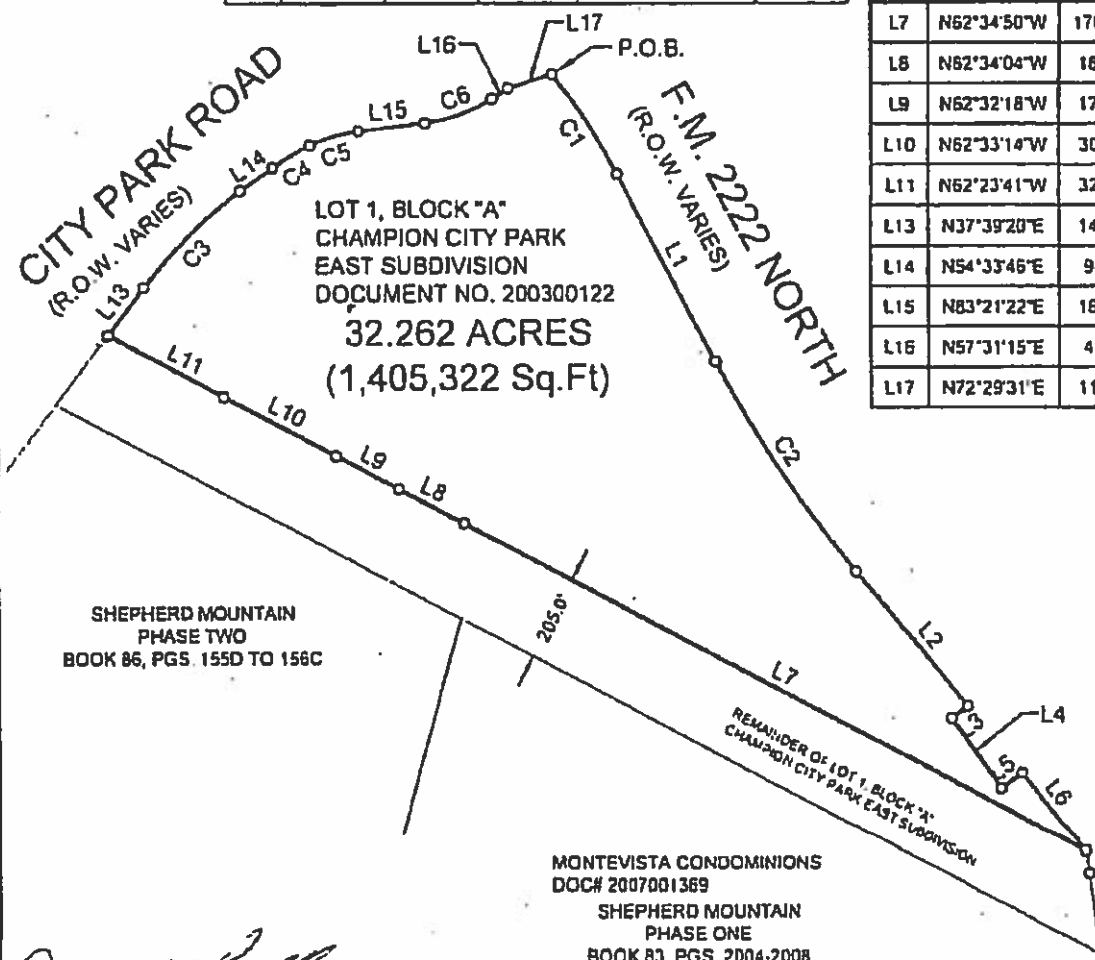
James W. Russell
Registered Professional Land Surveyor No. 4230
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166
jim.russell@kimley-horn.com
TBPLS Firm No. 10193973





CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°40'47"	1407.89'	287.00'	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"	381.97'	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	N82°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°33'45"E	94.96'
L15	N83°21'22"E	166.43'
L16	N57°31'15"E	46.55'
L17	N72°29'31"E	111.26'



James W. Russell
11/8/16

JAMES W. RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4230
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
jim.russell@kimley-horn.com

