



Pet services  
Retirement housing (large site)  
Single-family residential  
Two-family residential

Retirement housing (small site)  
Single-family attached residential  
Townhouse residential  
Short-term rental

1  
2 (B) The following uses are prohibited uses on the Property:  
3

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Basic industry	Building maintenance services
Campground	Construction sales and services
Drop-off recycling collection facility	Electronic prototype assembly
Electronic testing	Equipment repair services
Equipment sales	Exterminating services
Funeral services	General warehousing and distribution
Kennels	Laundry services
Maintenance and service facilities	Monument retail sales
Outdoor sports and recreation	Railroad facilities
Recycling center	Resource extraction
Scrap and salvage	Vehicle storage
Veterinary services	

4  
5 (C) Light manufacturing use is a prohibited use on the Property, excluding a  
6 brewery as the principal use of the Property. A brewery as a principal use on the  
7 Property shall require no minimum square feet of gross floor area of the  
8 principal developed use.  
9

10 (D) The maximum height of a building or structure shall not exceed 275 feet.

11  
12 (E) Convenience storage use on the Property shall not exceed 20,000 square feet.

13  
14 (F) Development on the Property may not exceed a floor-to-area ratio  
15 (F.A.R.) of 2:1.  
16

17 (G) Section 25-6-478(A) (*Motor Vehicle Reductions General*) is modified to provide  
18 that the minimum off-street parking required within the area described 25-6-  
19 478(A) is 50% of the total off-street parking established by Appendix A (*Table of*  
20 *Off-Street Parking and Loading Requirements*).  
21

1 (H) Section 25-2-492 (*Site Development Regulations*) is modified to  
2 require when the principal use of the Property is a brewery a 50-foot  
3 wide building setback shall be established and maintained where the  
4 brewery use abuts any residential land use.

5  
6 (I) The minimum setbacks are: 0 feet for interior side yard, and  
7 0 feet for rear yard.  
8

9 **PART 5.** Except as otherwise specifically provided by this ordinance, the Property is  
10 subject to all other rules, regulations, and ordinances of the City, including Ordinance No.  
11 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.  
12

13 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2022.  
14

15 **PASSED AND APPROVED**

16  
17 §  
18 §  
19 \_\_\_\_\_, 2022 § \_\_\_\_\_  
20 Steve Adler  
21 Mayor  
22

23  
24 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
25 Anne L. Morgan Myrna Rios  
26 City Attorney City Clerk  
27

EXHIBIT “ \_\_\_\_\_ ”

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.5145 ACRE (22,410 SQUARE FEET) OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.237 ACRE TRACT AND A CALLED 0.228 ACRE TRACT CONVEYED TO LAURIE LYNN ALKIER IN DOCUMENT NO. 2004026976 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.5145 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



TBPLS Firm #10174300  
PO Box 90876  
Austin, TX 78709  
512.537.2384  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron pipe found in the west line of a called 1.4041 acre tract (described as Tract 1) conveyed to Kunicko, LLC, in Document No. 2019143558 (O.P.R.T.C.T.), and being the northwest corner of Lot 1 of Kurachi Subdivision, recorded in Document No. 200400223 (O.P.R.T.C.T.), and being the southwest corner of said Alkier 0.228 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found bears N56°50'40"E, a distance of 3.69 feet, and also from which, a 1/2-inch iron rod found in the north line of Lot 1 of the C. Ben Hibbetts Realty, Inc., Subdivision, recorded in Volume 75, Page 149 of the Plat Records of Travis County, Texas (P.R.T.C.T.) and being the common south corner of said Kunicko tract and Lot 1 of said Kurachi Subdivision bears, S01°43'29"W, a distance of 168.22 feet;

**THENCE**, with the east line of said Kunicko tract, in part with the east lines of said Alkier 0.228 acre and 0.237 acre tracts, N00°45'16"E, a distance of **240.69** feet to a 1/2-inch iron rod found for the northwest corner hereof, said point being an angle point in the south right-of-way line of Regiene Road (right-of-way varies, dedicated in Volume 1795, Page 249 of the Deed Records of Travis County, Texas (D.R.T.C.T.)), and being the common north corner of said Kunicko tract and said Alkier 0.237 acre tract;

**THENCE**, with the south right-of-way line of said Regiene Road and the north line of said Alkier 0.237 acre tract, S46°50'06"E, a distance of **159.33** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being the northeast corner of said Alkier 0.237 acre tract;

**THENCE**, with the west right-of-way line of said Regiene Road, in part with the west lines of said Alkier 0.228 acre and 0.237 acre tracts, S03°51'46"E, passing at a distance of 63.97 feet, a 1/2-inch iron rod found at the common east corner of said Alkier 0.228 acre and 0.237 acre tracts, and continuing for a total distance of **128.95** feet to a 1/2-inch iron rod found for the southeast corner hereof, said point being the common east corner of Lot 1 of said Kurachi Subdivision and said Alkier 0.228 acre tract;

**THENCE**, leaving the west right-of-way line of said Regiene Road, with the common line of Lot 1 of said Kurachi Subdivision and said Alkier 0.228 acre tract, S88°39'07"W, a distance of **128.11** feet to the **POINT OF BEGINNING** and containing 0.5145 Acre (22,410 Square Feet) of land, more or less.

