

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 12325 HYMEADOW DRIVE, SUITE 3-100 AND**
3 **CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY-**
4 **STANDARD LOT (I-SF-2) DISTRICT TO GENERAL OFFICE-CONDITIONAL**
5 **OVERLAY (GO-CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim single family-standard lot (I-SF-2) district to general
11 office-conditional overlay (GO-CO) combining district on the property described in
12 Zoning Case No. C14-2022-0204, on file at the Planning and Development Review
13 Department, as follows:

14
15 Being 0.069 acres of land situated in the W. Frampton Survey, Section No. 122,
16 Abstract No. 230, in Williamson County, Texas, being out of all of Unit 101,
17 Building C, Hymeadow Office Condo Co, according to the condominium
18 declaration recorded in Volume 1080, Page 77, of the official records of
19 Williamson County, Texas, said 0.069 acres of land being more particularly
20 described by metes and bounds in **Exhibit “A”** incorporated into this ordinance
21 (the “Property”),

22
23 locally known as 12325 Hymeadow Drive, Suite 3-100, in the City of Austin, Williamson
24 County, Texas, and generally identified in the map attached as **Exhibit “B”**.

25
26 **PART 2.** The Property within the boundaries of the conditional overlay combining district
27 established by this ordinance is subject to the following conditions:

28
29 The following uses are prohibited uses of the Property:

30
31
32 Convalescent Services
33 Hospital Services (Limited)

34
35 Hospital Services (General)
Printing and Publishing

36
37 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
38 developed and used in accordance with the regulations established for the general office
39 (GO) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

FOR

A 0.069 ACRE, OR 2,995 SQUARE FOOT, TRACT OF LAND SITUATED IN THE W. FRAMPTON SURVEY, SECTION NO. 122, ABSTRACT NO. 230, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF ALL OF UNIT 101, BUILDING C, HYMEADOW OFFICE CONDO CO, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED IN VOLUME 1082, PAGE 77, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF LOTS 2 & 3, J.M.K. SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 303-B OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.069 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00:

COMMENCING at a ½" iron rod with found on a point of curvature in the south right-of-way line of Hymeadow Drive, a 60-foot wide right-of-way, out of Anderson Mill East Section One, a subdivision according to the plat recorded in Cabinet D, Slide 373, of said Plat Records, said point being in the common northerly corner of Lot 1 and Lot 2, of said J.M.K Subdivision, for the **POINT OF COMMENCEMENT** hereof;

THENCE, departing the east boundary line of said Lot 1, with the south right-of-way line of said Hymeadow Drive, same being the north boundary line of said Lot 2, along the arc of a curve to the right, having a **radius** of **268.04 feet**, a **central angle** of **4°40'55"**, a **chord bearing** and **distance** of **N 45°33'13" E, 21.90 feet**, an **arc length** of **21.90 feet**, to a cotton spindle found on a point of non-tangency, for an angle point hereof;

THENCE S 72°43'53" E, departing the south right-of-way line of said Hymeadow Drive, through the interior of said Lot 2 & Lot 3, a distance of **242.21 feet** to a calculated point for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, continuing through the interior of said Lot 3, for the westerly, northerly, easterly and southerly lines hereof, the following twenty (20) courses and distances:

1. **N 2°48'00" E**, a distance of **77.80 feet**, to a calculated angle point for the northwest corner hereof, from which a ⅝" iron rod found for the northwest corner of Lot 7, of said J.M.K Subdivision, same being the southwest corner of Lot 2-A, Anderson Mill Medical Center, Amended Plat, a subdivision according to the plat recorded in Cabinet CC, Slide 176 of said Plat Records, bears **N 33°51'41" E, 635.69 feet**;
2. **S 87°12'00" E**, a distance of **5.70 feet** to a calculated angle point hereof,

