

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7501 NORTH CAPITAL OF TEXAS HIGHWAY NORTHBOUND, BUILDING A, FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 limited office-conditional overlay (LO-CO) combining district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2022-0075, on file at the Housing and Planning Department, as follows:

Being 0.527 acres of land, being all of Building “A”, located on LOT 1, BLOCK “A” of the RE-PLAT OF CONTINUUM OFFICE PARK, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200000220, of the Plat Records of Travis County, Texas, said 0.527 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7501 North Capital of Texas Highway Northbound, Building A, 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) The following uses are prohibited uses on the Property:

Alternative financial services	Consumer convenience services
Consumer repair services	Financial services
Custom manufacturing	Food sales
General retail sales (convenience)	General retail sales (general)
Pedicab storage and dispatch	Personal improvement services
Plant nursery	Restaurant (general)
Service station	

(B) The following uses are conditional uses of the Property:

1 Restaurant (limited)

2
3 (C) The maximum height of a building or structure shall not exceed 35 feet.

4
5 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
6 developed and used in accordance with the regulations established for the neighborhood
7 commercial (LR) base district, and other applicable requirements of the City Code.

8
9 **PART 4.** This ordinance takes effect on _____, 2022.

10
11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2022 § _____
16 Steve Adler
17 Mayor

18
19
20 **APPROVED:** _____ **ATTEST:** _____
21 Anne L. Morgan Myrna Rios
22 City Attorney City Clerk
23

**REKHA ENGINEERING, INC.****CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS****LEGAL DESCRIPTION****BUILDING "A"**

**OUT OF LOT 1, BLOCK "A" OF THE
RE-PLAT OF CONTINUUM OFFICE PARK,
TRAVIS COUNTY, TEXAS.**

Description of a 0.527 acre tract of land being all of Building "A", located on Lot 1, Block "A" of the RE-PLAT OF CONTINUUM OFFICE PARK, a subdivision being situated in the William Bell Survey No. 44, Abstract No. 117, the Robert Foster Survey No. 43, Abstract No. 284 and the Landy Lindsey Survey No. 287, Abstract No. 505, Travis County, Texas, according to the map or plat thereof recorded in Document No. 200000220 of the Official Public Records of Travis County, said 0.527 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the plat of said RE-PLAT OF CONTINUUM OFFICE PARK):

COMMENCING at a 1/2-inch iron rod found in the Southeasterly right-of-way line of Capital of Texas Highway, Loop 360, based on a varied right-of-way width, said point being the North corner of Lot 1, Block "A" of said RE-PLAT OF CONTINUUM OFFICE PARK, also being the West corner of a called 12.77 acre tract described in Document No. 2014095020 of the Official Public Records of Travis County;

Thence, South 06°42'57" West, crossing into said Lot 1, a distance of 407.95 feet to the Northwest corner of Building "A" for the POINT OF BEGINNING for the herein described tract;

Thence, North 89°35'48" East, along the North wall of said Building "A", a distance of 84.00 feet to the Northeast corner of said Building "A";

Thence South 00°24'12" East, along the East wall of said Building "A", a distance of 85.00 feet to an interior corner;

Thence, North 89°35'48" East along a North wall of said Building "A", a distance of 2.20 feet to a corner;

Thence, South 00°24'12" East, along an East wall of said Building "A", a distance of 30.00 feet to an interior corner;

Thence, North 89°35'48" East, along a North wall of said Building "A", a distance of 2.40 feet to a corner;

Thence, South 00°24'12" East, along an East wall of said Building "A", a distance of 4.00 feet to a corner;

TBPE FIRM NO. F-3712 TBPLS FIRM NO. 10133800
7676 HILLMONT, SUITE 350 - HOUSTON, TEXAS 77040
PHONE: (713) 895-8080/8081 - FAX: (713) 895-7686
Website: www.rekhaengineering.com - E-mail: jake1@pdq.net



REKHA ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

Thence, South $89^{\circ}35'48''$ West, along a South wall of said Building "A", a distance of 4.00 feet to an interior corner;

Thence, South $00^{\circ}24'12''$ East, along an East wall of said Building "A", a distance of 31.00 feet to an interior corner;

