

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 605 EAST 56TH STREET IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES- VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY- NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING- CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-V-CO-DB90-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-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2025-0010, on file at the Planning Department, as follows:

A 0.877 acre tract of land, being a portion of LOTS 10-15, a portion of LOTS 20 AND 21, and all of LOTS 16-19, BLOCK 34, THE HIGHLANDS ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 55, of the Plat Records of Travis County, Texas, together with one half of the adjacent alley vacated by the City of Austin by ordinance recorded in Volume 3822, Page 1321, of the Deed Records of Travis County, Texas, SAVE AND EXCEPT that portion of the property conveyed to the City of Austin by deed recorded in Volume 3648, Page 1626, of the Deed Records of Travis County, Texas, said 0.877 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”).

locally known as 605 East 56th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following uses are prohibited uses of the Property:

Adult-Oriented Businesses

Pawn Shop Services

39 (B) The following uses are conditional uses of the Property:

40 Agricultural Sales and Services
Commercial Blood Plasma Center
Convenience Storage
Equipment Sales
Vehicle Storage

41 Campground
Construction Sales and Services
Equipment Repair Services
Kennels

42 **PART 3.** The Property may be developed in compliance and used in accordance with the
43 regulations established for density bonus 90 (DB90) combining district and other applicable
44 requirements of the City Code.

45 **PART 4.** Except as specifically restricted under this ordinance, the Property may be
46 developed and used in accordance with the regulations established for the general
47 commercial services (CS) base district and other applicable requirements of the City Code.

48 **PART 5.** Except as specifically modified by this ordinance, the Property is subject to
49 Ordinance No. 020523-31 that established zoning for the North Loop Neighborhood Plan.

50 **PART 6.** This ordinance takes effect on _____, 2025.

51 **PASSED AND APPROVED**

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67 Kirk Watson
68 Mayor

69 **APPROVED:** _____

70 Deborah Thomas
71 Interim City Attorney

72 **ATTEST:** _____

73 Myrna Rios
74 City Clerk

EXHIBIT "A"

0.877 ACRE
LEIF JOHNSON FORD
PARCEL "B" DESCRIPTION

FN. NO. 22-117 (ABB)
APRIL 16, 2024
JOB NO. 222012511

DESCRIPTION

A 0.877 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF LOTS 10-15, LOTS 20-21 AND ALL OF LOTS 16-19 AND A PORTION OF THAT CERTAIN 20' ALLEY, BLOCK 34, THE HIGHLANDS ADDITION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 55 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 10-21 CONVEYED TO JOHNSON SPECIAL LAND, LTD AND ARMSTRONG-JOHNSON, INC BY DEEDS OF RECORD IN DOCUMENT NO. 2004070228 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 3777, PAGE 621 THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.877 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron pipe found at the intersection of the northerly right-of-way line of E. 55th Street (R.O.W. varies) and the easterly right-of-way of Martin Avenue (R.O.W. varies);

THENCE, N27°59'13"E, leaving said intersection, along the easterly line of Martin Avenue, a distance of 145.08 feet to a point;

THENCE, N62°00'47"W, over and across the Martin Avenue right-of-way, a distance of 60.00 feet to a 1/2 inch iron rod with "STANTEC" cap set in the westerly line of Martin Avenue, being the common easterly corner of said Lot 21 and that certain tract of land conveyed to Priester-Mell Nicholson, INC. by deed of record in Document Nos. 2012173545 and 2012173547 of said Official Public Records for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, N62°00'47"W, leaving the westerly line of Martin Avenue, along the northerly line of said Priester-Mell Nicolson, INC tract by Document Nos. 2012173545 and 2012173547, in part being the southerly line of said Lot 21, in part over and across said 20 foot Alley, for the southerly line hereof, a distance of 130.01 feet to a 1/2 inch iron rod with "STANTEC" cap set in the westerly line of that certain tract of land conveyed to Priester-Mell Nicholson, INC. by deed of record in Document No. 2012173546 of said Official Public Records, being the northwesterly corner of said Priester-Mell Nicolson, INC tract by Document Nos. 2012173545 and 2012173547, for the southwesterly corner hereof;

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SHEET 2 OF 2

THENCE, N27°59'13"E, leaving the northwesterly corner of said Priester-Mell Nicolson, INC tract by Document Nos. 2012173545 and 2012173547, along the easterly line of said Priester-Mell Nicolson, INC tract by Document No. 2012173546, continuing over and across said 20 foot Alley, for the westerly line hereof, a distance of 290.15 feet to a 1/2 inch iron rod with "STANTEC" cap set in the southerly right-of-way line of E. 56th Street (R.O.W. varies), being the northeasterly corner of said Priester-Mell Nicolson, INC tract by Document No. 2012173546, for the northwesterly corner hereof;

