

**ORDINANCE NO.**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1505 WEST 3<sup>RD</sup> STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM 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 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. C14-2021-0113, on file at the Housing and Planning Department, as follows:

0.947 acre of land (approximately 41,257 square feet) in Outlot 1, Division “Z” of Original City of Austin, Texas in Travis County, Texas, said 0.947 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1505 West 3<sup>rd</sup> Street, 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 shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

**PART 4.** Development of the Property is subject to the regulations set forth in this part:

(A) The following uses are additional permitted uses of the Property:

Alternative financial services  
Bed and Breakfast (Group 2)  
Consumer repair services  
Hospital services (limited)  
Pawn shop services  
Private secondary educational facilities  
Public secondary educational facilities

Bed and Breakfast (Group 1)  
Cocktail lounge  
Guidance services  
Kennels  
Private primary educational facilities  
Public primary educational facilities

(B) The following uses are prohibited uses on the Property:

Adult-oriented businesses  
Drop-off recycling collection facility  
Light manufacturing  
Scrap and salvage  
Recycling center  
Vehicle storage

Basic Industry  
Exterminating services  
Liquor sales  
Railroad facilities  
Resource extraction

(C) The following uses are conditional uses of the Property:

Automotive rentals  
Automotive sales  
Commercial blood plasma center  
Convenience storage  
Equipment sales  
Laundry services  
Maintenance and service facilities

Automotive repair services  
Automotive washing (of any type)  
Construction sales and services  
Equipment repair services  
Hospital services (general)  
Limited warehousing and distribution  
Service station

(D) The following site development standards and regulations apply to the Property.

1. The maximum height of a building or structure on the Property shall not exceed 75 feet.
2. The minimum setbacks are: 5 feet for front yard,  
0 feet for street side yard,  
0 feet for interior side yard, and  
0 feet for rear yard.

- 55
- 56 3. The maximum building coverage on the Property is 95 percent.
- 57
- 58 4. The maximum impervious cover for the Property is 95 percent.
- 59
- 60 5. The maximum floor-to-area ratio (FAR) on the Property is 2:1.
- 61
- 62 6. The minimum site area for multifamily residential use on the Property does
- 63 not apply.
- 64
- 65 7. The minimum parking requirements on the Property is twenty (20) spaces
- 66 for every dedicated and reserved car-sharing parking space, bicycle-sharing
- 67 station, scooter-sharing station, or 3 Transportation Network Company
- 68 vehicle parking spaces provided in connection with a program approved by
- 69 the Director.
- 70
- 71 8. The maximum percentage of compact parking on the Property shall not
- 72 exceed 26.5%.
- 73

74 **PART 5.** Except as otherwise specifically provided by this ordinance, the Property is

75 subject to all other rules, regulations, and ordinances of the City, including Ordinance No.

76 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

77

78 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2021.

79

80 **PASSED AND APPROVED**

81

82 §

83 §

84 \_\_\_\_\_, 2021 § \_\_\_\_\_

85 Steve Adler

86 Mayor

87

88

89 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

90 Anne L. Morgan Jannette S. Goodall

91 City Attorney City Clerk

# EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earllysurveying.com

TBPELS Firm No. 10194487

## 0.947 ACRES

## TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.947 ACRES (APPROXIMATELY 41,257 SQ. FT.) IN OUTLOT 1, DIVISION Z OF THE CITY OF AUSTIN, BEING ALL OF A 0.947 ACRE TRACT CONVEYED TO PRESSLER RRI, LP IN A SPECIAL WARRANTY DEED EXECUTED JUNE 18, 2021 AND RECORDED IN DOCUMENT NO. 2021137475 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.947 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an old 4" diameter cedar fence post found in the southwest right-of-way line of the International and Great Northern Railroad (aka Missouri Pacific Railroad) (right-of-way width varies), same being the southwest line of apparent W. 3rd Street (no record or dedication information found) (no apparent defined right-of-way width) (shown on City of Austin GIS and Travis County Central Appraisal District maps), being the easternmost corner of the said 0.947 acre tract, being also the northernmost corner of a tract of land (no acreage given) described in Volume 10870, Page 35 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found in the southwest right-of-way line of the International and Great Northern Railroad (aka Missouri Pacific Railroad), being the easternmost corner of the tract of land described in Volume 10870, Page 35 of the Real Property Records of Travis County, Texas, bears South 66°12'47" East, a distance of 50.00 feet;

**THENCE** South 22°23'08" West with the southeast line of the said 0.947 acre tract and the northwest line of the tract of land described in Volume 10870, Page 35 of the Real Property Records of Travis County, Texas, a distance of 112.00 feet to a 1/2" rebar with "Chaparral" cap found for the southernmost corner of the said 0.947 acre tract, being in the northeast line of a 77 acre tract called the "Reserve" Tract in Division Z of The City of Austin (aka Sand Beach Reserve) and conveyed to the City of Austin in Volume 769, Page 57 of the Deed Records of Travis County, Texas, also referenced in Document No. 2017068325 of the Official Public Records of Travis County, Texas;

**THENCE** North 65°35'15" West with the northeast line of the Sand Beach Reserve and the southwest line of the said 0.947 acre tract, a distance of 409.53 feet to a 5/8" rebar with "MWM" aluminum cap found for the northernmost corner of the Sand Beach Reserve;

**THENCE** South 27°24'45" West with the northwest line of the Sand Beach Reserve and the southeast line of the said 0.947 acre tract, a distance of 1.88 feet 1/2" rebar with "Chaparral" cap found for a southern corner of the said 0.947 acre tract, from which a 60d nail found, bears South 65°16'41" East, a distance of 0.54 feet;

