

**ORDINANCE NO. 20181213-086**

**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

Communication service facilities

Art gallery

Bed and breakfast (group 1)

Business or trade school

Club or lodge

Communication services

Community garden

Community events  
Community recreation (public)  
Cultural services  
Day care services (general)  
Guidance services  
Hospital services (limited)

Medical offices (not exceeding  
5,000 sq. ft. gross floor area)  
Personal services  
Professional office  
Private secondary educational  
facilities  
Restaurant (limited)  
Software development  
Urban farm

Community recreation (private)  
Counseling services  
Day care services (commercial)  
Day care services (limited)  
Hospital services (general)  
Medical offices (exceeding 5,000 sq.  
ft. gross floor area)  
Off-site accessory parking

Printing and publishing  
Private primary educational facilities  
Residential treatment

Safety services  
Special use historic

- 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 sidewalks, driveway access, signage that complies with current City of Austin Code requirements applicable to RM 2222 Road, 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.

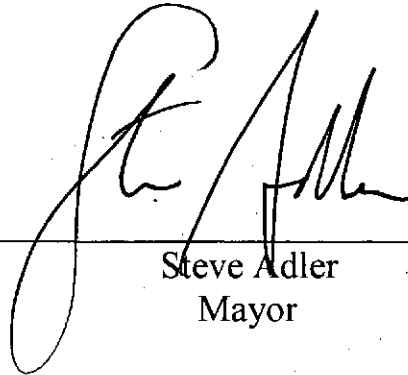
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on December 24, 2018.

**PASSED AND APPROVED**

December 13, 2018

§  
§  
§



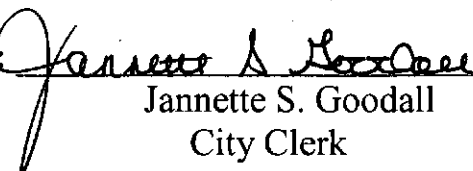
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

**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;

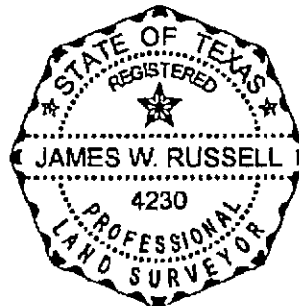
Northeasterly, along the arc of a curve to the right having a radius of 1127.47 feet, a central angle of 16deg 54' 28", an arc length of 332.71 feet and a chord bearing: N 46deg 06' 34" E, 331.50 feet, to a point;

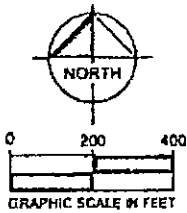
North 54deg 33' 46" East, a distance of 94.96 feet, to a point;  
Northeasterly, along the arc of a curve to the right having a radius of 578.11 feet, a central angle of 10deg 21' 53", an arc length of 104.58 feet and a chord bearing: N 59deg 44' 43" E, 104.44 feet, to a point;  
Northeasterly, along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