3. **N 2°48'00" E**, a distance of **2.00 feet** to a calculated angle point hereof,
4. **S 87°12'00" E**, a distance of **16.80 feet** to a calculated angle point hereof,
5. **S 2°48'00" W**, a distance of **2.00 feet** to a calculated angle point hereof,
6. **S 87°12'00" E**, a distance of **14.70 feet** to a calculated angle point, for the northeast corner hereof,
7. **S 2°48'00" W**, a distance of **17.30 feet** to a calculated angle point hereof,
8. **S 87°12'00" E**, a distance of **2.00 feet** to a calculated angle point hereof,
9. **S 2°48'00" W**, a distance of **8.30 feet** to a calculated angle point hereof,
10. **N 87°12'00" W**, a distance of **2.00 feet** to a calculated angle point hereof,
11. **S 2°48'00" W**, a distance of **26.60 feet** to a calculated angle point hereof,
12. **S 87°12'00" E**, a distance of **2.00 feet** to a calculated angle point hereof,
13. **S 2°48'00" W**, a distance of **8.30 feet** to a calculated angle point hereof,
14. **N 87°12'00" W**, a distance of **2.00 feet** to a calculated angle point hereof,
15. **S 2°48'00" W**, a distance of **17.30 feet** to a calculated angle point, for the southeast corner hereof,
16. **N 87°12'00" W**, a distance of **14.70 feet** to a calculated angle point hereof,
17. **S 2°48'00" W**, a distance of **2.00 feet** to a calculated angle point hereof,
18. **N 87°12'00" W**, a distance of **16.82 feet** to a calculated angle point hereof,
19. **N 3°24'50" E**, a distance of **2.00 feet** to a calculated angle point hereof, and
20. **N 87°12'00" W**, a distance of **5.70 feet** to the **POINT OF BEGINNING**, and containing 0.069 acres in Williamson County, Texas, said tract being described in accordance with a survey made on the ground and a survey map prepared by Josue B. Miranda Ortiz, Registered Professional Land Surveyor, License No. 6637, State of Texas, Under Job No. 10252-22, on September 11, 2022.

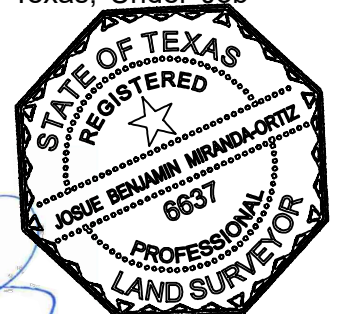


EXHIBIT OF

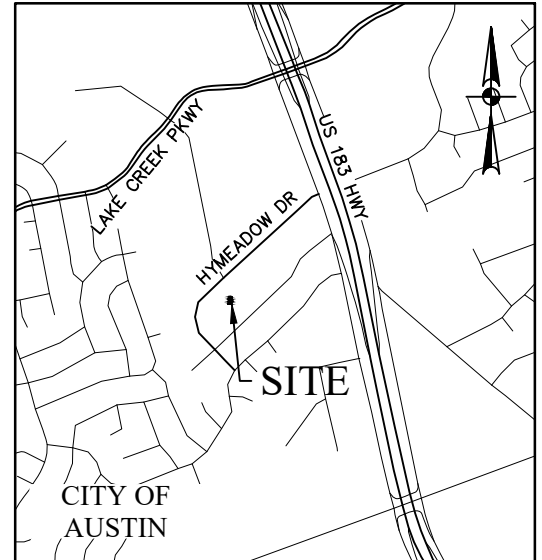
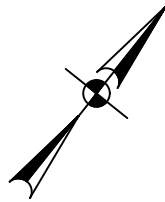
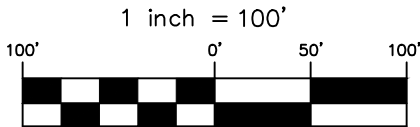
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CURVE TABLE

| CURVE NO. | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|-----------|---------|------------|---------------|--------|--------|
| C1 | 268.04' | 004°40'55" | N45°33'13"E | 21.90' | 21.90' |

