

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5500 AIRPORT BOULEVARD AND 5512 AND 5515 MIDDLE FISKVILLE ROAD 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. C14-2025-0016, on file at the Planning Department, as follows:

A 2,099 square foot tract of land out of the James P. Wallace Survey No. 57 in the City of Austin, Travis County, Texas, being a portion of a called 3,493 square foot tract of land conveyed by deed recorded in Document Nos. 2004070228 and 2014010661 of the Official Public Records of Travis County, Texas, said 2,099 square foot tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,

0.165 acres of land out of the James P. Wallace Survey No. 57 in the City of Austin, Travis County, Texas, being a portion of BLOCK ONE, MRS. LOU H. HILL SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 54, of the Plat Records of Travis County, Texas, and being that same tract of land conveyed by deed recorded in Document No. 2023011025 of the Official Public Records of Travis County, Texas, said 0.165 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, and

0.168 acres of land out of the James P. Wallace Survey No. 57 in the City of Austin, Travis County, Texas, being a portion of BLOCK ONE, MRS. LOU H. HILL SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 54, of the Plat Records of Travis County, Texas, and being that same tract of land called "Tract 2" conveyed by deed recorded in Volume 12823, Page 172, of the Real Property Records of Travis County, Texas, said 0.168 acres of land being more particularly described by metes and bounds in **Exhibit "C"** incorporated into this ordinance,

(collectively, the "Property"),

locally known as 5500 Airport Boulevard and 5512 and 5515 Middle Fiskville Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "D"**.

**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**

§  
§  
§

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

Kirk Watson  
Mayor

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

**PARCEL G**

**EXHIBIT "A"**

2,099 SQUARE FOOT  
LEIF JOHNSON FORD  
PARCEL "G-2" DESCRIPTION

FN. NO. 22-155(ABB)  
APRIL 16, 2024  
JOB NO. 222012511

**DESCRIPTION**

A 2,099 SQUARE FOOT OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 57, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 3,493 SQUARE FEET TRACT OF LAND 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 2,099 SQUARE FOOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a "X" cut in concrete found at the intersection of the westerly right-of-way line of Middle Fiskville Road (R.O.W. varies) and the southerly right-of-way line U.S. Highway 290 East (R.M. 2222 and Koenig Lane) (R.O.W. varies), being in the easterly line of Lot 1, Torino Plaza, a subdivision of record in Volume 62, Page 72 of the Plat Records of Travis County, Texas;

**THENCE**, S24°40'08"W, leaving said intersection, along the westerly line of Middle Fiskville Road, in part being the easterly line of said Lot 1, in part being the easterly line of that certain 0.896 acre tract of land conveyed to Johnson Special Land, LTD by deed of record in Document No. 2004070228 of said Official Public Records, a distance of 130.55 feet to a point;

**THENCE**, S62°36'14"E, leaving the easterly line of said 0.896 acre tract, over and across the Middle Fiskville Road right-of-way, a distance of 65.60 feet to a 1/2 inch iron rod with "STANTEC" cap found at the intersection of the easterly line of Middle Fiskville Road and the westerly right-of-way line of Airport Boulevard, (120' R.O.W.), being the northerly corner of said 3,493 square foot tract;

**THENCE**, S27°23'46"W, leaving said intersection, along the easterly line of Middle Fiskville Road, being the westerly line of said 3,493 square feet tract, a distance of 150.76 feet to a cotton spindle set at the southwesterly corner of that certain tract of land conveyed to the City of Austin by deed of record in Document No. 2022110658 of said Official Public Records, for the **POINT OF BEGINNING** and the northwesterly corner hereof;

## PARCEL G

FNNO. 22-155(ABB)  
APRIL 16, 2024  
SHEET 2 OF 2

**THENCE**, S61°56'48"E, leaving the easterly line of Middle Fiskville Road, along the southerly line of said City of Austin tract, for the northerly line hereof, a distance of 15.31 feet to a cotton spindle set in the westerly line of Airport Boulevard, being the easterly line of said 3,493 square foot tract, for the northeasterly corner hereof;

**THENCE**, S21°36'16"W, along the westerly line of Airport Boulevard, being the easterly line of said 3,493 square foot tract and hereof, a distance of 101.51 feet to a cotton spindle set at the common easterly corner of that certain tract of land conveyed to River City Partners, LTD by deed of record in Document No. 2022119469 of said Official Public Records and said 3,493 square foot tract, for the southeasterly corner hereof;

**THENCE**, N68°36'10"W, leaving the westerly line of Airport Boulevard, along the northerly line of said River City Partners tract, being the southerly line of said 3,493 square foot tract and hereof, a distance of 25.70 feet a cotton spindle set in the easterly line of Middle Fiskville Road, being the common westerly corner of said River City Partner tract and said 3,493 square foot tract, for the southwesterly corner hereof;