Thence, North $89^{\circ}35'48''$ East, along a North wall of said Building "A", a distance of 4.00 feet to a corner;

Thence, South $00^{\circ}24'12''$ East along an East wall of said Building "A", a distance of 4.00 feet to corner;

Thence, South $89^{\circ}35'48''$ West, along a South wall of said Building "A", a distance of 2.40 feet to an interior corner;

Thence, South $00^{\circ}24'12''$ East, along an East wall of said Building "A", a distance of 30.00 feet to a corner;

Thence, South $89^{\circ}35'48''$ West, along a South wall of said Building "A", a distance of 2.20 feet to an interior corner;

Thence, South $00^{\circ}24'12''$ East, along an East wall of said Building "A", a distance of 85.00 feet to the Southeast corner of said Building "A";

Thence, South $89^{\circ}35'48''$ West, along the South wall of said Building "A", a distance of 84.00 feet to the Southwest corner of said Building "A";

Thence, North $00^{\circ}24'12''$ West, along the West wall of said Building "A", a distance of 85.00 feet to an interior corner;

Thence, South $89^{\circ}35'48''$ West, along a South wall of said Building "A", a distance of 2.20 feet to a corner;

Thence, North $00^{\circ}24'12''$ West, along a West wall of said Building "A", a distance of 30.00 feet to an interior corner;

Thence, South $89^{\circ}35'48''$ West, along a South wall of said Building "A", a distance of 2.40 feet to a corner;

Thence, North $00^{\circ}24'12''$ West, along a West wall of said Building "A", a distance of 4.00 feet to a corner;



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Thence, North 89°35'48" East, along a North wall of said Building "A", a distance of 4.00 feet to an interior corner;

Thence, North 00°24'12" West, along the West wall of said Building "A", a distance of 31.00 feet to an interior corner;

Thence, South 89°35'48" West, along a South wall of said Building "A", a distance of 4.00 feet to a corner;

Thence, North 00°24'12" West, along a West wall of said Building "A", a distance of 4.00 feet to a corner;

Thence, North 89°35'48" East, along a North wall of said Building "A", a distance of 2.40 feet to an interior corner;

Thence, North 00°24'12" West, along a West wall of said Building "A", a distance of 30.00 feet to a corner;

Thence, North 89°35'48" East, along a North wall of said Building "A", a distance of 2.20 feet to an interior corner;

Thence, North 00°24'12" West, along a West wall of said Building "A", a distance of 85.00 feet to the POINT OF BEGINNING and containing surface area of 0.527 acres (22,971 square feet).

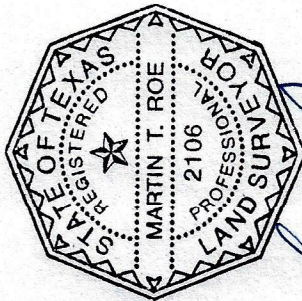
Martin T. Roe
4-25-22



File: 4390-BLDG_A-M&B.doc

TBPE FIRM NO. F-3712 TBPLS FIRM NO. 10133800
7676 HILLMONT, SUITE 350 - HOUSTON, TEXAS 77040
PHONE: (713) 895-8080/8081 - FAX: (713) 895-7686
Website: www.rekhaengineering.com - E-mail: jake1@pdq.net

1. The bearings shown hereon are based upon the final plat of RE-PLAT OF CONTINUUM OFFICE PARK, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 200000220, Official Public Records of Travis County, Texas.
2. Reference is hereby made to the metes and bounds description of Building "A" accompanying this exhibit.
3. No monumentation set for corners.



M.T. Roe
4-8-22

CAPITAL OF TEXAS HIGHWAY
(R.O.W. Varies)
N 46° 06' 00" E ~ 1,200.3'

ROBERT FOSTER SURVEY
ABSTRACT NO. 284

24.2137 ACRES
(1,024,836 Sq. Ft.)

APPROXIMATE SURVEY
LINE LOCATION

FOR VISTA RIDGE P.U.D. OF AUSTIN, INC.
DOC. NO. 2003093549 - O.P.R.T.C.