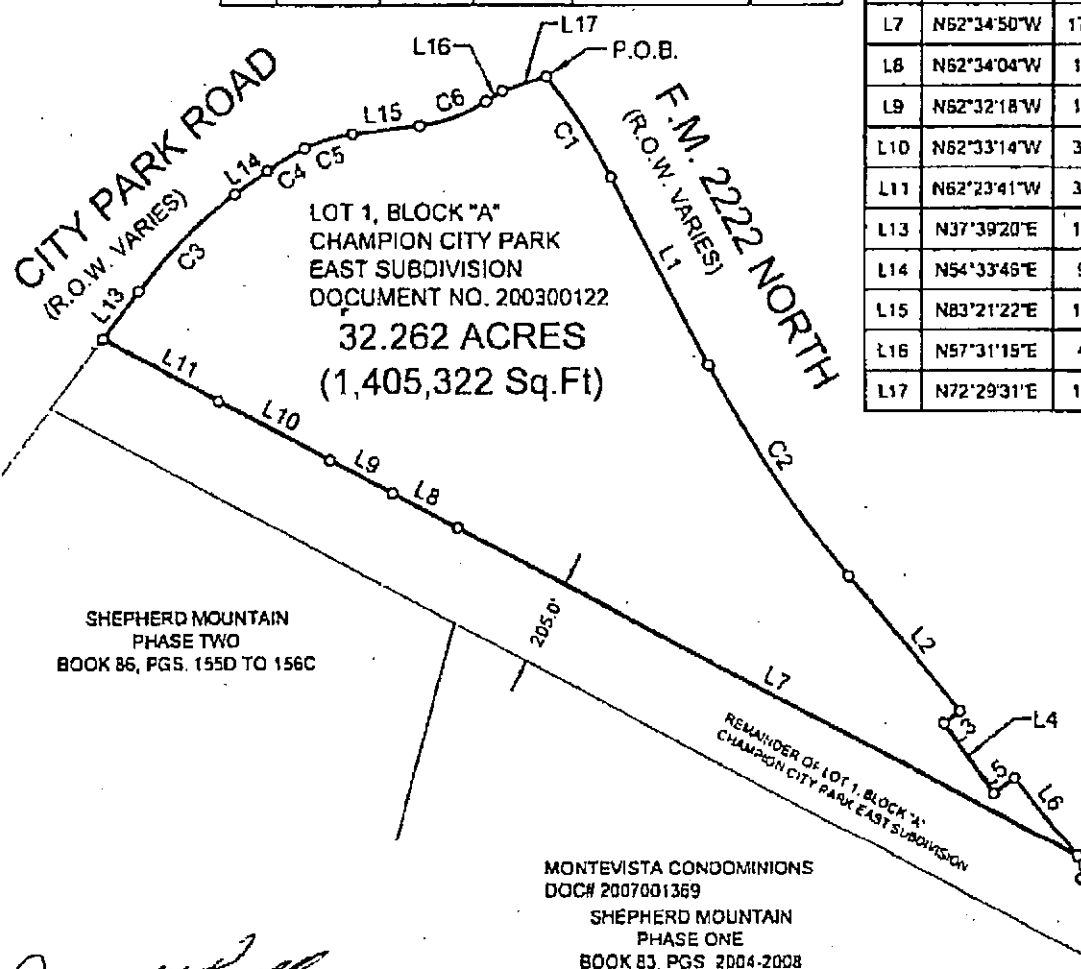
James W. Russell  
Registered Professional Land Surveyor No. 4230  
Kimley-Horn and Associates, Inc.  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
Ph. 210-541-9166  
[jim.russell@kimley-horn.com](mailto:jim.russell@kimley-horn.com)  
TBPLS Firm No. 10193973





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°04'39"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	N52°34'50"W	1709.00'
L8	N52°34'04"W	180.07'
L9	N52°32'18"W	172.85'
L10	N52°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*  
11/8/10

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



MONTEVISTA CONDOMINIUMS  
DOCH 2007001369  
SHEPHERD MOUNTAIN  
PHASE ONE  
BOOK 83, PGS 2004-2008

EXHIBIT "B"

