

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 701 AND 703 EAST 55TH 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. C14-2025-0012, on file at the Planning Department, as follows:

A 1.080 acre tract of land, being a portion of LOT A, WILSON RAVEN SUBDIVISION a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 77, Page 376, of the Plat Records of Travis County, Texas, said LOT A conveyed by deed recorded in Document No. 2004084880 of the Official Public Records of Travis County, Texas, said 1.080 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 701 and 703 East 55th 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

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

Agricultural Sales and Services  
Campground  
Construction Sales and Services  
Equipment Repair Services  
Kennels

Automotive Sales  
Commercial Blood Plasma Center  
Convenience Storage  
Equipment Sales  
Vehicle Storage

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

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

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

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2025

Kirk Watson  
Mayor

**APPROVED:**

Deborah Thomas  
Interim City Attorney

**ATTEST:**

Myrna Rios  
City Clerk

## EXHIBIT "A"

1.080 ACRE  
LEIF JOHNSON FORD  
PARCEL "D" DESCRIPTION

FN. NO. 22-118(ABB)  
APRIL 16, 2024  
JOB NO. 222012511

### DESCRIPTION

A 1.080 ACRE TRACT OF SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF LOT A, WILSON RAVEN SUBDIVISION OF RECORD IN VOLUME 77, PAGE 376 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT A CONVEYED TO RIVER CITY PARTNERS, LTD BY DEED OF RECORD IN DOCUMENT NO. 2004084880 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.080 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 Street (R.O.W. varies);

**THENCE**, S61°55'29"E, leaving said intersection, along the northerly line of E. 55th Street, a distance of 120.00 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southwesterly corner of the southerly terminus of that certain 20 foot Alley of Block 35, The Highlands Addition, a subdivision of record in Volume 3, Page 55 of said Plat Records;

**THENCE**, S28°04'31"W, leaving the northerly line of E. 55th Street, and crossing the E. 55th Street Right-of-Way, a distance of 60.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the intersection of the southerly line of E. 55th Street and the westerly line of that certain 20 foot Alley of Block 28 of said The Highlands Addition, being the northeasterly corner of said Lot 1 and hereof for the **POINT OF BEGINNING**;

**THENCE**, S28°00'56"W, leaving the southerly line of E. 55th Street, along the westerly line of said 20 foot Alley, being the easterly line of said Lot 1 and hereof, a distance of 378.36 feet to a 1/2 inch iron rod with "STANTEC" cap set in the easterly line of that certain 50 foot Railroad, being at the southerly corner of said Lot A and hereof;

**THENCE**, N05°16'32"W, leaving the westerly line of said 20 foot Alley, along the easterly line of said 50 foot Railroad, being the westerly line of said Lot A and hereof, a distance of 452.95 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner of the westerly terminus of E. 55th Street, being the northwesterly corner of said Lot A and hereof;

FN NO. 22-118 (ABB)  
APRIL 16, 2024  
SHEET 2 OF 2

**THENCE**, S61°55'29"E, leaving the easterly line of said 50 foot Railroad, along the southerly line of E. 55th Street, being the northerly line of said Lot A and hereof, a distance of 248.62 feet to the **POINT OF BEGINNING**, containing an area of 1.080 acre (47,034 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, AUSTIN B. BURKLUND, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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

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





**Created: 1/24/2025**

$$1'' = 400'$$