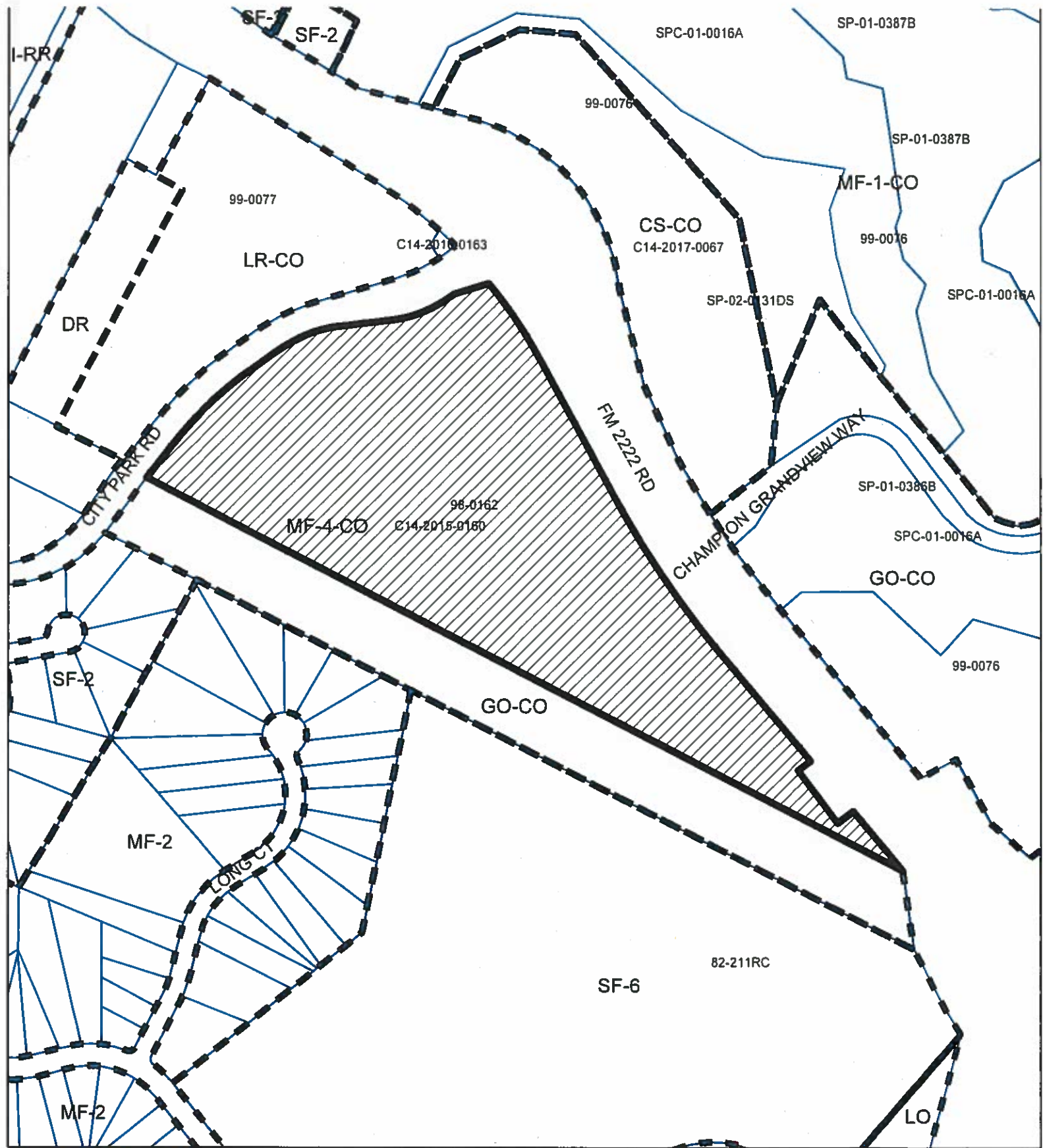





EXHIBIT "B"

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10183773 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 400'	MAV	JWR	02/04/2016	061242000	2 OF 2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2018-0138 Exhibit B

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.



Created: 11/6/2018



EXHIBIT "____"

PORTION OF LOT 1, BLOCK A,
AMENDED PLAT OF
CHAMPION CITY PARK EAST SUBDIVISION

0.391 ACRES

JAMES JETT SURVEY NO. 1, ABSTRACT NO. 437

CITY OF AUSTIN FULL PURPOSE LIMITS, TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.391 ACRES (APPROXIMATELY 17,032 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, AMENDED PLAT OF CHAMPION CITY PARK EAST SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201800159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO LOOP 360 LAND, LP IN A SPECIAL WARRANTY DEED EXECUTED OCTOBER 30, 2018 AND RECORDED IN DOCUMENT NO. 2018172402 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.391 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the intersection of the southwest right-of-way line of R.M. 2222 (right-of-way width varies) and the southeast right-of-way line of City Park Road (right-of-way width varies), being also the northernmost corner of said Lot 1;

