

**ORDINANCE NO. 20211014-074**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 301 PRESSLER STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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-conditional overlay-neighborhood plan (CS-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. C14-2021-0111, on file at the Housing and Planning Department, as follows:

1.072 acres (approximately 46,712 square feet) in Outlot 1, Division “Z” of Original City of Austin, Texas in Travis County, Texas , said 1.072 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 301 Pressler 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

Bed and Breakfast (Group 1)  
Cocktail lounge  
Family home

Guidance services	Hospital services (limited)
Pawn shop services	Pet services
Private primary educational facilities	Private secondary educational facilities
Public primary educational facilities	Public secondary educational facilities

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

Adult-oriented businesses	Basic Industry
Drop-off recycling collection facility	Exterminating services
General warehousing and distribution	Light manufacturing
Liquor sales	Scrap and salvage
Railroad facilities	Recycling center
Resource extraction	Vehicle storage

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

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Commercial blood plasma center	Construction sales and services
Convenience storage	Equipment repair services
Equipment sales	Hospital services (general)
Laundry services	Maintenance and service facilities
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.
3. The maximum building coverage on the Property is 95 percent.
4. The maximum impervious cover for the Property is 95 percent.
5. The maximum floor-to-area ratio (FAR) on the Property is 2:1.

6. The minimum site area for multifamily residential use on the Property does not apply.
7. The minimum parking requirements on the Property are reduced by twenty (20) spaces for every dedicated and reserved car-sharing parking space, bicycle-sharing station, scooter-sharing station, or 3 Transportation Network Company vehicle parking spaces provided in connection with a program approved by the Director.
8. The maximum percentage of compact parking on the Property shall not exceed 26.5%.

**PART 5.** Except as otherwise specifically provided by this ordinance, the Property is subject to all other rules, regulations, and ordinances of the City, including Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

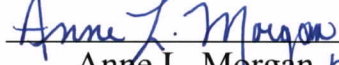
**PART 6.** This ordinance takes effect on October 25, 2021.

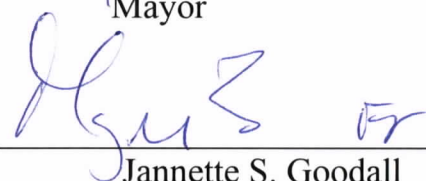
**PASSED AND APPROVED**

\_\_\_\_\_, October 14, 2021

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Steve Adler  
Mayor

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**   
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk





**Professional Land Surveying, Inc.**  
**Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**1.072 ACRES**  
**TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.072 ACRES (APPROXIMATELY 46,712 SQUARE FEET) IN OUTLOT 1, DIVISION "Z" OF ORIGINAL CITY OF AUSTIN, TEXAS, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.072 ACRE TRACT CONVEYED TO PRESSLER RRI, LP, IN A SPECIAL WARRANTY DEED EXECUTED APRIL 19, 2017 AND RECORDED IN DOCUMENT NO. 2017068325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.072 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found at the intersection of the southwest right-of-way line of the International and Great Northern Railroad (aka Missouri Pacific Railroad) (right-of-way width varies) and the southeast right-of-way line of Pressler Street (right-of-way width varies), being the northernmost corner of the said 1.072 acre tract, from which a 1/2" rebar with "Terra Firma" cap found at the intersection of the southwest right-of-way line of the International and Great Northern Railroad (aka Missouri Pacific Railroad) and the northwest right-of-way line of Pressler Street, being the easternmost corner of a 1.170 acre tract described in Document No. 2017068325 of the Official Public Records of Travis County, Texas, bears North 66°06'29" West, a distance of 51.04 feet;

**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 1.072 acre tract, the following two (2) courses and distances:

1. South 66°18'22" East, a distance of 142.74 feet to a 1/2" rebar found;
2. With a curve to the right, having a radius of 2839.93 feet, a delta angle of 04°05'43", an arc length of 202.99 feet, and a chord which bears South 64°32'54" East, a distance of 202.95 feet to a 1/2" rebar found for the easternmost corner of the said 1.072 acre tract;

**THENCE** with the southeast line of the said 1.072 acre tract, the following four (4) courses and distances:

1. South 08°38'18" West, a distance of 46.34 feet to an inundated point;
2. South 35°18'14" West, a distance of 40.33 feet to a 1/2" rebar found
3. South 22°24'58" West, a distance of 45.30 feet to a 1" iron pipe found

4. South  $48^{\circ}33'45''$  West, a distance of 0.42 feet to a  $1/2$ " rebar with "Chaparral" cap set for the southernmost corner of the said 1.072 acre tract, being on 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, from which a cotton spindle found in the base of a chinaberry tree for an angle point in the northeast line of the Sand Beach Reserve, bears South  $65^{\circ}35'15''$  East, a distance of 617.46 feet;

**THENCE** North  $65^{\circ}35'15''$  West with the southwest line of the said 1.072 acre tract, and the northeast line of the Sand Beach Reserve, a distance of 350.80 feet to a  $1/2$ " rebar with "Chaparral" cap set in the southeast right-of-way line of Pressler Street, being the westernmost corner of the said 1.072 acre tract, from which a  $1/2$ " rebar with "MWM" aluminum cap found for the northernmost corner of the Sand Beach Reserve, bears North  $65^{\circ}35'15''$  West, a distance of 906.78 feet and  $1/2$ " rebar found, bears South  $23^{\circ}52'56''$  West, a distance of 2.93 feet;

**THENCE** North  $23^{\circ}52'56''$  East with the southeast right-of-way line of Pressler Street and the northwest line of the said 1.072 acre tract, a distance of 131.75 feet to the **POINT OF BEGINNING**, containing 1.072 acres of land, more or less.

Surveyed on the ground on February 8, 2017.

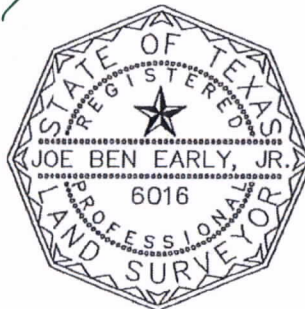
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
T.B.P.L.S. Firm No. 10124500

10/5/17

Date





$$1'' = 400'$$