

**ORDINANCE NO.**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8401, 8403, 8405, AND 8407 SOUTH 1<sup>ST</sup> STREET FROM DEVELOPMENT RESERVE (DR) DISTRICT, SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT, AND NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY -CONDITIONAL OVERLAY (MF-4-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 development reserve (DR) district, single-family residence standard lot (SF-2) district, townhouse and condominium residence-conditional overlay (SF-6-CO) combining district, and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2020-0151, on file at the Housing and Planning Department, as follows:

Lots 1A, 1B, and 1C, RESUBDIVISION OF LOT 1 OF THE P.F. ORR  
SUBDIVISION, a subdivision in Travis County, Texas, according to the map or  
plat thereof, recorded in Volume 43, Page 25, Plat Records of Travis County,  
Texas, and

Lot 2, P.F. ORR SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 20, Page 18, Plat Records of Travis County, Texas (cumulatively referred to as the “Property”),

locally known as 8401, 8403, 8405, and 8407 South 1<sup>st</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**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 maximum height of a building or structure on the Property shall not exceed 50 feet and 4 stories.
- B. Development of the Property is limited to 290 dwelling units.

- 1 C. The minimum setback for a dwelling unit on the Property is 45 feet along the  
2 north and east property lines as generally shown on the attached **Exhibit "B"**.  
3  
4 D. A 6-foot high solid fence shall be provided and maintained along the north and  
5 east property lines.  
6  
7 E. An 8-foot wide vegetative buffer along the north and east property lines shall be  
8 provided and maintained. Improvements permitted within the buffer zone are  
9 limited to drainage, underground utility improvements or those improvements  
10 that may be otherwise required by the City of Austin or specifically authorized in  
11 this ordinance.  
12  
13 F. Vehicular access from the Property to Orr Drive is prohibited, except for  
14 pedestrian, bicycle, and emergency ingress and egress. All other vehicle access  
15 to the Property shall be from other adjacent public streets or through other  
16 adjacent property.  
17

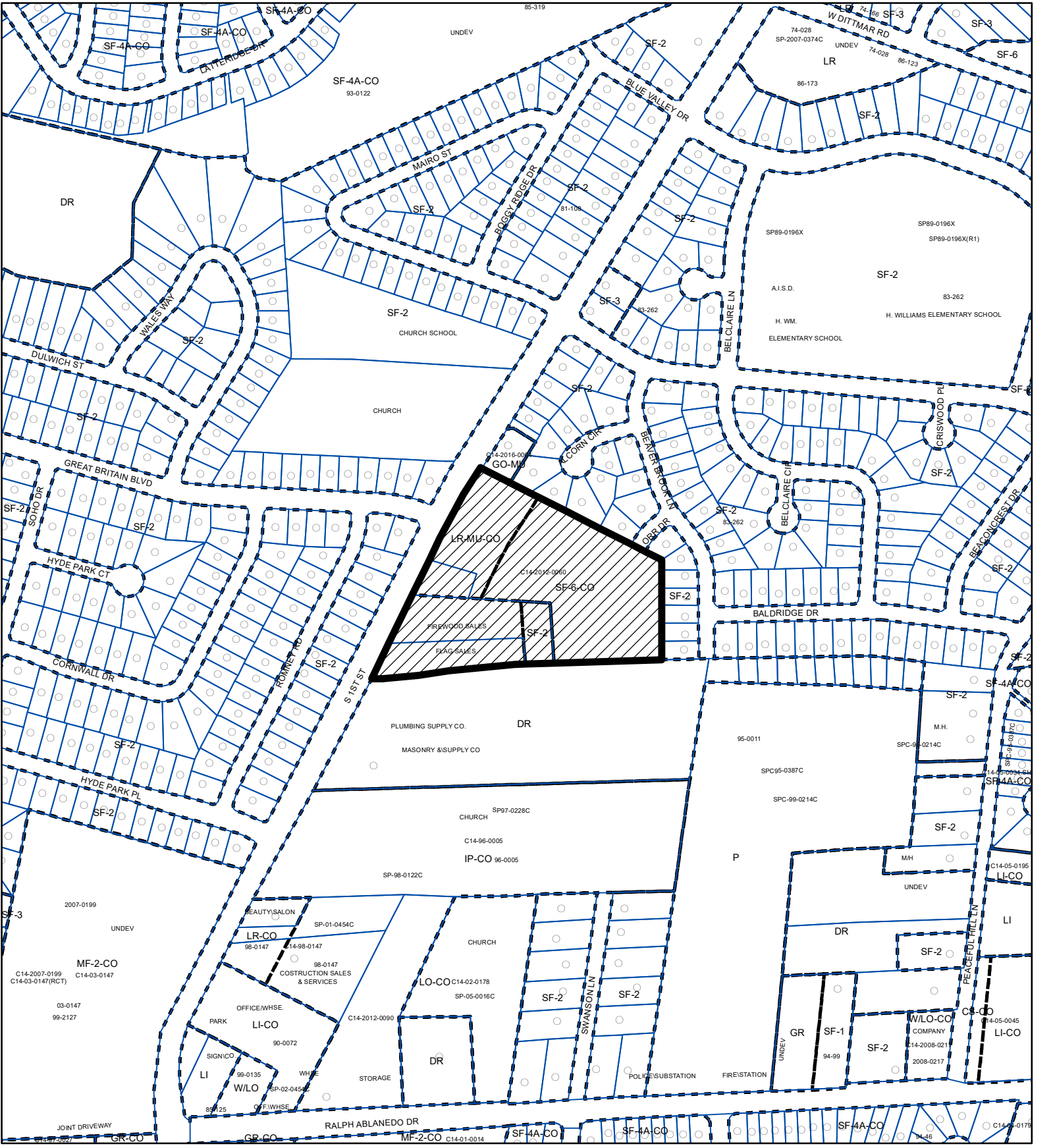
18 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
19 developed and used in accordance with the regulations established for the multifamily  
20 residence moderate-high density (MF-4) district and other applicable requirements of the  
21 City Code.  
22