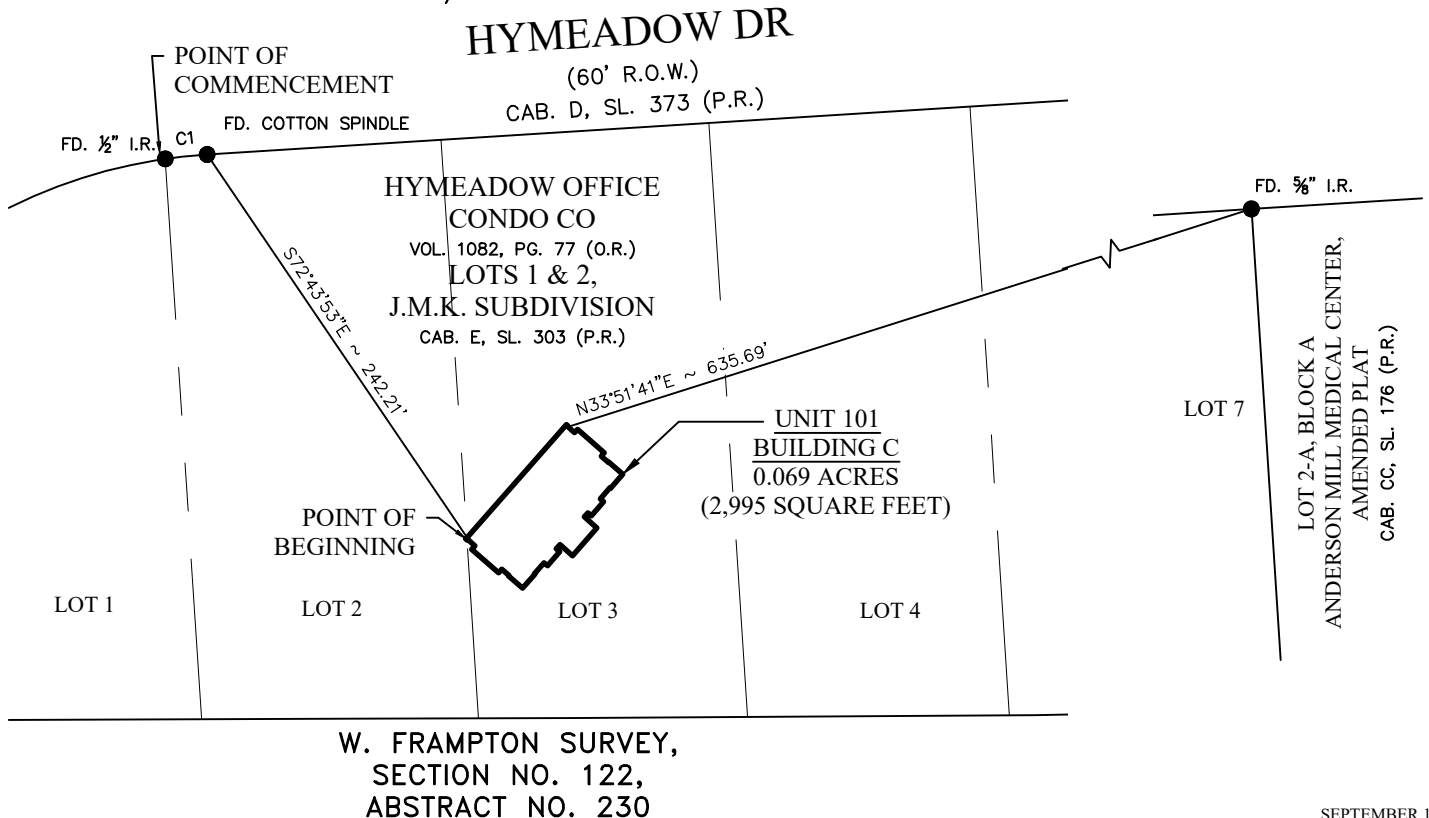
LEGEND

● FOUND MONUMENT
(AS NOTED)



VICINITY MAP

SCALE: 1"=2000'



SEPTEMBER 11, 2022
JOB NO. 10252-22

GEONET

GEONET OF TEXAS, LLC

TBPELS FIRM REGISTRATION NO. 10194782

LICENCE NO. 6637

1308 NOKOTA BEND

GEORGETOWN, TX 78626



Client GEMINI SCHOOL OF VISUAL ARTS
& COMMUNICATION
12325 HYMEADOW DRIVE, BUILDING 3
BUILDING 3 SUITE 101, AUSTIN 78750.

Sheet No.

1 OF 2

Title

ZONING EXHIBIT

EXHIBIT OF

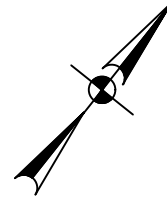
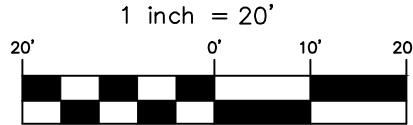
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ABBREVIATIONS

| | |
|--------|---|
| FD. | FOUND |
| I.R. | IRON ROD |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |
| PG. | PAGE |
| CAB. | CABINET |
| SL. | SLIDE |
| P.R. | PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS |
| O.R. | OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS |

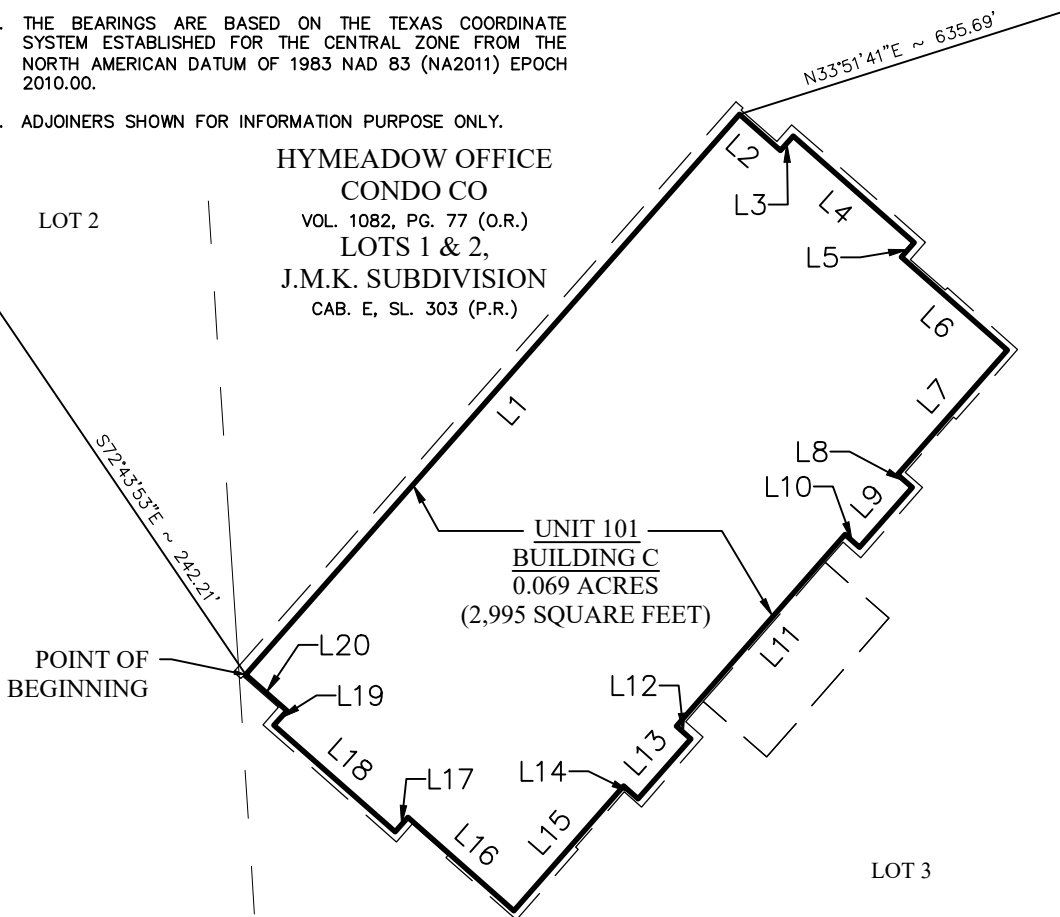
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES & BOUNDS DESCRIPTION. SEE ATTACHED METES & BOUNDS DESCRIPTION; MB-10252-22_0.069AC UNIT 101-BUILDING C
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATION PURPOSE ONLY.



HYMEADOW OFFICE
CONDO CO
VOL. 1082, PG. 77 (O.R.)
LOTS 1 & 2,
J.M.K. SUBDIVISION
CAB. E, SL. 303 (P.R.)

LOT 2



LINE TABLE

| LINE NO. | BEARING | LENGTH |
|----------|-------------|--------|
| L1 | N02°48'00"E | 77.80' |
| L2 | S87°12'00"E | 5.70' |
| L3 | N02°48'00"E | 2.00' |
| L4 | S87°12'00"E | 16.80' |
| L5 | S02°48'00"W | 2.00' |
| L6 | S87°12'00"E | 14.70' |
| L7 | S02°48'00"W | 17.30' |
| L8 | S87°12'00"E | 2.00' |
| L9 | S02°48'00"W | 8.30' |
| L10 | N87°12'00"W | 2.00' |
| L11 | S02°48'00"W | 26.60' |
| L12 | S87°12'00"E | 2.00' |
| L13 | S02°48'00"W | 8.30' |
| L14 | N87°12'00"W | 2.00' |
| L15 | S02°48'00"W | 17.30' |
| L16 | N87°12'00"W | 14.70' |
| L17 | S02°48'00"W | 2.00' |
| L18 | N87°12'00"W | 16.82' |
| L19 | N03°24'50"E | 2.00' |
| L20 | N87°12'00"W | 5.70' |