**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000029500981. See attached sketch (reference drawing: 01049\_zoning-3.dwg.)

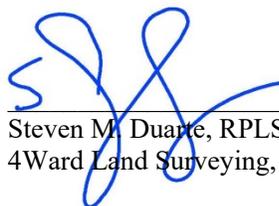
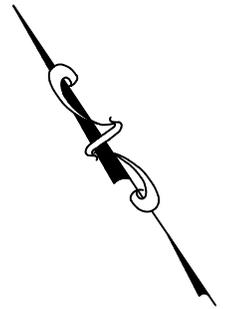
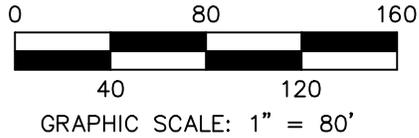
  
7/21/2021  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



Exhibit A



S53°55'00"W  
48.36'  
FROM WHICH A MAG  
NAIL FOUND BEARS  
N26°07'00"W, 1.16'

S51°19'15"E  
66.54'  
((S48°16'04"E  
67.61'))

**U.S. HIGHWAY 183  
(AKA ED. BLUESTEIN BLVD.)  
(R.O.W. VARIES)**

[B]

[H]

APPROXIMATE LOCATION  
OF 5' WIDE ELECTRIC  
AND TELEPHONE  
SYSTEMS EASEMENT  
VOL. 1916, PG. 15  
D.R.T.C.T.

**REGIENE ROAD  
(R.O.W. VARIES)**

DEDICATED IN  
VOL. 1795, PG. 249  
D.R.T.C.T.

**0.5145 ACRE(S)  
22,410 SQUARE FEET**

S46°50'06"E  
159.33'

N00°45'16"E  
240.69'

S03°51'46"E  
128.95'

S88°39'07"W  
128.11'

**P.O.B.**

GRID N: 10070183.53  
GRID E: 3137210.99

CALLED 0.20 ACRE  
CITY OF AUSTIN  
ELECTRIC EASEMENT  
VOL 3815, PG. 1803  
D.R.T.C.T.

FROM WHICH A  
1/2" IRON ROD  
FOUND BEARS  
N56°50'40"E, 3.69'

S01°43'29"W  
168.22'  
S03°36'31"W  
167.69'

CALLED 3.17 ACRE  
CITY OF AUSTIN  
ELECTRIC EASEMENT  
VOL 3814, PG. 1788  
D.R.T.C.T.

[A]

[C]

[D]

[E]

[F]

[G]

**0.5145 ACRE  
City of Austin, Travis  
County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	7/21/2021
Project:	01049
Scale:	1" = 80'
Reviewer:	SMD
Tech:	AK
Field Crew:	WC
Survey Date:	APR. 2021
Sheet:	1 OF 2

# LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	CALCULATED POINT
	COTTON SPINDLE FOUND
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2019143558

[A]  
CALLED 1.4041 ACRE  
(TRACT 1)  
KUNICKO, LLC  
DOC. NO. 2019143558  
O.P.R.T.C.T.

E]  
LOT 1  
KURACHI SUBDIVISION  
DOC. NO. 200400223  
O.P.R.T.C.T.

[B]  
CALLED 1.08 ACRES  
GEORGE I. KURACHI, JR.  
& BARBARA J. KURACHI  
DOC. NO. 2001031539  
O.P.R.T.C.T.

[F]  
CALLED 0.673 ACRE  
(PARCEL 132)  
THE STATE OF TEXAS  
DOC. NO. 2015197901  
O.P.R.T.C.T.

[C]  
CALLED 0.237 ACRE  
LAURIE LYNN ALKIER  
DOC. NO. 2004026976  
O.P.R.T.C.T.

[G]  
REMAINDER OF LOT 1  
C. BEN HIBBETTS  
REALTY, INC. SUBD. NO. 2  
VOL. 75, PG. 149  
P.R.T.C.T.

[D]  
CALLED 0.228 ACRE  
LAURIE LYNN ALKIER  
DOC. NO. 2004026976  
O.P.R.T.C.T.

CALLLED 14.0224 ACRES  
(TRACT 2)  
KUNICKO, LLC  
DOC. NO. 2019143558  
O.P.R.T.C.T.