**THENCE**, N27°23'46"E, leaving said common corner, along the easterly line of Middle Fiskville Road, being the westerly line of said 3,493 square foot tract and hereof, a distance of 103.86 feet to the **POINT OF BEGINNING**, containing an area 2,099 square feet (0.048 acre) 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. Burkland* 04/16/24  
AUSTIN B. BURKLUND Date  
R.P.L.S. NO. 6879  
STATE OF TEXAS  
TBPELS # 10194230  
austin.burklund@stantec.com



**PARCEL G**

**EXHIBIT "B"**

0.165 ACRE  
RIVER CITY PARTNERS  
REAGAN TRACT

FN. NO. 24-046 (ABB)  
JULY 16, 2024  
JOB NO. 222012511

**DESCRIPTION**

A 0.165 ACRE OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 57, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF BLOCK ONE MRS. LOU H. HILL SUBDIVISION OF RECORD IN VOLUME 3, PAGE 54 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.165 ACRES OF LAND ALSO BEING THAT SAME TRACT OF LAND CONVEYED TO 5512 AIRPORT, LLC BY DEED OF RECORD IN DOCUMENT NO. 2023011025 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.165 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found at the intersection of the southerly right-of-way line of E. 55th Street (50' R.O.W.) and the easterly right-of-way line of Middle Fiskville Road (R.O.W. varies);

**THENCE**, N27°23'46"E, leaving said intersection, over and across the E. 55th Street right-of-way, a distance of 59.84 feet to the intersection of northerly line of E. 55th Street and the easterly line of Middle Fiskville Road, being the southwesterly corner of that certain tract of land conveyed to Butler 501 Austin, LLC by deed of record in Document No. 2023117664 of said Official Public Records;

**THENCE**, N27°23'46"E, leaving said intersection, along the easterly line of Middle Fiskville Road, being the westerly line of said Butler 501 Austin, LLC tract, a distance of 135.53 feet to a calculated point at the northwesterly corner of said Butler 501 Austin, LLC tract, for the **POINT OF BEGINNING** and southwesterly corner hereof;

**THENCE**, N27°23'46"E, leaving the northwesterly corner of said Butler 501 Austin, LLC tract, continuing along the easterly line of Middle Fiskville Road, being the westerly line of said 5512 Airport, LLC tract and hereof, a distance of 201.00 feet to a 1/2 inch iron rod with "BGE" cap found at the common westerly corner of that certain 3,493 square foot tract of land conveyed to Johnson Special Land, LTD and River City Partners, LTD by deeds of record in Document Nos. 2004070228 and 2014010661 of said Official Public Records and said Tolson tract for the northwesterly corner hereof, from which a 1/2 inch iron rod with "STANTEC" cap found at the intersection of the easterly line of Middle Fiskville Road and the westerly right-of-way line of Airport Boulevard (120' R.O.W.), being the northerly corner of said 3,493 square foot tract, bears N27°23'46"E, a distance of 254.62 feet;

## PARCEL G

FNNO. 22-132 (ABB)  
JULY 16, 2024  
SHEET 2 OF 2

**THENCE**, S68°36'10"E, leaving the easterly line of Middle Fiskville Road, along the southerly line of said 3,493 acre tract, being the northerly line of said 5512 Airport, LLC tract and hereof, a distance of 25.70 feet to a 1/2 inch iron rod with "BGE" cap found in the westerly line of Airport Boulevard, being the common easterly corner of said 3,493 square foot tract and said 5512 Airport, LLC tract for the northeasterly corner hereof;

**THENCE**, S21°36'16"W, leaving said common corner, along the westerly line of Airport Boulevard, being the easterly line of said 5512 Airport, LLC tract and hereof, a distance of 200.03 feet to a cotton spindle set at the common easterly corner of said Butler 501 Austin, LLC tract and said 5512 Airport, LLC tract for the southeasterly corner hereof;

**THENCE**, N68°26'39"W, leaving the westerly line of Airport Boulevard, along the northerly line of said Butler 501 Austin, LLC tract, being the southerly line of said 5512 Airport, LLC tract and hereof, a distance of 45.98 feet to the **POINT OF BEGINNING**, containing an area of 0.165 acre (7,167 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. Burklund* 07/16/24  
AUSTIN B. BURKLUND Date  
R.P.L.S. NO. 6879  
STATE OF TEXAS  
TBPELS # 10194230  
austin.burklund@stantec.com





