

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5509 MARTIN AVENUE AND 707 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. C14-2025-0015, on file at the Planning Department, as follows:

A 1.226 acre tract of land, being all of LOTS 9, 15, AND 16, BLOCK 35, and the remaining portions of LOTS 1-8, 10-14, AND 17-18, BLOCK 35, 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, said LOTS 1-8 AND 10-18 conveyed by deeds recorded in Document Nos. 2004070228 and 2014010661 of the Official Public Records of Travis County, Texas, and said LOT 9 conveyed by deed recorded in Document No. 2004070228 of the Official Public Records of Travis County, Texas, said 1.226 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 5509 Martin Avenue and 707 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

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

Agricultural Sales and Services	Campground
Commercial Blood Plasma Center	Construction Sales and Services
Convenience Storage	Equipment Repair Services
Equipment Sales	Kennels
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

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§
§

_____, 2025

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Myrna Rios
Interim City Attorney City Clerk

EXHIBIT "A"

PARCEL E

1.226 ACRE
LEIF JOHNSON FORD
PARCEL "E" DESCRIPTION

FN. NO. 22-113(ABB)
APRIL 16, 2024
JOB NO. 222012511

DESCRIPTION

A 1.226 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING ALL OF LOTS 9, 15 AND 16 BLOCK 35 AND THE REMAINING PORTIONS OF LOTS 1-8, 10-14 AND 17-18 BLOCK 35, THE HIGHLANDS ADDITION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 55 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 1-8 AND 10-18 CONVEYED TO JOHNSON SPECIAL LAND, LTD AND RIVER CITY PARTNERS, LTD BY DEEDS OF RECORD IN DOCUMENT NOS. 2004070228 AND 2014010661 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 9 CONVEYED TO JOHNSON SPECIAL LAND BY DEED OF RECORD IN DOCUMENT NO. 2004070228 OF SAID OFFICIAL PUBLIC RECORDS; SAID 1.226 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, 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) for the southwesterly corner of said Lot 1 and hereof;

THENCE, leaving said intersection, along the easterly line of Martin Avenue, for the westerly line hereof, the following seven (7) courses and distances:

- 1) N27°59'13"E, a distance of 195.01 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 2) N62°00'47"W, a distance of 5.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner of said Lot 9;
- 3) N27°59'13"E, a distance of 25.00 feet to a cotton spindle set at the northwesterly corner of said Lot 9;
- 4) S62°00'47"E, a distance of 5.00 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 5) N27°59'13"E, a distance of 125.00 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 6) N62°00'47"W, a distance of 5.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner of said Lot 16;

PARCEL E

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- 7) N27°59'13"E, a distance of 100.00 feet to a PK nail with "STANTEC" washer set at the intersection of the southerly right-of-way line of E. 56th Street and the easterly line of Martin Avenue, being the northwesterly corner of said Lot 18 and hereof;

THENCE, leaving said intersection, along the southerly line of E. 56th Street, for the northerly line hereof, the following three (3) courses and distances:

- 1) S61°56'48"E, a distance of 62.50 feet to a PK nail with "STANTEC" washer set;
- 2) S28°03'12"W, a distance of 10.00 feet to a PK nail with "STANTEC" washer set;
- 3) S61°56'48"E, a distance of 62.50 feet to a 1/2 inch iron rod with "STANTEC" cap set at the northwesterly corner of the northerly terminus of that certain 20 foot Alley of said Block 35, for the northeasterly corner hereof;

THENCE, S27°59'09"W, leaving the southerly line of E. 56th Street, along the westerly line of said 20 foot Alley, being the easterly line of said Lots 1-18 and hereof, a distance of 435.05 feet to a 1/2 inch iron rod with "STANTEC" cap set in the northerly line of E. 55th Street, being at the southwesterly corner of the southerly terminus of said 20 foot Alley for the southeasterly corner hereof;