PROPERTY OWNERS ASSOCIATION
FOR VISTA RIDGE P.U.D. OF AUSTIN, INC.
DOC. NO. 2003093549 - O.P.R.T.C.

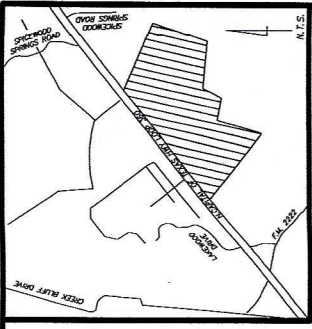
LOT 46
OPEN SPACE / DRAINAGE
EXEMPT
FINAL PLAT OF PHASE 4
VISTA RIDGE, P.U.D.
DOC. NO. 200100076 -
O.P.R.T.C.

A 0.527-ACRE TRACT OF LAND
OUT OF LOT 1, BLOCK "A" OF THE RE-PLAT OF CONTINUUM
OFFICE PARK, A SUBDIVISION BEING SITUATED IN THE WILLIAM
BELL SURVEY NO. 44, ABSTRACT NO. 117, THE ROBERT FOSTER
SURVEY NO. 43, ABSTRACT NO. 284 & THE LANDY LINDSEY
SURVEY NO. 287, ABSTRACT NO. 505, TRAVIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
DOCUMENT NO. 200000220, O.P.R.T.C.

REKHA ENGINEERING INC.



CIVIL ENGINEERS AND LAND SURVEYORS
11111 Highway 77, Suite 7700
Dallas, Texas 75243
714-895-3001
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DRAWN BY: BD
CHECKED BY: MTR
DATE: 04/08/2021
JOB NO. 1221-4390
SHEET 4 OF 4



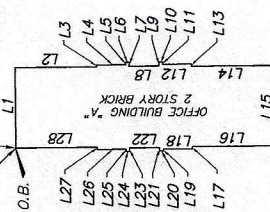
VICINITY MAP
N.T.S.

JAMES COLEMAN SURVEY NO. 23
APPROXIMATE SURVEY
LINE LOCATION

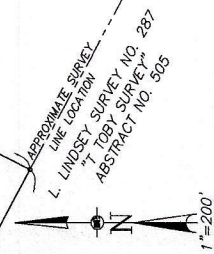
WILLIAM BELL SURVEY, NO. 44
ABSTRACT NO. 117
CALLED 19.83 ACRE TRACT
VOL. 9043, PG. 207
O.P.R.T.C.