**PARCEL G**

**EXHIBIT "C"**

0.168 ACRE  
UNITED PROPERTIES  
CROCKETT PARTNERS TRACT

FN. NO. 23-140 (ABB)  
APRIL 16, 2024  
JOB NO. 222012639

**DESCRIPTION**

A 0.168 ACRE OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 57, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF BLOCK ONE MRS. LOU H. HILL SUBDIVISION OF RECORD IN VOLUME 3, PAGE 54 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.168 ACRES OF LAND ALSO BEING THAT SAME TRACT OF LAND CALLED TRACT 2 CONVEYED TO CROCKETT PARTNERS, LTD BY DEED OF RECORD IN VOLUME 12823, PAGE 172 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.168 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found at the intersection of the southerly right-of-way line of E. 55th Street (60' R.O.W.) and the easterly right-of-way line of Middle Fiskville Road (R.O.W. varies);

**THENCE**, N27°23'46"E, leaving said intersection, over and across the E. 55th Street right-of-way, a distance of 59.84 feet to a PK nail with "STANTEC" cap found at the intersection of northerly line of E. 55th Street and the easterly line of Middle Fiskville Road, being the southwesterly corner of said Crockett Partners, LTD tract, for the **POINT OF BEGINNING** and southwesterly corner hereof;

**THENCE**, N27°23'46"E, leaving said intersection, along the easterly line of Middle Fiskville Road, being the westerly line of said Crockett Partners, LTD tract and hereof, a distance of 135.53 feet to the southwesterly corner of that certain tract of land conveyed to 5512 Airport, LLC by deed of record in Document No. 2023011025 of the Official Public Records of Travis County, Texas, being the northwesterly corner of said Crockett Partners, LTD tract and hereof, from which a 1/2 inch iron rod with "STANTEC" cap found at the intersection of the easterly line of Middle Fiskville Road and the westerly right-of-way line of Airport Boulevard (120' R.O.W.) bears N27°23'46"E, a distance of 455.62 feet;

**THENCE**, S68°26'39"E, leaving the easterly line of Middle Fiskville Road, along the southerly line of said 5512 Airport, LLC tract, being the northerly line of said Crockett Partners, LTD tract and hereof, a distance of 45.98 feet to a PK nail with "STANTEC" washer found in the westerly right-of-way line of Airport Boulevard (120' R.O.W.), being the southeasterly corner of said 5512 Airport, LLC tract, also being the northeasterly corner of said Crockett Partners, LTD tract and hereof;



**PARCEL G**

FN NO. 23-140(ABB)  
APRIL 16, 2024  
SHEET 2 OF 2

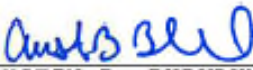
**THENCE**, S21°36'16"W, leaving the southeasterly corner of said 5512 Airport, LLC tract, along the westerly line of Airport Boulevard, being the easterly line of said Crockett Partners, LTD tract and hereof, a distance of 141.67 feet to a 1/2 inch iron rod with "STANTEC" cap found at the intersection of the westerly line of Airport Boulevard and the northerly line of E. 55th Street, being the southeasterly corner of said Crockett Partners, LTD tract and hereof;

**THENCE**, N61°53'56"W, leaving said intersection, along the northerly line of E. 55th Street, being the southerly line of Crockett Partners, LTD and hereof, a distance of 60.04 feet to the **POINT OF BEGINNING**, containing an area of 0.168 acre (7,326 square feet) of land, more or less, within these metes and bounds.

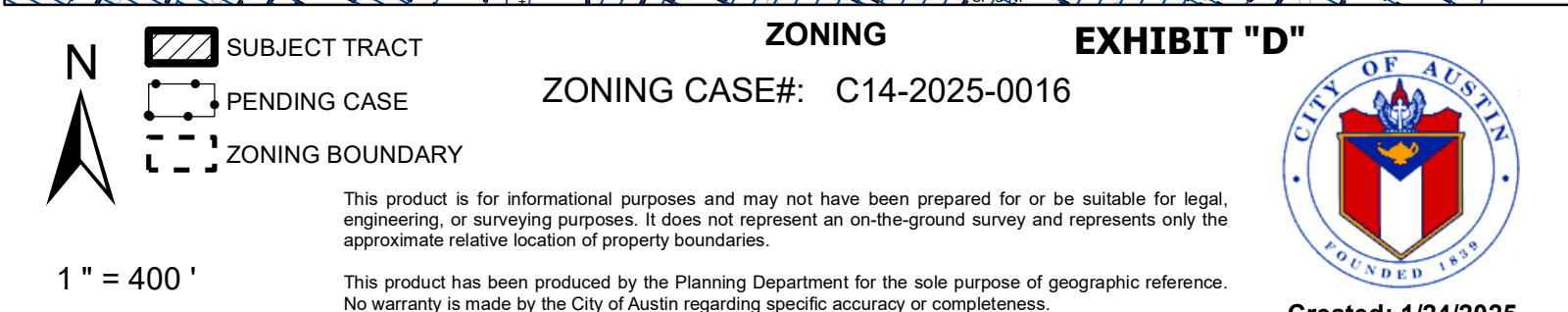
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

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.

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AUSTIN B. BURKLUND Date  
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