THENCE with the southwest right-of-way line of R.M. 2222 and the northeast line of said Lot 1, the following two (2) courses and distances:

1. With a curve to the right, having a radius of 1407.89 feet, a delta angle of 11°39'02", an arc length of 286.28 feet, and a chord which bears South 34°01'12" East, a distance of 285.79 feet to a TXDOT type II disk found;
2. South 28°12'39" East, a distance of 508.07 feet to a TXDOT type II disk found;

THENCE crossing said Lot 1, the following eight (8) courses and distances:

1. South 61°47'21" West, a distance of 21.49 feet to a calculated point;
2. North 28°11'43" West, a distance of 300.92 feet to a calculated point;

Exhibit C

3. North 28°08'53" West, a distance of 103.88 feet to a calculated point;
4. North 28°09'33" West, a distance of 99.22 feet to a calculated point;
5. North 29°15'14" West, a distance of 61.26 feet to a calculated point;
6. With a curve to the left, having a radius of 687.16 feet, a delta angle of 07°06'02", an arc length of 85.16 feet, and a chord which bears North 32°23'58" West, a distance of 85.10 feet to a calculated point;
7. With a curve to the right, having a radius of 14254.39 feet, a delta angle of 00°22'35", an arc length of 93.63 feet, and a chord which bears North 36°08'17" West, a distance of 93.63 feet to a calculated point;
8. With a curve to the left having a radius of 500.76 feet, a delta angle of 06°18'50", an arc length of 55.18 feet, and a chord which bears North 39°28'59" West, a distance of 55.15 feet to a calculated point in the southeast right-of-way line of City Park Road and the northwest line of said Lot 1, from which a 5/8" rebar found for an angle point in the southeast right-of-way line of City Park Road and in the northwest line of said Lot 1, bears South 72°54'29' West, a distance of 87.66 feet;

THENCE North 72°54'29" East with the southeast right-of-way line of City Park Road and the northwest line of said Lot 1, a distance of 23.75 feet to the **POINT OF BEGINNING**, containing 0.391 acres of land, more or less.

Surveyed on the ground on September 8, 2015

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

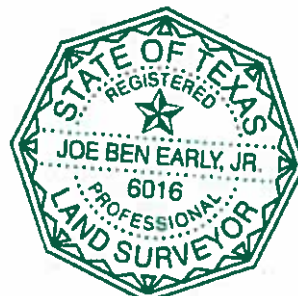
Attachments: Survey Drawing No. 185-947-BUFFER



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10193943

12/11/18

Date

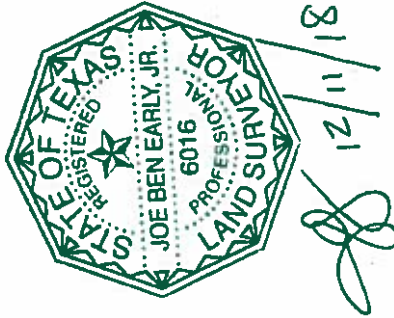


REFERENCES

TCAD Property ID #: 564848
Austin Grid Map F30

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.391 ACRES (APPROXIMATELY 17,032 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, AMENDED PLAT OF CHAMPION CITY PARK EAST SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201800159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO LOOP 360 LAND, LP IN A SPECIAL WARRANTY DEED EXECUTED OCTOBER 30, 2018 AND RECORDED IN DOCUMENT NO. 2018172402 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°12'39"E	508.07'
L2	S61°47'21"W	21.49'
L3	N28°11'43"W	300.92'
L4	N28°08'53"W	103.88'
L5	N28°09'33"W	99.22'
L6	N29°15'14"W	61.26'
L7	N72°54'29"E	23.75'
L8	S72°54'29"W	87.66'



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C1	1407.89'	11°39'02"	286.28'	S34°01'12"E
C2	687.16'	7°06'02"	85.16'	N32°23'58"W
C3	14254.39'	0°22'35"	93.63'	N36°08'17"W
C4	500.76'	6°18'50"	55.18'	N39°28'59"W
				55.15'

DATE OF SURVEY: 09/08/15
PLOT DATE: 12/11/18
DRAWING NO.: 185-947-BUFFER
T.B.P.L.S. FIRM NO. 10193943
DRAWN BY: MAW & JBE
SHEET 1 OF 2