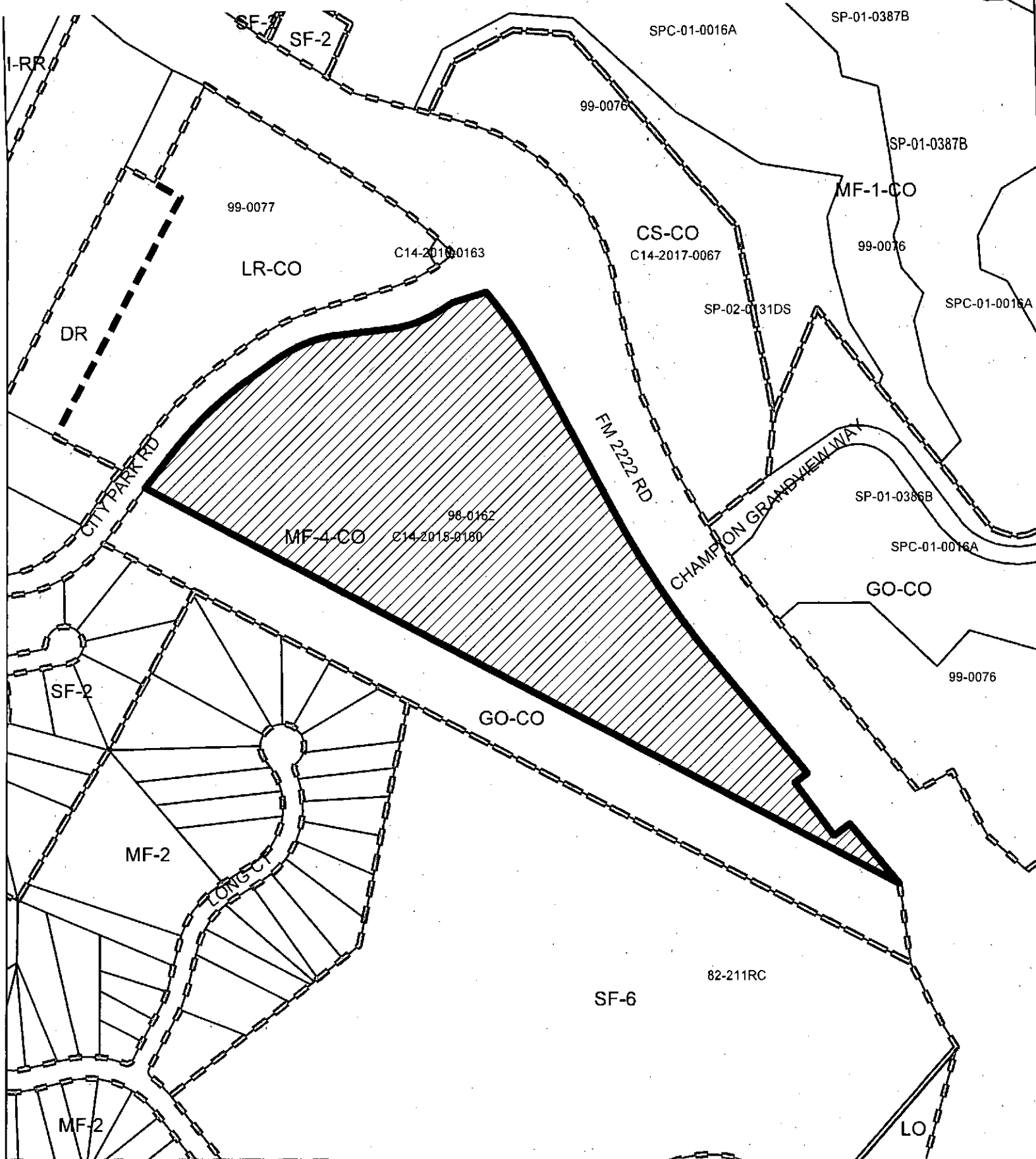
**Kimley»Horn**

601 NW Loop 410 Suite 350  
San Antonio, Texas 78216

FIRM # 10103273

Tel No (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 400'	MAV	JWR	02/04/2013	061242000	2 OF 2






## ZONING

ZONING CASE#: C14-2018-0138

Exhibit B

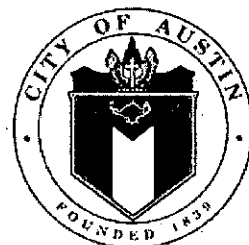


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



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  $11^{\circ}39'02''$ , an arc length of 286.28 feet, and a chord which bears South  $34^{\circ}01'12''$  East, a distance of 285.79 feet to a TXDOT type II disk found;
2. South  $28^{\circ}12'39''$  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  $61^{\circ}47'21''$  West, a distance of 21.49 feet to a calculated point;
2. North  $28^{\circ}11'43''$  West, a distance of 300.92 feet to a calculated point;

