

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6600, 6702, 6704 AND 6706 REGIENE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-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-neighborhood plan (LI-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. C14-2021-0157, on file at the Housing and Planning Department, as follows:

4.2633 acres (185,709 square feet) of land, out of the James Burleson Survey No. 19, Abstract No. 4 in Travis County, Texas, said 4.2633 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, (the “Property”),

locally known as 6600, 6702, 6704, and 6706 Regiene Road in the City of Austin, Travis County, Texas, 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:

Bed and breakfast (Group 1)  
Condominium residential  
Group residential  
Pet services

Bed and breakfast (Group 2)  
Duplex residential  
Multifamily residential  
Retirement housing (small site)

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

Single-family attached residential  
Townhouse residential  
Short-term rental

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

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	

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

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

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

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

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

(H) Section 25-2-492 (*Site Development Regulations*) is modified to require when the principal use of the Property is a brewery a 50-foot

1 wide building setback shall be established and maintained where the  
2 brewery use abuts any residential land use.

- 3  
4 (I) The minimum setbacks are: 0 feet for interior side yard, and  
5 0 feet for rear yard.  
6

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

11 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2022.  
12

13 **PASSED AND APPROVED**

14  
15 §  
16 §  
17 \_\_\_\_\_, 2022 § \_\_\_\_\_  
18 Steve Adler  
19 Mayor  
20

21  
22 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
23 Anne L. Morgan Myrna Rios  
24 City Attorney City Clerk  
25

EXHIBIT “\_\_\_\_\_”

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.2633 ACRES (185,709 SQUARE FEET) OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN TRAVIS COUNTY, TEXAS, BEING (1) ALL OF LOT 1 OF THE BURR-DAY PARTNERSHIP, A SUBDIVISION RECORDED IN VOLUME 87, PAGE 74D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), CONVEYED TO DOROTHY M. REGIENE IN VOLUME 11593, PAGE 1092 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND TO VICTORIA MAE GABLE ET AL. IN DOCUMENT NO. 2004026977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), (2) ALL OF A 0.32 ACRE TRACT CONVEYED TO KATHRYN ANN POOL IN DOCUMENT NO. 2004026975 (O.P.R.T.C.T.), (3) ALL OF A 0.31 ACRE TRACT CONVEYED TO WILLIAM JOHN REGIENE IN DOCUMENT NO. 2004026974 (O.P.R.T.C.T.), AND (4) ALL OF A 0.47 ACRE TRACT CONVEYED TO VICTORIA MAE GABLE IN DOCUMENT NO. 2004026978 (O.P.R.T.C.T.), SAID 4.2633 ACRES 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 rod found at a corner in the east 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 southwest corner of said Gable tract, for the southwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, with the east right-of-way line of said Regiene Road and the west and north lines of said Gable tract, the following two (2) courses and distances:

- 1) **N03°53'26"W**, a distance of **183.74** feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, and
- 2) **S85°31'39"E**, a distance of **15.12** feet to a 1/2-inch iron pipe found for an interior ell-corner hereof, said point being a southwest corner of said Lot 1;

**THENCE**, with the east right-of-way line of said Regiene Road and the west line of said Lot 1, the following three (3) courses and distances:

- 1) **N03°44'50"W**, a distance of **53.11** feet to a 1/2-inch iron rod found for a point of curvature hereof,
- 2) Along the arc of a curve to the left, having an arc length of **142.05** feet, having a radius of **175.37** feet, and a chord that bears **N27°06'28"W**, a distance of **138.20** feet to a calculated point for a point of tangency hereof, and
- 3) **N50°15'04"W**, a distance of **5.36** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being a corner in the east right-of-way line of said Regiene Road, and being in the east line of a called 1.08 acre tract conveyed to George I., Jr., and Barbara J. Kurachi in Document No. 2001031539 (O.P.R.T.C.T.), and being a southwest corner of said Lot 1;

**THENCE**, with the west line of said Lot 1, in part with the east line of said Kurachi tract, and in part with the east line of a called 0.500 acre tract conveyed to J.H. Harold in Volume 3101, Page 1204 (D.R.T.C.T.), **N25°20'23"E**, passing at a distance of 266.95, a calculated point at the common east corner of said Kurachi tract and said Harold tract, from which calculated corner, a 1/2-inch iron rod found bears **N51°49'23"W**, a