THENCE, S61°56'48"E, leaving the northeasterly corner of said Priester-Mell Nicolson, INC tract by Document No. 2012173546, along the southerly line of E. 56th Street, for the northerly line hereof, a distance of 130.01 feet to a 1/2 inch iron rod with "STANTEC" cap set at the intersection of the southerly line of E. 56th Street and the westerly line of Martin Avenue, for the northeasterly corner hereof;

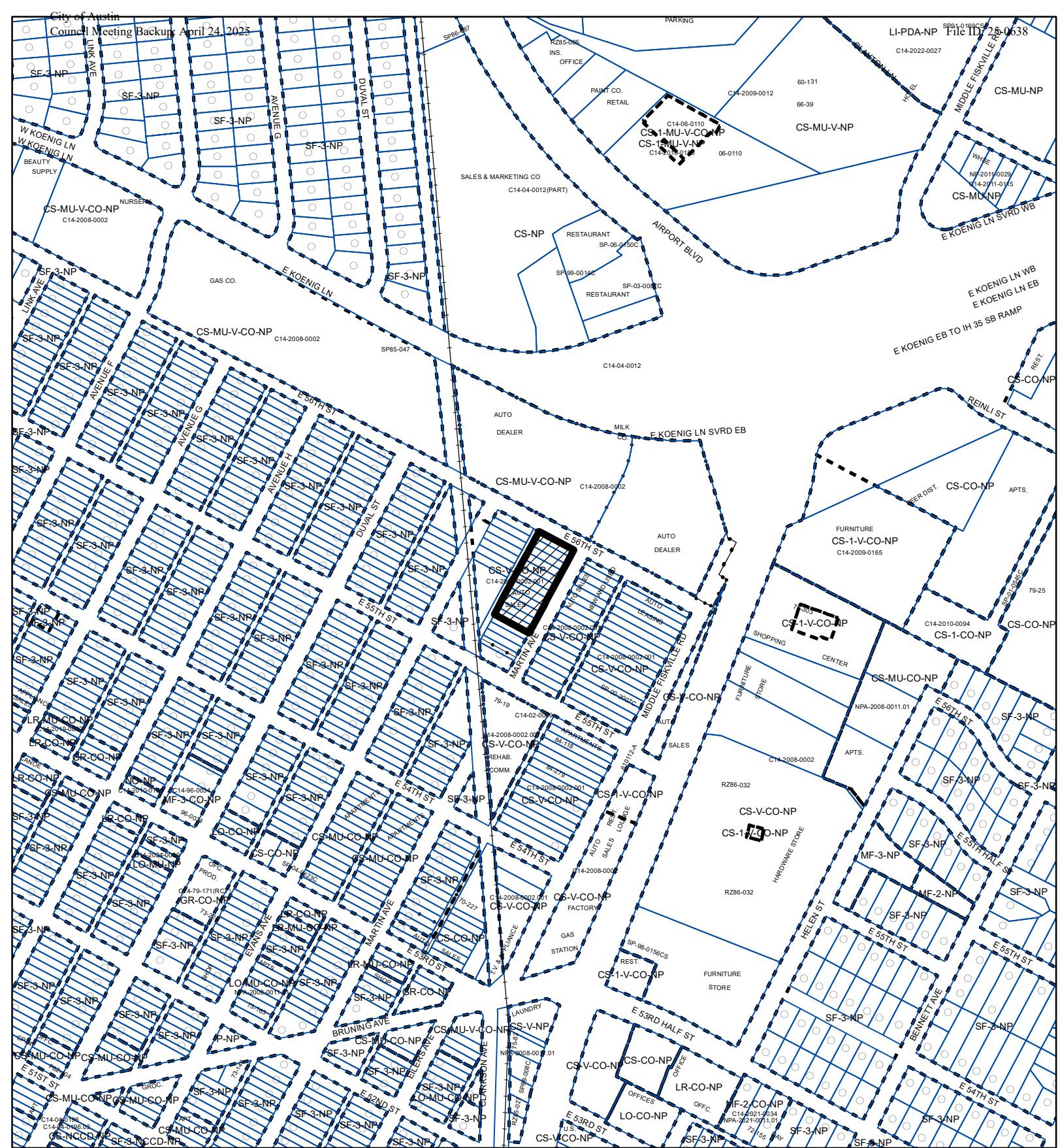
THENCE, leaving the southerly line of E. 56th Street, along the westerly line of Martin Avenue, the following five (5) courses and distances:

- 1) S27°59'13"W, a distance of 140.00 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 2) S62°00'47"E, a distance of 5.00 feet to a PK nail with "STANTEC" washer set at the northeasterly corner of said Lot 16;
- 3) S27°59'13"W, a distance of 100.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of said Lot 19;
- 4) N62°00'47"W, a distance of 5.00 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 5) S27°59'13"W, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing an area of 0.877 acre (38,212 square feet) of land, more or less, within these metes and bounds.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

Austin B. Burklund 04/16/24
AUSTIN B. BURKLUND Date
R.P.L.S. NO. 6879
STATE OF TEXAS
TBPELS # 10194230
austin.burklund@stantec.com





SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0010



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.

$$1" = 400'$$

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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