

ORDINANCE NO. 20221013-056

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 7501 NORTH CAPITAL OF TEXAS HIGHWAY NORTHBOUND, FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 limited office-conditional overlay (LO-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2022-0096, on file at the Housing and Planning Department, as follows:

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, SAVE AND EXCEPT that portion known as Building A 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, 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:

The maximum height of a building or structure shall not exceed 35 feet.

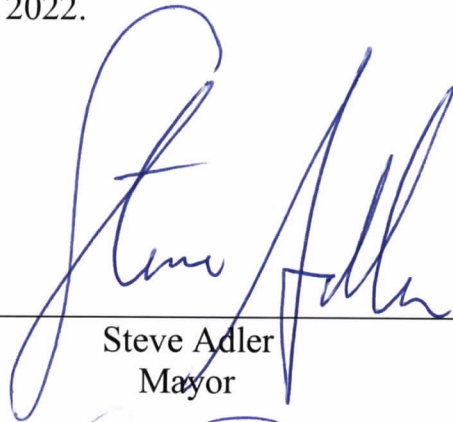
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on October 24, 2022.

PASSED AND APPROVED

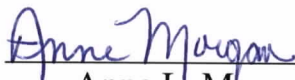
October 13, 2022

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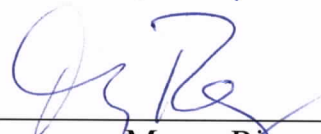
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"



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).

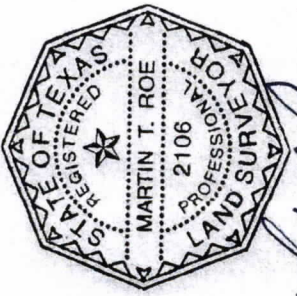
Martin T. Roe
4-25-22



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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.



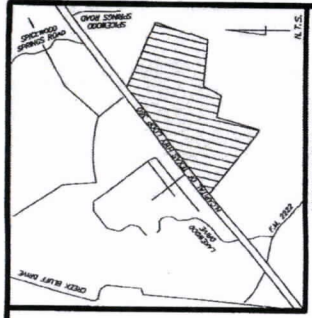
M.T. Roe
 9-8-22

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	184.00'
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	S 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'

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
 10000 N. MICHIGAN AVE., SUITE 200
 DALLAS, TEXAS 75243
 (214) 343-8888
 www.rekha-engineering.com

DRAWN BY: BD
 CHECKED BY: MTR
 REVIEWED BY: JHE
 SHEET 4 OF 4
 JOB NO. 1227-1350
 DATE: 9/8/22



VICINITY MAP
 N.T.S.

CAPITAL OF TEXAS HIGHWAY
 (R.O.W. VARIES)

ROBERT FOSTER SURVEY
 ABSTRACT NO. 284

24.2157 ACRES
 (1,034,838 SQ. FT.)

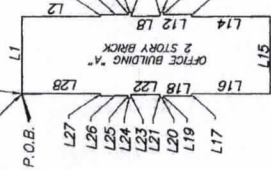
LOT 46
 OPEN SPACE / DRAINAGE
 EXEMPT
 FINAL PLAT OF PHASE 4
 VISTA RIDGE, P.U.D.
 DOC. NO. 200100016 -
 O.P.R.T.C.