Exhibit A

distance of 1.27 feet, and continuing for a total distance of **349.99** feet to a 1/2-inch iron pipe found for the northwest corner hereof, said point being an angle point in the south line of Lot 2A, Resubdivision of Lot 1, Motorola Inc. Ed Bluestein Facility, recorded in Document No. 200600304 (O.P.R.T.C.T.), and being the common north corner of said Harold tract and said Lot 1;

**THENCE**, with the common line of said Lot 2A and said Lot 1, **S59°11'32"E**, a distance of **292.78** feet to a 1.5-inch iron pipe found for the northeast corner hereof, said point being at the northwest terminus of said Regiene Road, and being the northeast corner of said Lot 1;

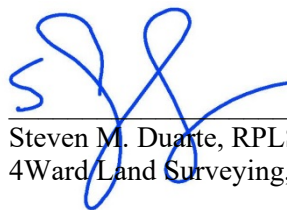
**THENCE**, with the west right-of-way line of said Regiene Road, in part with the east line of said Lot 1, in part with the east line of said Regiene tract, and in part with the east line of said Pool tract, the following two (2) courses and distances:

- 1) **S10°56'27"W**, a distance of **247.79** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **S11°04'44"W**, passing at a distance of 125.16 feet, a 5/8-inch iron rod found at the common east corner of said Lot 1 and said Regiene tract, and continuing for a total distance of **324.35** feet to a cotton spindle found for the southeast corner hereof, said point being at the southeast corner of said Pool tract;

**THENCE**, with the north right-of-way line of said Regiene Road, in part with the south line of said Pool tract, and in part with the south line of said Gable tract, **N81°27'10"W**, a distance of **226.46** feet to the **POINT OF BEGINNING** and containing 4.2633 Acres (185,709 Square Feet) of land, more or less.

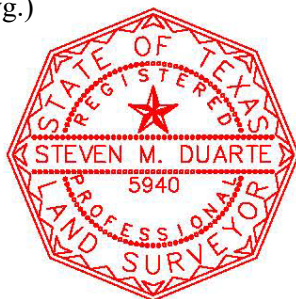
**Notes:**

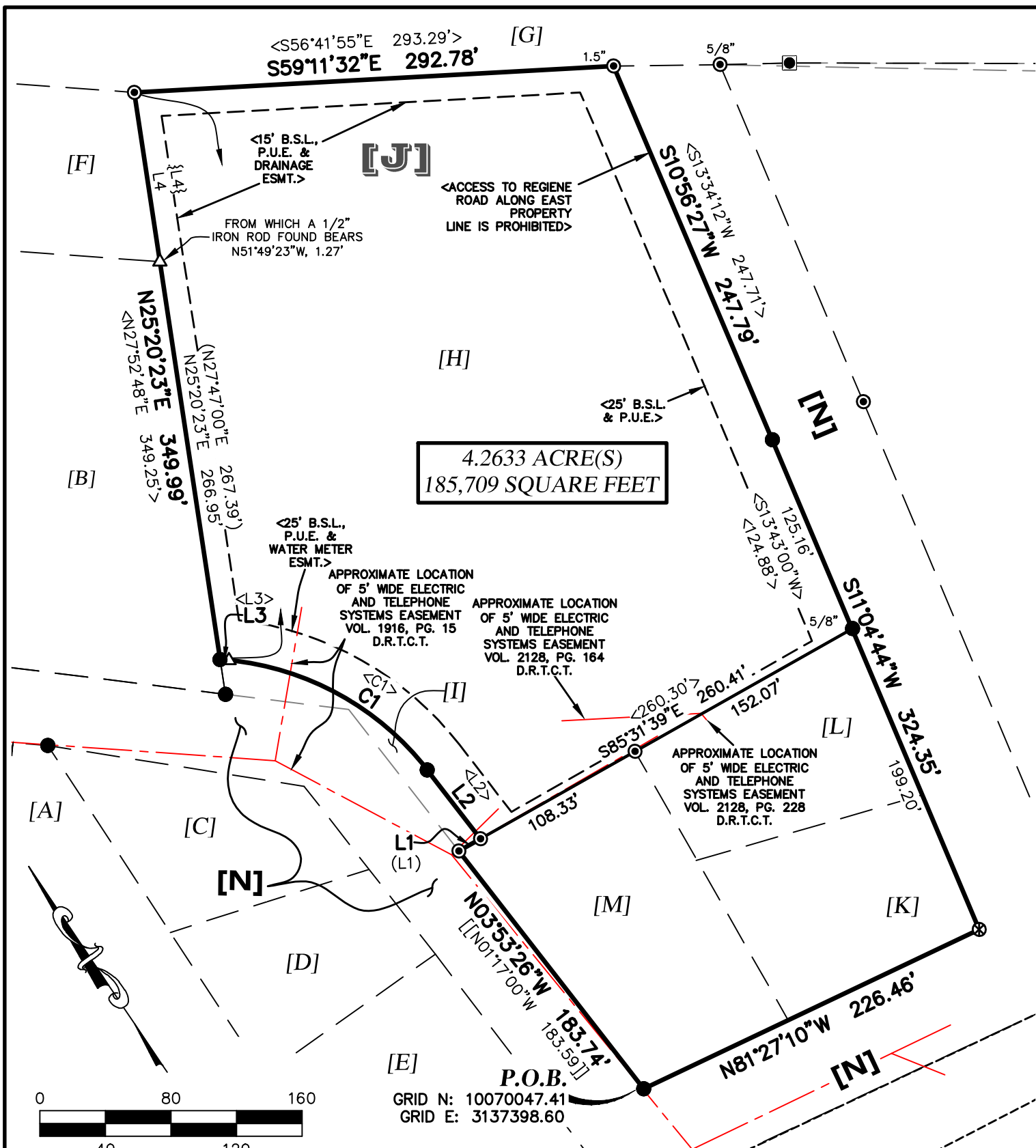
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000029500981. See attached sketch (reference drawing: 01049\_zoning-2.dwg.)