**THENCE** North 65°16'41" West with the southwest line of the said 0.947 acre tract, a distance of 12.28 feet to a mag nail with "Chaparral" washer found for the westernmost corner of the said 0.947 acre tract;

**THENCE** with the northwest line of the said 0.947 acre tract, the following two (2) courses and distances:


1. North 28°06'19" East, a distance of 24.89 feet to a 5/8" rebar found;
2. North 77°00'47" East, a distance of 142.96 feet to a 1/2" rebar with "Chaparral" cap found in the southwest right-of-way line of the International and Great Northern Railroad (aka Missouri Pacific Railroad), being the northernmost corner of the said 0.947 acre tract;

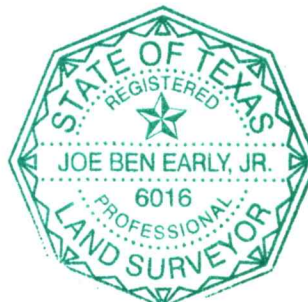
**THENCE** with the southwest right-of-way line of the International and Great Northern Railroad (aka Missouri Pacific Railroad) and the northeast line of the said 0.947 acre tract, the following three (3) courses and distances:

1. South 65°44'13" East, a distance of 62.34 feet to a 1/2" rebar with "Chaparral" cap found;
2. South 65°12'13" East, a distance of 48.27 feet to a 1/2" rebar with "Chaparral" cap found;
3. South 66°15'13" East, a distance of 192.18 feet to the **POINT OF BEGINNING**, containing 0.947 acres of land, more or less.

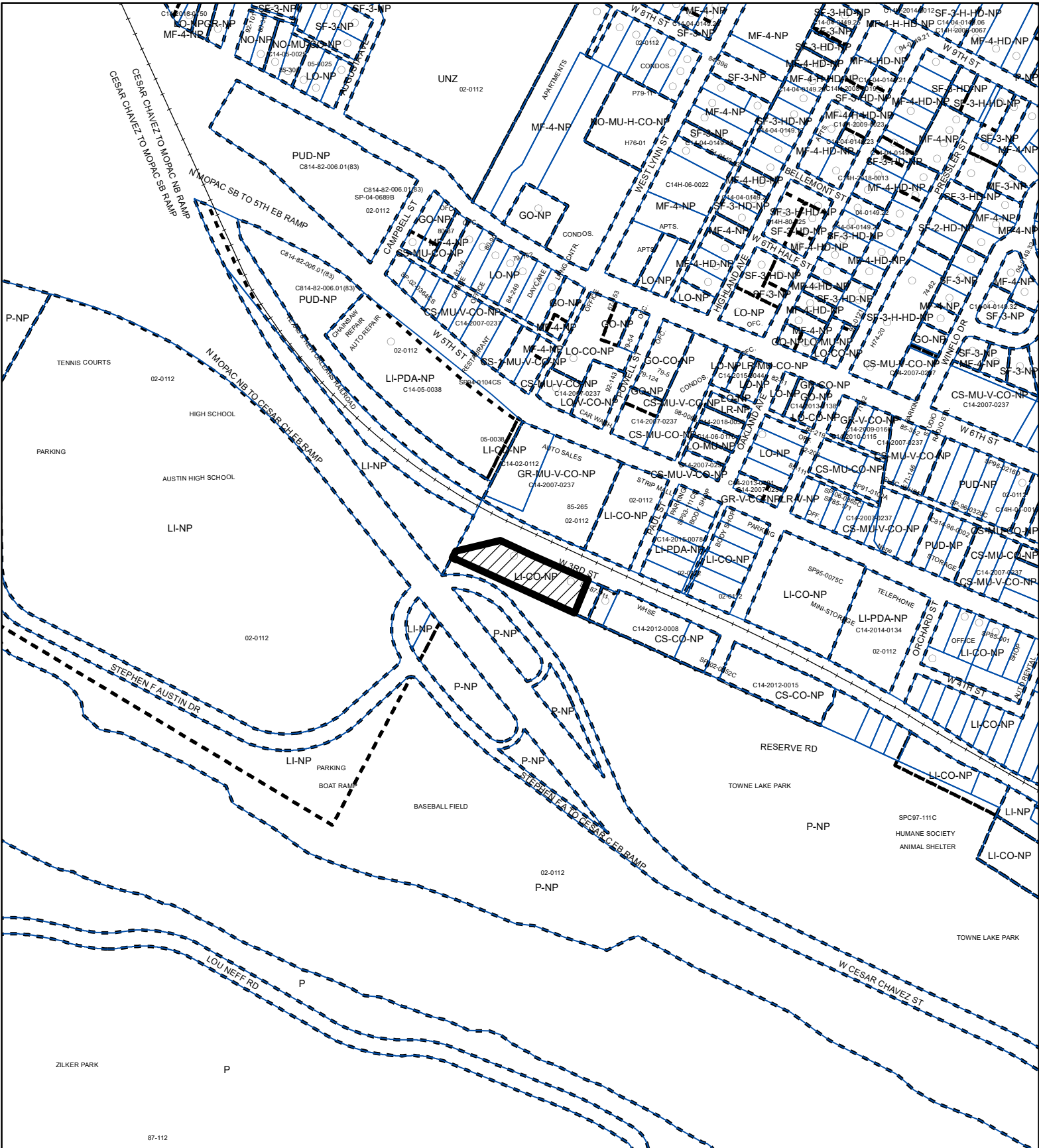
Surveyed on the ground on July 24, 2020

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

  
Joe Ben Early, Jr.                      Date  
Registered Professional Land Surveyor  
State of Texas No. 6016







-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2021-0113

Exhibit B

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: 7/1/2021