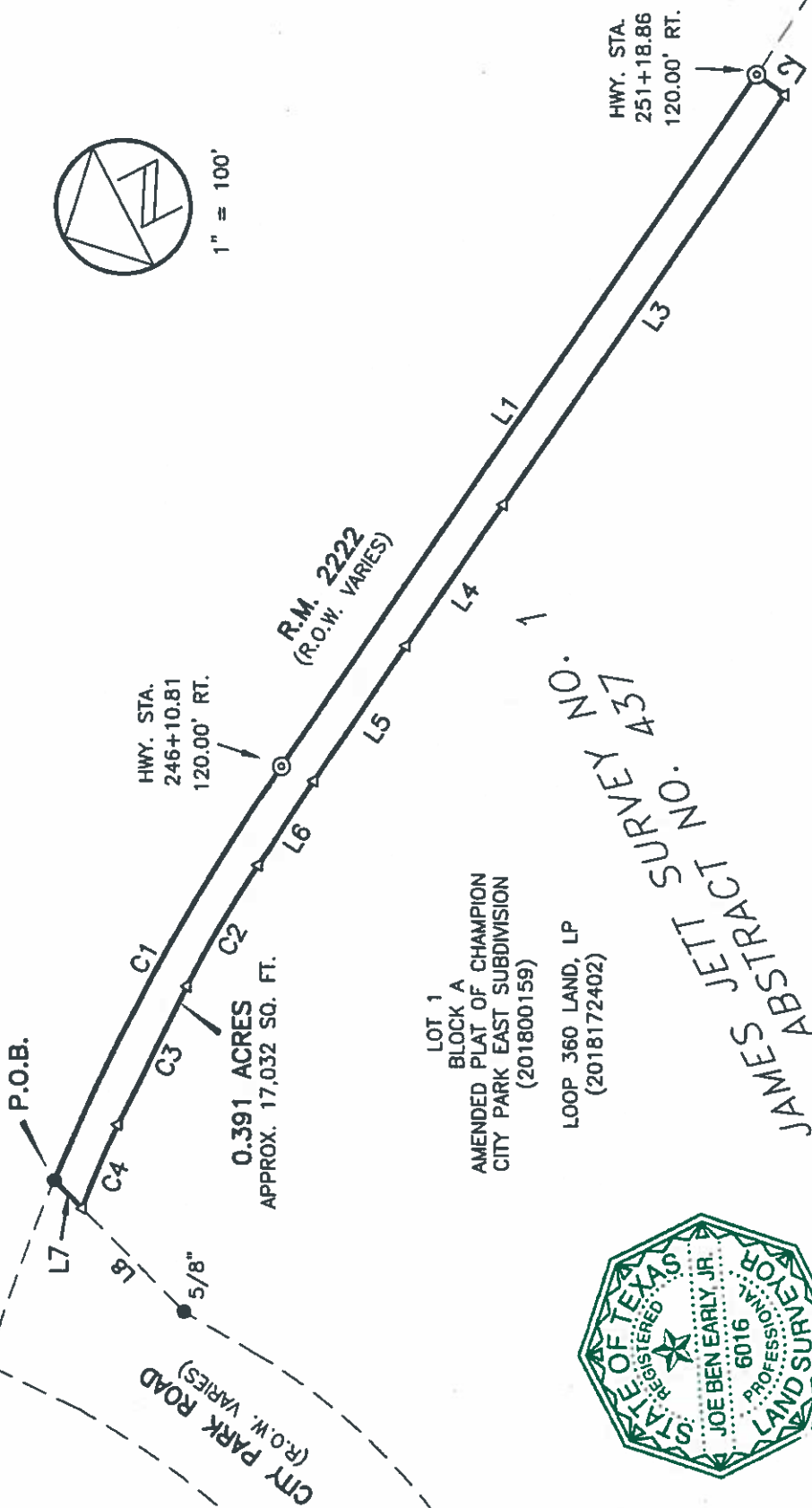


BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION: 185-947-BUFFER



1" = 100'



LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
⊙	TxDOT TYPE II DISK FOUND
△	CALCULATED POINT
()	RECORD INFORMATION



8/12/11/18

klbge
ENGINEERING SURVEYING
KIMBELL | BRUEHL | GARCIA | ESTES
3711 S. Hopac Expwy Bldg I, Ste 550, Austin, Texas 78746
(512) 439-0400 www.kbge-eng.com