

**ORDINANCE NO. 20141120-137**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 113 INDUSTRIAL BOULEVARD, 4323 SOUTH CONGRESS AVENUE AND THE 4300 BLOCK OF WILLOW SPRINGS ROAD IN THE EAST CONGRESS NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT; LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT; AND, LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) 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 general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district; limited industrial services-neighborhood plan (LI-NP) combining district; and, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2014-0034, on file at the Planning and Development Review Department, as follows:

0.599 acre tract of land, more or less, out of the Isaac Decker League the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Lot A, William S. Drake Jr. Subdivision Three Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 78, Page 353 of the Plat Records of Travis County, Texas (both tracts are cumulatively referred to as the "Property"),

locally known as 113 Industrial Boulevard, 4323 South Congress Avenue and the 4300 Block of Willow Springs Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

**PART 3.** Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

A. The following site development standards apply to the Property.

1. The minimum front yard setback is 25 feet.
2. The minimum street side yard setback is 25 feet.
3. The minimum rear yard setback is 15 feet.
4. The minimum interior yard setback is 0 feet.
5. The maximum floor-to-area ratio is 1.5 to 1.

B. The following uses are conditional uses of the Property:

Cocktail lounge  
Hospital services (general)

C. The following uses are not permitted uses of the Property:

Basic industry	Monument retail sales
Recycling center	Resource extraction
Scrap and salvage	

D. The following uses are permitted uses of the Property:

Bed and breakfast residential (group 1)	Bed and breakfast residential (group 2)
Condominium residential	Group residential
Guidance services	Hospital services (limited)
Multifamily residential	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	Townhouse residential
Family home	

E. Development of the Property may not exceed 42.2968 residential units per acre.

F. Development of the Property may not exceed 400 residential units.

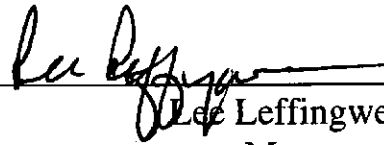
**PART 4.** The Property is subject to Ordinance No. 20050818-Z004 that established the East Congress neighborhood plan combining district.

**PART 5.** This ordinance takes effect on December 1, 2014.

**PASSED AND APPROVED**

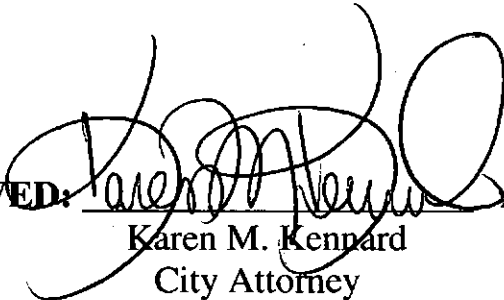
November 20, 2014

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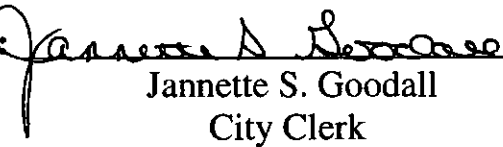
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

0.599 ACRE  
ISAAC DECKER LEAGUE  
AUSTIN, TX

FIELD NOTE FILE: 14.045  
PROJECT NO.: 248-001  
SEPTEMBER 27, 2014

#### LEGAL DESCRIPTION

BEING A 0.599 ACRE TRACT OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING THAT CERTAIN 0.599 ACRE TRACT CONVEYED TO JAMES F. PARKER INTERESTS, INC., BY DEED OF RECORD IN DOCUMENT NO. 2007068481, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.599 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod with "Terra Firma" cap found in the east line of Lot A, William S. Drake Jr. Subdivision Three, of record in Volume 78, Page 353, of the Plat Records of Travis County, Texas, being the southwest corner of that certain tract (called Tract 4) conveyed to Twin Oaks Associates, Ltd., by Deed of record in Document No. 2006077189, of said Official Public Records, for the northwesterly corner of said 0.599 acre tract and hereof;

**THENCE**, S60°48'58"E, leaving the east line of said Lot A, along the south line of said Twin Oaks Associates, Ltd. tract, being the north line of said 0.599 acre tract, a distance of 116.53 feet to a 1/2-inch iron rod with "Terra Firma" cap found at the northeast corner of said 0.599 acre tract, being in the west right-of-way line of Willow Springs Road (r.o.w. varies), for the northeasterly corner hereof;