[H]  
**JAMES BURLESON  
SURVEY NO. 19  
ABSTRACT NO. 4**

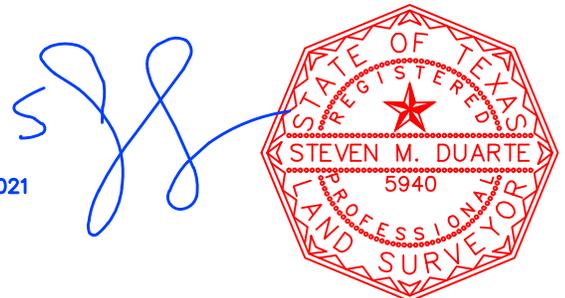
[I]  
**J.C. TANNEHILL  
SURVEY NO. 29,  
ABSTRACT NO. 22**

**NOTES:**

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000029500981.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

7/21/2021

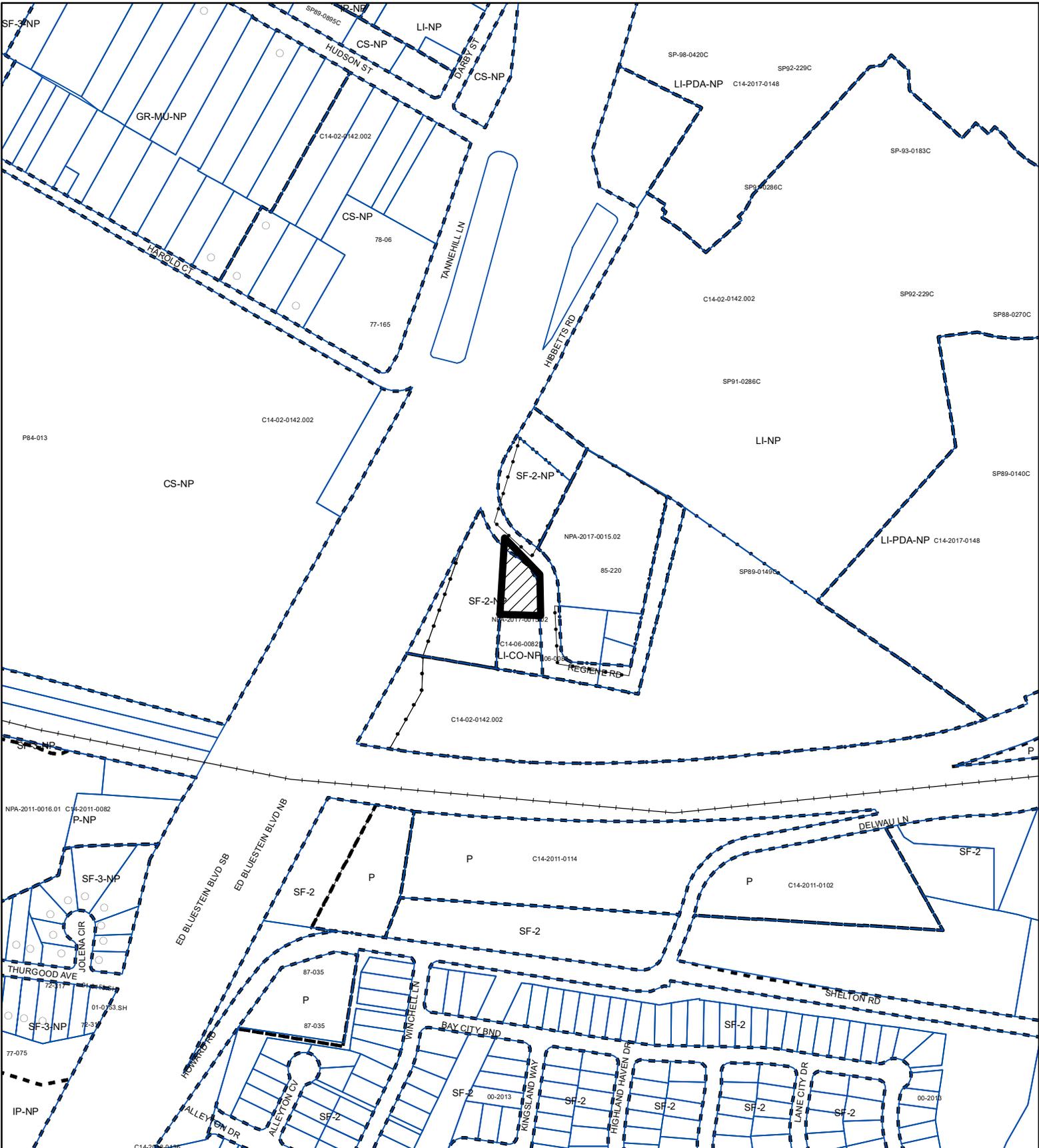


**0.5145 ACRE  
City of Austin, Travis  
County, Texas**



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TBPELS FIRM #10174300

Date:	7/21/2021
Project:	01049
Scale:	1" = 80'
Reviewer:	SMD
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Field Crew:	WC
Survey Date:	APR. 2021
Sheet:	2 OF 2



**ZONING**

ZONING CASE#: C14-2021-0158

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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: 9/22/2021