23 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2021.  
24




25 **PASSED AND APPROVED**

26  
27 §  
28 §  
29 \_\_\_\_\_, 2021 § \_\_\_\_\_  
30 Steve Adler  
31 Mayor  
32

33  
34 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
35 Anne L. Morgan Jannette S. Goodall  
36 City Attorney City Clerk  
37



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2020-0151

#### Exhibit A

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 12/28/2020

LEGAL DESCRIPTION

BEING a 0.8559-acre tract (37,282 sq. ft.) of land situated in the William Cannon Survey, Abstract No. 6, Travis County, Texas; being a portion of Lot 1-A of the Resubdivision of Lot 1 of the P.F. Orr Subdivision as shown on a plat recorded in Volume 43, Page 25 of the Plat Records of Travis County Texas, being a portion of Lot 1-A as described in a Special Warranty Deed to 8401 Venture, LP in Document No. 2015028648 of the Official Public Records of Travis County, Texas; said 0.8559-acres being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

COMMENCING: at a 1/2-inch iron pipe found on the Southeastern right-of-way line of South First Street (R.O.W. varies) for the Northwestern corner of said Lot 1-A;

THENCE: South 62°39'15" East a distance of 104.68 feet along the northeastern line of said Lot 1-A, the southwestern line of Lot 1, Block A of the South First Addition Section One as shown on a plat recorded in Volume 49, Page 92 of the Plat Records of Travis County, Texas, to a calculated point for the southeastern corner of Lot 1, Block A of the said South First Addition, for the northwestern corner of this herein described tract;

THENCE: South 62°39'15" East a distance of 539.43 feet continuing along the northeastern line of said Lot 1-A, the southwestern line of Lot 1 & Lots 7 thru 9, Block K, the southwestern line of Orr Drive (50' Right-of-Way) and Lot 7, Block J of the Beaconridge III Subdivision as shown on a plat recorded in Volume 74, Page 92 of the Plat Records of Travis County Texas, to a 5/8-inch iron rod with cap stamped "JONES|CARTER" set for the northeastern corner of said Lot 1-A, the southeastern corner of said Lot 7, Block J, the northwestern corner of Lot 6, Block J of the said Beaconridge III Subdivision, for the northeastern corner of this herein described tract;

