

ORDINANCE NO. 20220929-072

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12325 HYMEADOW DRIVE, SUITE 3-100 AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY-STANDARD LOT (I-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 interim single family-standard lot (I-SF-2) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2022-0204, on file at the Planning and Development Review Department, as follows:

Being 0.069 acres 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 1080, Page 77, of the official records of Williamson County, Texas, said 0.069 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 12325 Hymeadow Drive, Suite 3-100, in the City of Austin, Williamson County, Texas, and 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:

The following uses are prohibited uses of the Property:

Convalescent Services
Hospital Services (Limited)

Hospital Services (General)
Printing and Publishing

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.

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

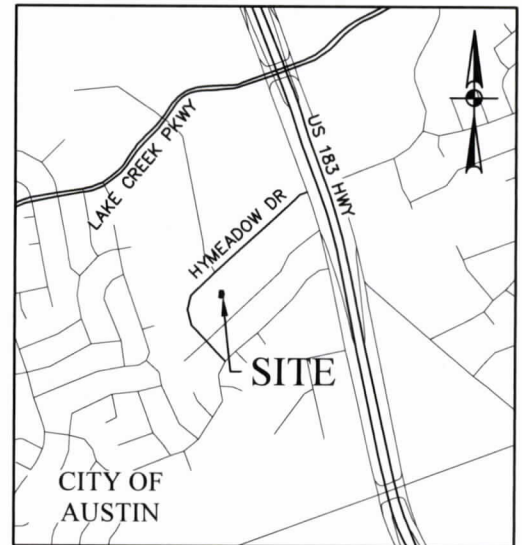
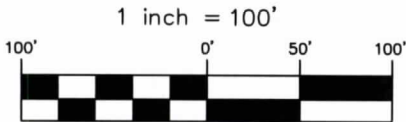
A 0.069 ACRE, OR 2,995 SQUARE FOOT, TRACT OF LAND SITUATED IN THE W. FRAMPTON SURVEY, SECTION NO. 122, ABSTRACT NO. 230, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF ALL OF UNIT 101, BUILDING C, HYMEADOW OFFICE CONDO CO, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED IN VOLUME 1082, PAGE 77, OF THE OFFICIAL 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.

CURVE TABLE

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

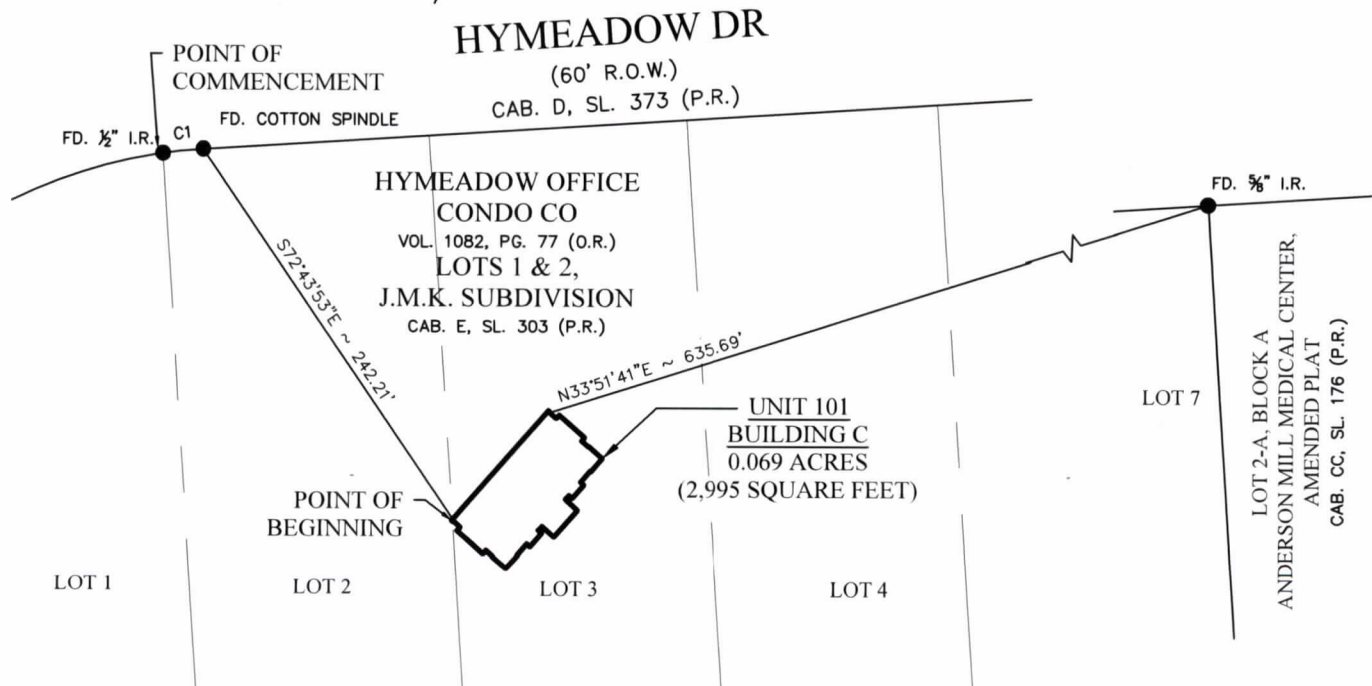
LEGEND

● FOUND MONUMENT
(AS NOTED)



VICINITY MAP

SCALE: 1"=2000'



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

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

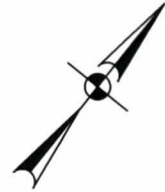
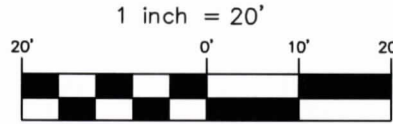
ABBREVIATIONS

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.