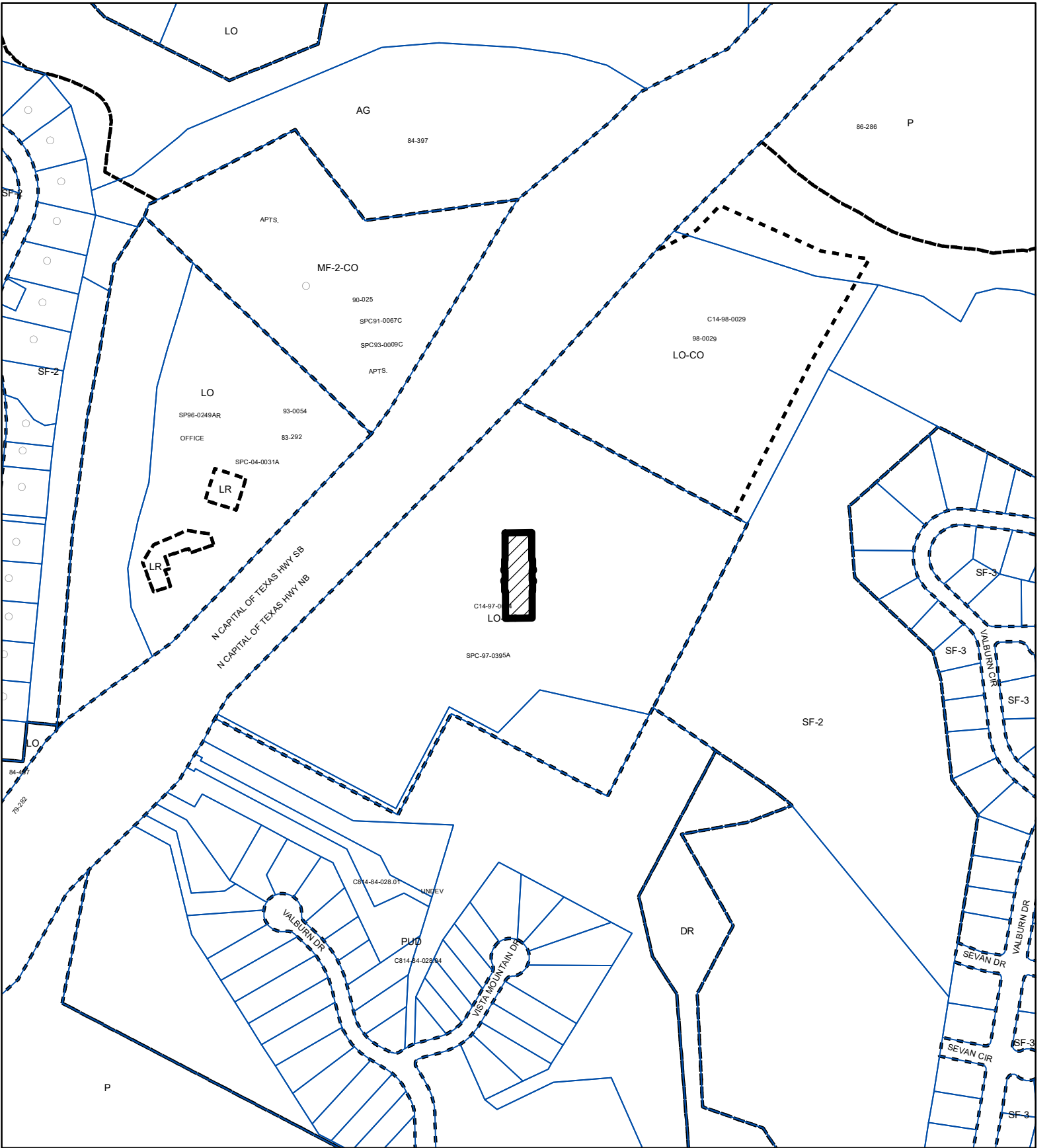
LOT 1
BLOCK "A"
RE-PLAT OF CONTINUUM OFFICE PARK
DOC. NO. 200000220 - O.P.R.T.C.
RMR OFFICE LP
DOC. NO. 2019141013
O.P.R.T.C.




BUILDING "A"
0.527 ACRES
(22,971 Sq. Ft.)



NO.	BEARING	DISTANCE
L-1	N 89°35'48" E	84.00'
L-2	S 00°24'12" E	85.00'
L-3	N 89°35'48" E	2.20'
L-4	S 00°24'12" E	30.00'
L-5	N 89°35'48" E	2.40'
L-6	S 00°24'12" E	4.00'
L-7	S 89°35'48" W	4.00'
L-8	S 00°24'12" E	31.00'
L-9	N 89°35'48" E	4.00'
L-10	S 00°24'12" E	4.00'
L-11	S 89°35'48" W	2.40'
L-12	S 00°24'12" E	30.00'
L-13	S 89°35'48" W	2.20'
L-14	S 00°24'12" E	85.00'
L-15	S 89°35'48" W	84.00'
L-16	N 00°24'12" W	85.00'
L-17	S 89°35'48" W	2.20'
L-18	N 00°24'12" W	30.00'
L-19	S 89°35'48" W	2.40'
L-20	N 00°24'12" W	4.00'
L-21	N 89°35'48" E	4.00'
L-22	N 00°24'12" W	31.00'
L-23	S 89°35'48" W	4.00'
L-24	N 00°24'12" W	4.00'
L-25	N 89°35'48" E	2.40'
L-26	N 00°24'12" W	30.00'
L-27	N 89°35'48" E	2.20'
L-28	N 00°24'12" W	85.00'





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING
ZONING CASE#: C14-2022-0075

EXHIBIT B



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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 6/9/2022