**7/21/2021**

Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**4.2633 ACRES**  
**City of Austin, Travis**  
**County, Texas**

**4WARD**  
**Land Surveying**  
 A Limited Liability Company

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 3

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

[F]  
CALLED 0.500 ACRE  
J.H. HAROLD  
VOL. 3101, PG. 1204  
D.R.T.C.T.

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

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

[G]  
LOT 2A  
RESUBDIVISION OF LOT 1  
MOTOROLA INC.  
ED BLUESTEIN FACILITY  
DOC. NO. 200600304  
O.P.R.T.C.T.

[K]  
CALLED 0.32 ACRES  
KATHRYN ANN POOL  
DOC. NO. 2004026975  
O.P.R.T.C.T.

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

[H]  
LOT 1  
BURR-DAY PARTNERSHIP  
VOL. 87, PG. 74D  
P.R.T.C.T.

[L]  
CALLED 0.31 ACRES  
WILLIAM JOHN REGIENE  
DOC. NO. 2004026974  
O.P.R.T.C.T.

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

[I]  
CALLED 2,769 SQ. FT.  
THE CITY OF AUSTIN  
VOL. 9775, PG. 559  
R.P.R.T.C.T.

[M]  
CALLED 0.47 ACRES  
VICTORIA MAE GABLE  
DOC. NO. 2004026978  
O.P.R.T.C.T.

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

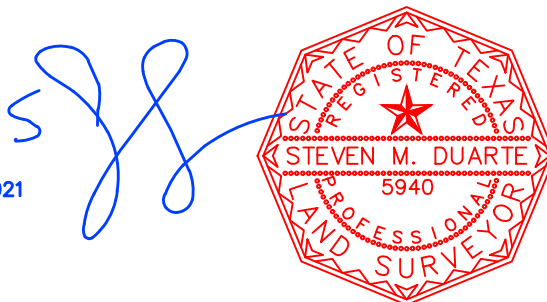
[N]  
**REGIENE ROAD  
(R.O.W. VARIES)**  
DEDICATED IN  
VOL. 1795, PG. 249  
D.R.T.C.T.

**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



**4.2633 ACRES  
City of Austin, Travis  
County, Texas**



A Limited Liability Company

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:	2 OF 3

## 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. 2001031539
{.....}	RECORD INFORMATION PER VOL. 3101, PG. 1204
<.....>	RECORD INFORMATION PER PLAT VOL. 87, PG. 74D
[[.....]]	RECORD INFORMATION PER DOC. NO. 200426978

### LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S85°31'39"E	15.12'
L2	N03°44'50"W	53.11'
L3	N50°15'04"W	5.36'
L4	N25°20'23"E	104.50'

### RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
(L1)	S82°54'15"E	15.16'
<L2>	N01°17'00"W	53.09'
<L3>	N47°38'30"W	5.46'
{L4}	N27°47'00"E	103.39'

### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	142.05'	175.37'	46°24'35"	N27°06'28"W	138.20'

### RECORD CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
<C1>	141.89'	175.37'	46°21'25"	N24°27'45"W	138.05'

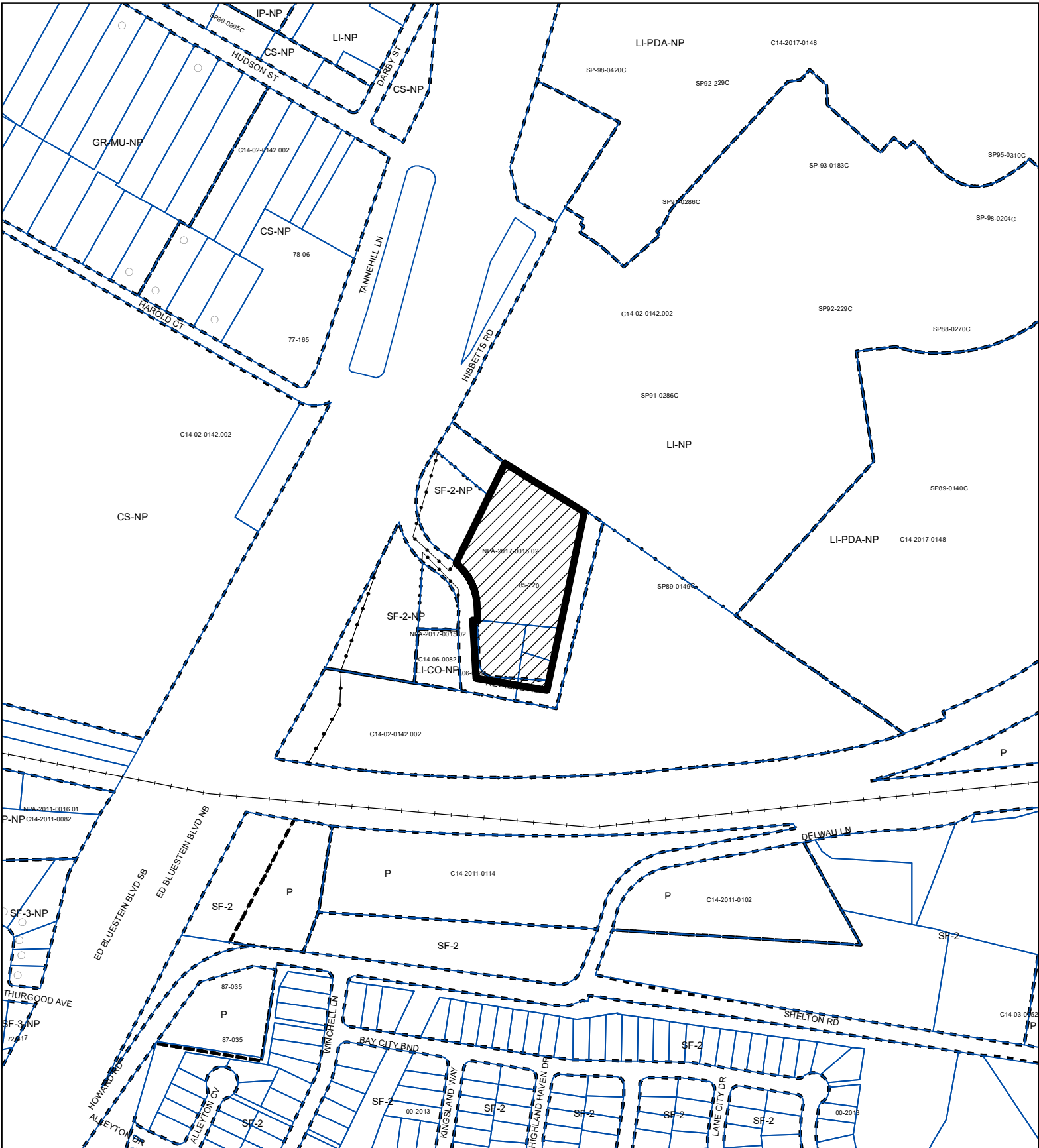
**4.2633 ACRES**  
**City of Austin, Travis**  
**County, Texas**



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:	3 OF 3





# ZONING

ZONING CASE#: C14-2021-0157

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