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.



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

POINT OF
BEGINNING

UNIT 101
BUILDING C
0.069 ACRES
(2,995 SQUARE FEET)

LOT 3

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

GEONET OF TEXAS, LLC
TBPELS FIRM REGISTRATION NO. 10194782
LICENCE NO. 6637
1308 NOKOTA BEND
GEORGETOWN, TX 78626



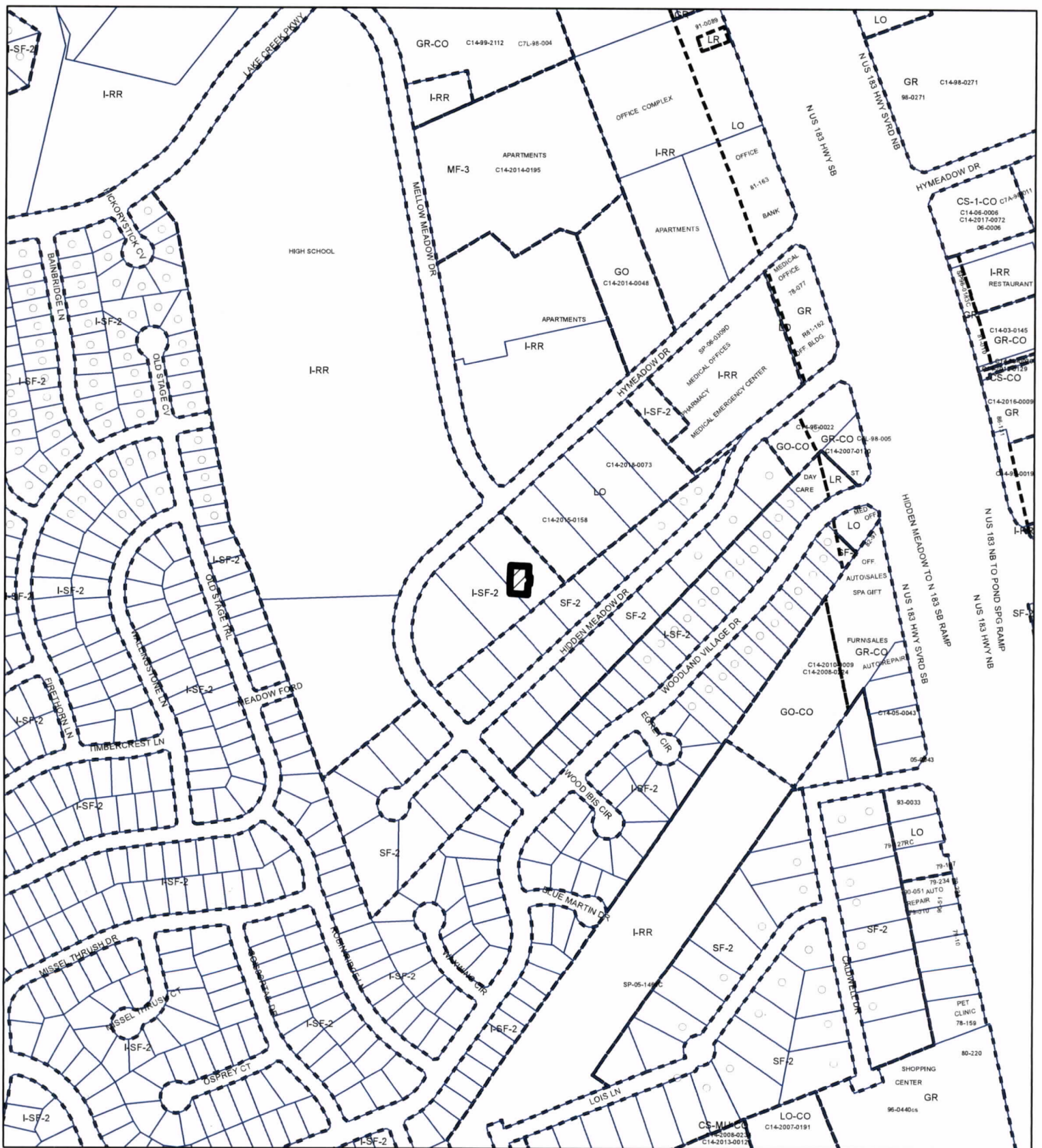
Client GEMINI SCHOOL OF VISUAL ARTS
& COMMUNICATION
12325 HYMEADOW DRIVE, BUILDING 3
BUILDING 3SUITE 101, AUSTIN 78750.

Sheet No.

2 OF 2

Title

ZONING EXHIBIT



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2022-0204



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 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