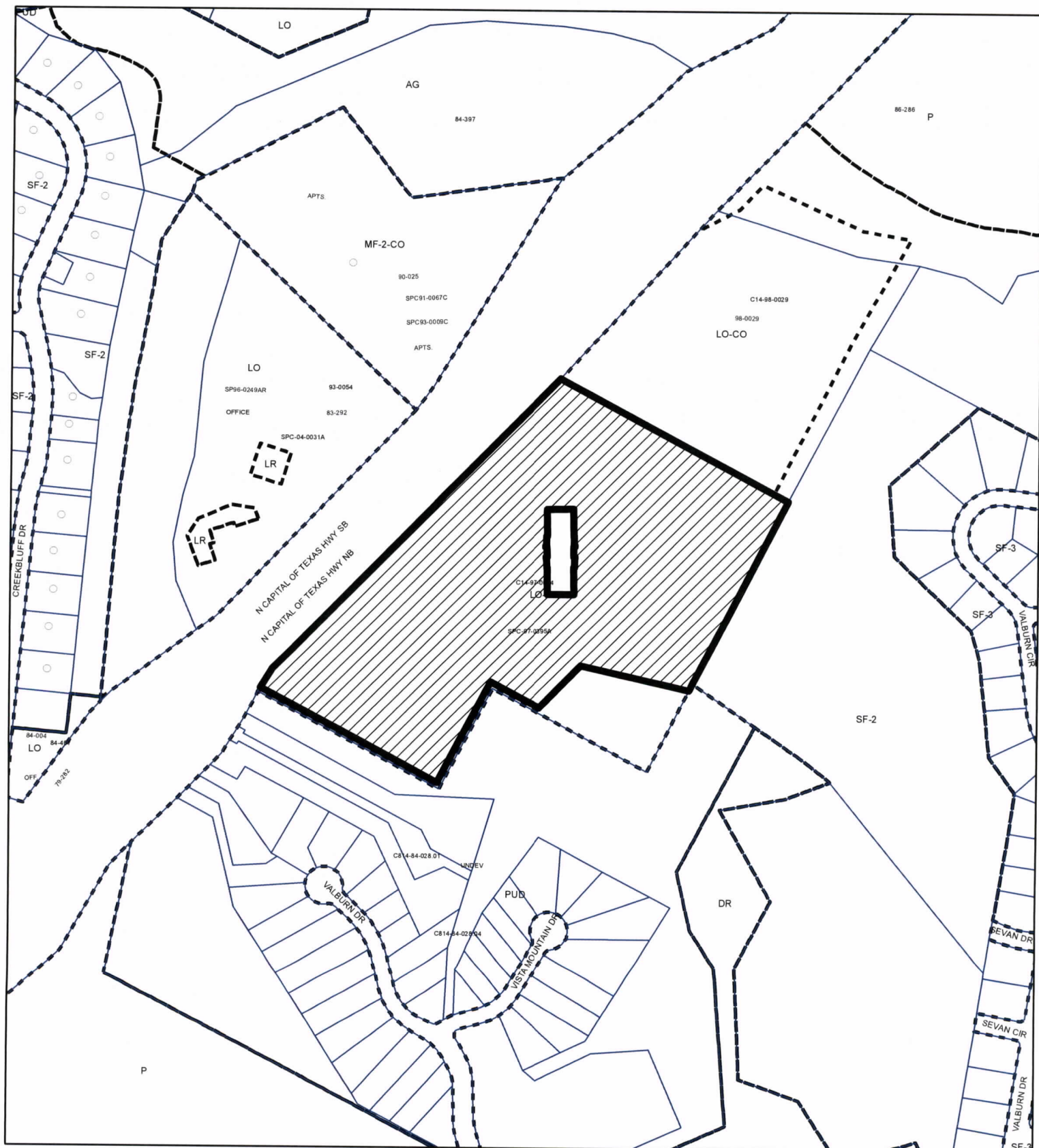
PROPERTY OWNERS
 ASSOCIATION
 FOR VISTA RIDGE P.U.D. OF AUSTIN, INC.
 DOC. NO. 2005093849 - O.P.R.T.C.

US REIF EUBIS AUSTIN LLC
 CALLED 12.77 ACRES
 DOC. NO. 2014098020
 O.P.R.T.C.

LOT 1
 BLOCK "A"
 RE-PLAT OF CONTINUUM OFFICE PARK
 DOC. NO. 200000220 - O.P.R.T.C.
 RMR OPTICS LP
 DOC. NO. 2018141013
 O.P.R.T.C.

BUILDING "A"
 0.527 ACRES
 (22,971 SQ. FT.)








ZONING

EXHIBIT "B"

ZONING CASE#: C14-2022-0096

-  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: 7/14/2022