

**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)  
Convalescent services  
Cultural services  
Day care services (general)  
Guidance services  
Off-site accessory parking  
Printing and publishing  
Private secondary educational facilities  
Residential treatment  
Safety services  
Special use historic

Congregate living  
Counseling services  
Day care services (commercial)  
Day care services (limited)  
Hospital services (general)  
Personal services  
Private primary educational facilities  
Professional office  
Restaurant (limited)  
Software development  
Urban farm

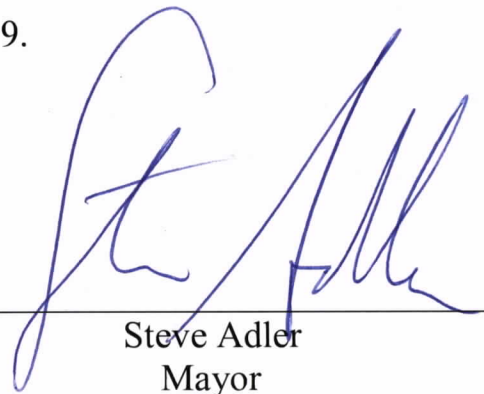
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on July 1, 2019.

**PASSED AND APPROVED**


June 20, 2019

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§  
§



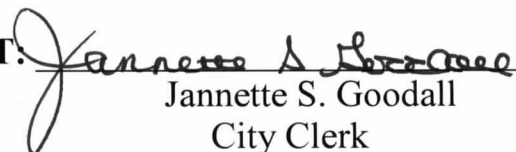
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



## FIELD NOTES

### FOR

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, ALSO BEING ALL OF A CALLED 5.14 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 5274, PAGE 2355 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.14 ACRE TRACT BEING A PART OF SAID 9.31 ACRE TRACT, IN TRAVIS COUNTY TEXAS. SAID 9.291 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE;

**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"

TBPE Firm Registration #470 | TBPLS Firm Registration #10028801

Austin | San Antonio | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

10801 N MoPac Expy., Bldg. 3, Suite 200, Austin, TX 78759 512.454.8711 [www.Pape-Dawson.com](http://www.Pape-Dawson.com)



**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

*Parker Graham*



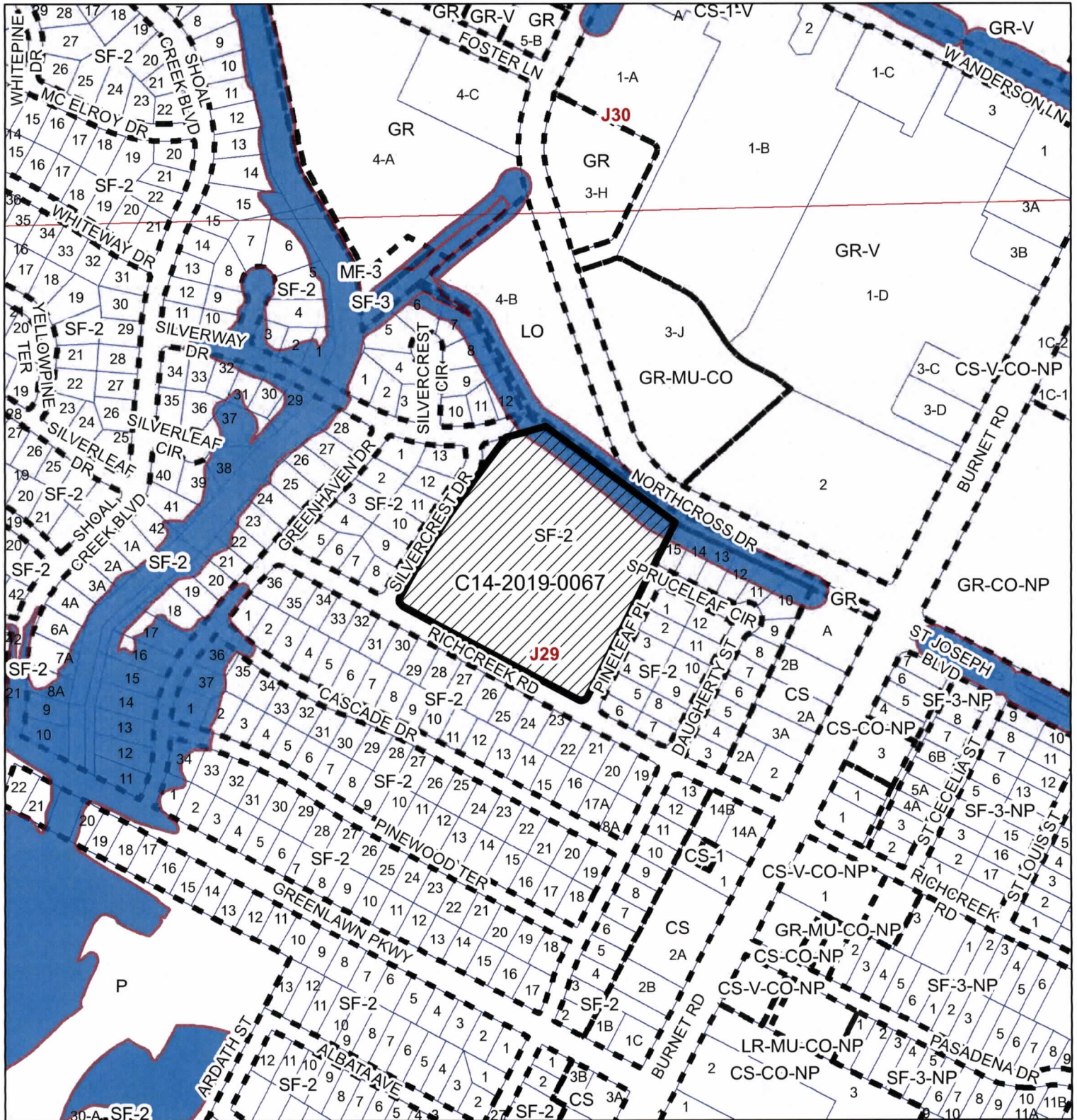
05/24/2019











# Exhibit A



1" = 400'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

## LUCY READ PRE-KINDERGARTEN SCHOOL REZONING

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

## EXHIBIT "B"



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.