THENCE: South 00°24'21" West a distance of 315.96 feet along the eastern line of said Lot 1-A, the western line of Lots 1-6, Block J of the said Beaconridge III Subdivision to a 3/4-inch iron pipe found on the northern line of a called 9.95-acre tract of land as described in a Cash Deed to Roger Rich et al. in Volume 4400, Page 2037 of the Deed Records of Travis County, Texas for the southeastern corner of said Lot 1-A, the southwestern corner of Lot 1, Block J of the said Beaconridge III Subdivision, for the southeastern corner of this herein described tract;

THENCE: South 88°36'55" West a distance of 45.02 feet along the southern line of said Lot 1-A, a northern line of said 9.95-acre tract to a calculated point for the southwestern corner of this herein described tract;

THENCE: North 00°24'21" East a distance of 289.76 feet across said Lot 1-A to a calculated point for a corner of this herein described tract;

THENCE: North 62°39'15" West a distance of 511.83 feet continuing across said Lot 1-A to a calculated point for a corner of this herein described tract;

THENCE: North 27°20'45" East a distance of 45.00 feet continuing across said Lot 1-A to the POINT OF BEGINNING and containing 0.8559-acre tract (37,282 sq. ft.) of land.

Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
[rhackett@jonescarter.com](mailto:rhackett@jonescarter.com)

8401 South First Street  
TCAD: 512935  
City of Austin Grid: F-14

08-05-2021

Date:



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'

BEACONRIDGE III  
VOL. 74, PG. 92  
P.R.T.C.T.

ORR DRIVE  
(60' R.O.W.)  
VOL. 74 PG. 92 P.R.T.C.T.



45' DWELLING  
UNIT SETBACK  
0.8559 ACRE TRACT

5/8" IRON ROD WITH  
CAP STAMPED  
"JONES/CARTER"

RESUBDIVISION  
OF LOT 1 OF  
THE P.F. OR  
VOLUME 43,  
PAGE 25  
P.R.T.C.T.

FOUND  
3/4" IRON PIPE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 1, BLOCK A  
SOUTH FIRST ADDITION  
SECTION ONE  
VOL. 49, PG. 92  
P.R.T.C.T.  
ROSE K. BARNHART  
DEED WITH ENDORS  
ET AL  
GENERAL WARRANTY  
DEED NO. 2006070865  
O.P.R.T.C.T.

POINT OF  
BEGINNING

COMMENCING  
FOUND  
1/2" IRON PIPE

SOUTH 1ST STREET  
(PUBLIC R.O.W. WIDES)

8401 S. 1ST STREET

LOT 1-A

8401 VENTURE LP  
SPECIAL WARRANTY DEED  
DOC. NO. 2015028648  
O.P.R.T.C.T.

8403 S 1ST STREET

LOT 1-B

8401 VENTURE LP  
SPECIAL WARRANTY DEED  
DOC. NO. 2015028648  
O.P.R.T.C.T.

LOT 1-C

HARVEY KRONBERG  
EXECUTOR'S SPECIAL WARRANTY DEED  
DOC. NO. 2018018154  
O.P.R.T.C.T.

LINE TABLE	
LINE	BEARING
L1	S 62°39'15" E 104.68'
L2	S 88°36'55" W 45.02'
L3	N 27°20'45" E 45.00'

- IRON PIPE FOUND
- 5/8" IRON ROD SET W/CAP  
STAMPED "JONES/CARTER"
- CALCULATED POINT
- DEED RECORDS OF  
TRAVIS COUNTY, TEXAS
- PLAT RECORDS OF  
TRAVIS COUNTY, TEXAS
- P.R.T.C.T.
- OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.

LEGEND



08-05-2024

JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 10046101  
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

ROGER RICH ET AL  
CASH DEED  
CALLED 8.85 ACRES  
VOL. 4400 PG. 2037  
O.P.R.T.C.T.