LEGEND

● FOUND MONUMENT
(AS NOTED)

W. FRAMPTON SURVEY,
SECTION NO. 122,
ABSTRACT NO. 230

SEPTEMBER 11, 2022
JOB NO. 10252-22

GEONET

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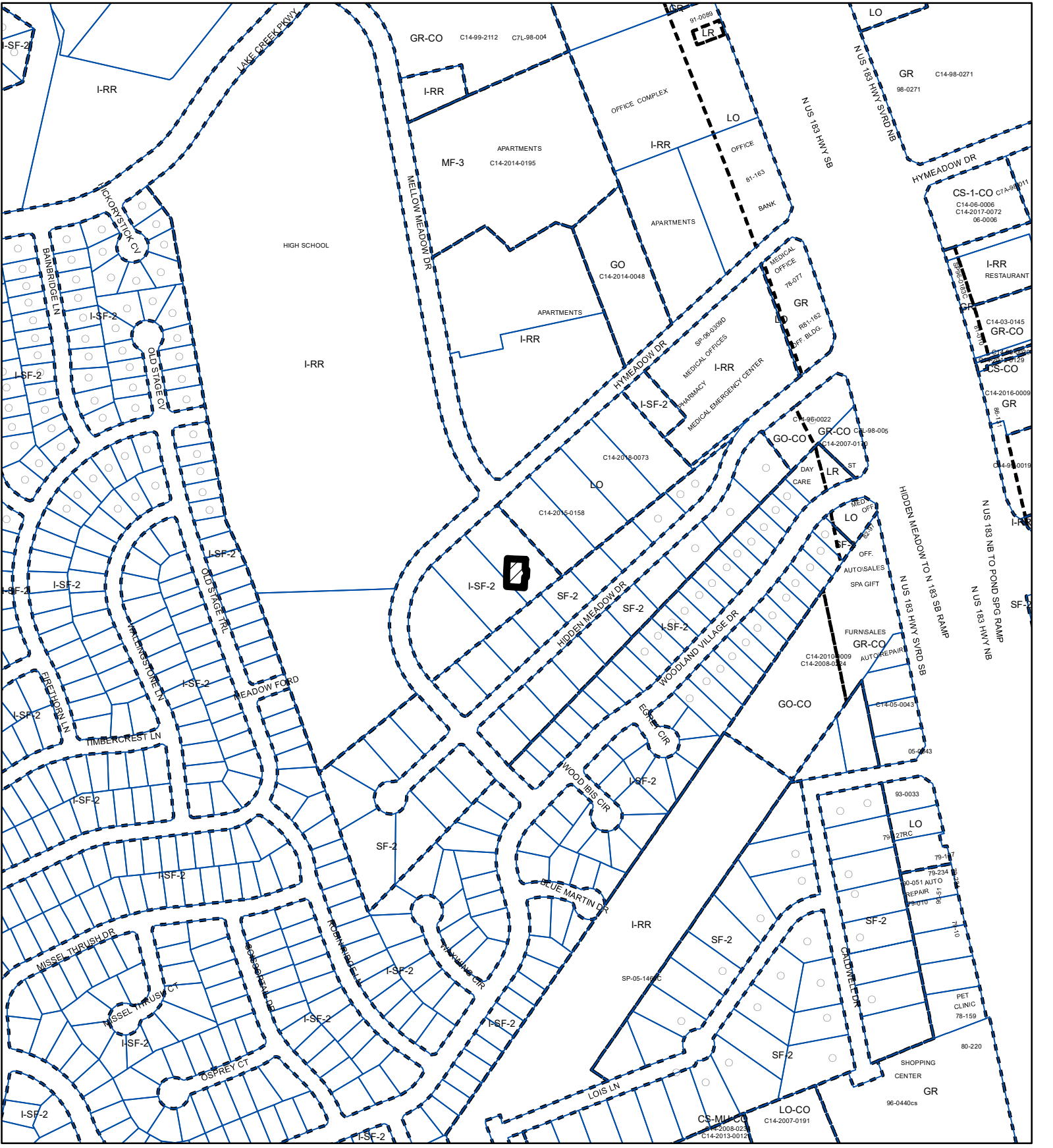
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

2 OF 2

Title

ZONING EXHIBIT



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING EXHIBIT "B"

ZONING CASE#: C14-2022-0204

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: 8/2/2022