Exhibit C




3. North  $28^{\circ}08'53''$  West, a distance of 103.88 feet to a calculated point;
4. North  $28^{\circ}09'33''$  West, a distance of 99.22 feet to a calculated point;
5. North  $29^{\circ}15'14''$  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  $07^{\circ}06'02''$ , an arc length of 85.16 feet, and a chord which bears North  $32^{\circ}23'58''$  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  $00^{\circ}22'35''$ , an arc length of 93.63 feet, and a chord which bears North  $36^{\circ}08'17''$  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  $06^{\circ}18'50''$ , an arc length of 55.18 feet, and a chord which bears North  $39^{\circ}28'59''$  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  $72^{\circ}54'29''$  West, a distance of 87.66 feet;

**THENCE** North  $72^{\circ}54'29''$  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

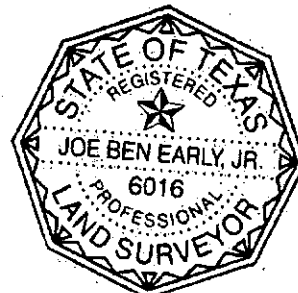
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 185-947-BUFFER

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

Date

12/11/18



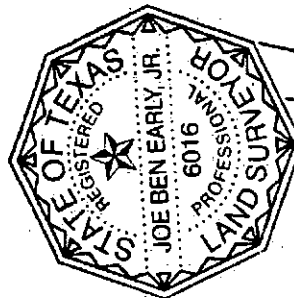
REFERENCES

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'



12/11/18

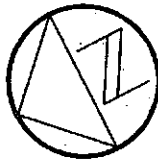
DATE OF SURVEY: 09/08/15  
 PLOT DATE: 12/11/18  
 DRAWING NO.: 185-947-BUFFER  
 T.B.P.L.S. FIRM NO. 10193943  
 DRAWN BY: MAW & JBE  
 SHEET 1 OF 2



KIMBELL | BRUEHL | GARCIA | IESTES  
 3711 S. Mopac Expwy Bldg I, Ste 550, Austin, Texas 78746  
 (512) 439-0400 www.kbge-eng.com

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'

P.O.B.

L7

L8

CITY PARK ROAD  
(R.O.W. VARIES)

5/8"

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

C22

C23

C24

C25

C26

C27

C28

C29

C30

C31

C32

C33

C34

C35

C36

C37

C38

C39

C40

C41

C42

C43

C44

C45

C46

C47

C48

C49

C50

C51

C52

C53

C54

C55

C56

C57

C58

C59

C60

C61

C62

C63

C64

C65

C66

C67

C68

C69

C70

C71

C72

C73

C74

C75

C76

C77

C78

C79

C80

C81

C82

C83

C84

C85

C86

C87

C88

C89

C90

C91

C92

C93

C94

C95

C96

C97

C98

C99

C100

C101

C102

C103

C104

C105

C106

C107

C108

C109

C110

C111

C112

C113

C114

C115

C116

C117

C118

C119

C120

C121

C122

C123

C124

C125

C126

C127

C128

C129

C130

C131

C132

C133

C134

C135

C136

C137

C138

C139

C140

C141

C142

C143

C144

C145

C146

C147

C148

C149

C150

C151

C152

C153

C154

C155

C156

C157

C158

C159

C160

C161

C162

C163

C164

C165

C166

C167

C168

C169

C170

C171

C172

C173

C174

C175

C176

C177

C178

C179

C180

C181

C182

C183

C184

C185

C186

C187

C188

C189

C190

C191

C192

C193

C194

C195

C196

C197

C198

C199

C200

C201

C202

C203

C204

C205

C206

C207

C208

C209

C210

C211

C212

C213

C214

C215

C216

C217

C218

C219

C220

C221

C222

C223

C224

C225

C226

C227

C228

C229

C230

C231

C232

C233

C234

C235

C236

C237

C238

C239

C240

C241

C242

C243

C244

C245

C246

C247

C248

C249

C250

C251

C252

C253

C254

C255

C256

C257

C258

C259

C260

C261

C262

C263

C264

C265

C266

C267

C268

C269

C270

C271

C272

C273

C274

C275

C276

C277

C278

C279

C280

C281

C282

C283

C284

C285

C286

C287

C288

C289

C290

C291

C292

C293

C294

C295

C296

C297

C298

C299

C300

C301

C302

C303

C304

C305

</