**THENCE**, along said west right-of-way line of Willow Springs Road, being an east line of said 0.599 acre tract, along a non-tangent curve to the left, having a radius of 180.71 feet, a central angle of 03°00'18", an arc length of 9.48 feet, and a chord which bears S10°41'47"W, a distance of 9.48 feet to a calculated point at the end of said curve, being a north corner of that certain tract conveyed to Missouri Pacific Railroad Company, by Deed of record in Volume 1418, Page 48, of the Deed Records of Travis County, Texas;

**THENCE**, leaving said west right-of-way line, along the north and west lines of said Missouri Pacific Railroad Company tract, being the east line of said 0.599 acre tract, the following three (3) courses and distances:

- 1.) N62°22'43"W, a distance of 9.31 feet to a 1/2-inch iron rod with "Terra Firma" cap found, for an angle point;
- 2.) S27°51'02"W, a distance of 85.68 feet to a leaning 1/2-inch iron rod at the point of curvature of a curve to the right;
- 3.) Along said curve, having a radius of 267.45 feet, a central angle of 51°43'40", an arc length of 241.46 feet, and a chord which bears S53°54'05"W, a distance of 233.34 feet to a calculated point in an asphalt parking lot, being the southeast corner of said Lot A, for the most southerly corner of said 0.599 acre tract and hereof;

0.599 ACRE  
ISAAC DECKER LEAGUE  
AUSTIN, TX

FIELD NOTE FILE: 14.045  
PROJECT NO.: 248-001  
SEPTEMBER 27, 2014

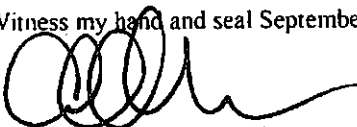
**THENCE**, leaving the west line of said Missouri Pacific Railroad Company tract, along the east line of said Lot A, being the west line of said 0.599 acre tract, the following two (2) courses and distances:

- 1.) N26°23'22"E, a distance of 294.21 feet to a 5/8-inch iron rod found, for an angle point;
- 2.) N27°51'18"E, a distance of 13.01 feet to the **POINT OF BEGINNING**, and containing 0.599 acre (26,075 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF SEPTEMBER, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal September 27, 2014

  
Abram C. Dashner, R.P.L.S. 5901  
PROJECT NO. 273-001



TWIN OAKS ASSOCIATES, LTD.  
TRACT 4  
DOC. NO. 2006077189

POINT OF BEGINNING S60°48'58"E 116.53'

WILLOW SPRINGS ROAD  
(R.O.W. VARIES)

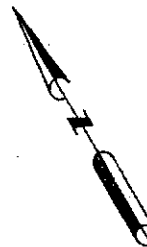
0.599 ACRE  
(26,075 SQ. FT.)

LOT A  
WILLIAM S. DRAKE JR.  
SUBDIVISION THREE  
VOL. 78, PG. 353

JAMES F. PARKER  
INTERESTS, INC.  
0.599 ACRE  
DOC. 2007068581

N26°23'22"E 294.21'

C1 S27°51'02"W 85.68'  
C2



### LEGEND

- 1/2-INCH IRON ROD FOUND
- ▲ CALCULATED POINT

M.P.R.R. CO.  
VOL. 1418  
PG. 48



LINE TABLE

LINE	BEARING	DISTANCE
L1	N62°22'43"W	9.31'
L2	N27°51'18"E	13.01'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	180.71'	3°00'18"	9.48'	S10°41'47"W	9.48'
C2	267.45'	51°43'40"	241.46'	S53°54'05"W	233.34'

FIELDNOTE NO:

14.045

JOB NUMBER:

248-001

ISSUE DATE:

09/27/14

SHEET:

3 OF 3

0.599 ACRE OUT OF THE ISAAC  
DECKER LEAGUE, TRAVIS  
COUNTY, TEXAS.

AUSTIN, TX

BOUNDARY EXHIBIT

**kbge**  
KIMBELL & BRUENEL GARCIA & TESTES  
1111 West University Drive, Suite 305, Austin, Texas 78704  
737.451.8888 or 1.800.888.8888  
www.kbge.com

CLIENT INFORMATION

GROUND FLOOR DEVELOPMENT  
3109 KNOX STREET  
SUITE 305  
DALLAS, TEXAS 75205  
214-937-9305

## Exhibit B