

ORDINANCE NO. 20211014-076

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1505 WEST 3RD 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 3rd 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.

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.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.
Registered Professional Land Surveyor
State of Texas No. 6016

Date

6/30/21