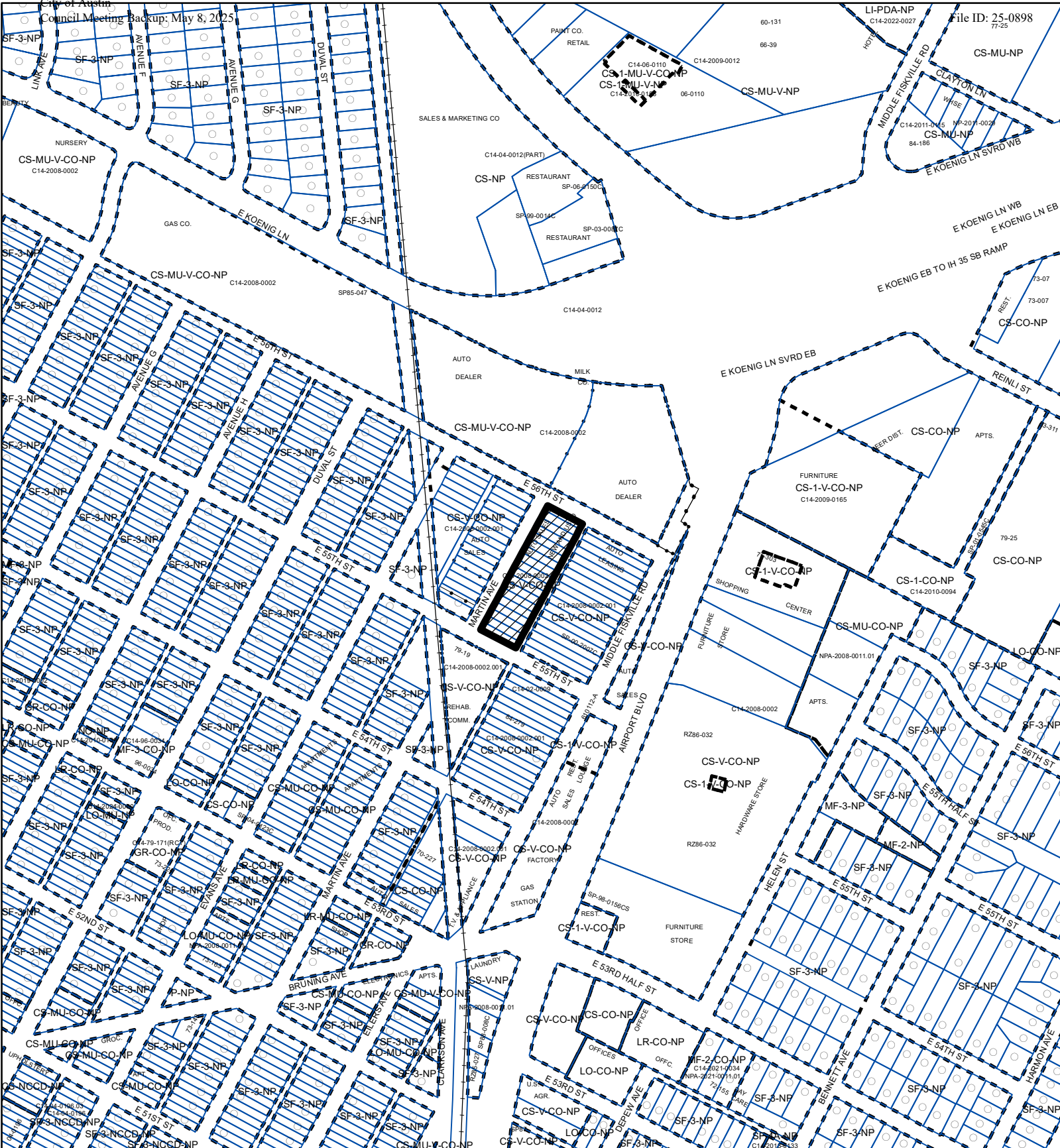
THENCE, N61°55'29"W, leaving the southwesterly corner of the southerly terminus of said 20 foot Alley, along the northerly line of E. 55th Street, for the southerly line hereof, a distance of 120.00 feet to the **POINT OF BEGINNING**, containing an area of 1.226 acre (53,401 square feet) of land, more or less, within these metes and bounds.




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. Burkland 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

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



Created: 1/24/2025