

1 **AN ORDINANCE AMENDING ORDINANCE NO. 001026-60, REZONING AND**
2 **CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 200, 208,**
3 **AND 210 SOUTH CONGRESS AVENUE IN THE BOULDIN CREEK**
4 **NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-**
5 **PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP)**
6 **COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED**
7 **DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING**
8 **DISTRICT TO CHANGE A CONDITION OF ZONING.**

9
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11
12 **PART 1.** The planned development area (“PDA”) is comprised of approximately 5.575
13 acres of land located at 200, 208, and 210 South Congress Avenue in Travis County and
14 more particularly described by metes and bounds in Ordinance No. 001026-60 (the
15 “Original Ordinance”), was approved October 26, 2000. The Original Ordinance was
16 amended by Ordinance No. 20220616-073 on June 16, 2022 (the “Original Ordinance as
17 Amended”).

18
19 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to
20 change the base district from limited industrial services-planned development area-
21 neighborhood plan (LI-PDA-NP) combining district to limited industrial services-planned
22 development area-neighborhood plan (LI-PDA-NP) combining district on the property
23 described in Zoning Case No. C14-2023-0015, on file at the Planning Department, as
24 follows:

25
26 A 0.575 acre tract of land, situated in the Isaac Decker Survey, Abstract 8, City of
27 Austin, Travis County, Texas, and being the same tract of land called 0.573 acre as
28 described in Warranty Deed recorded in Document No. 2021228902 of the Official
29 Public Records of Travis County, Texas, said 0.575 acres of land being more
30 particularly described by metes and bounds in **Exhibit “A”** incorporated into this
31 ordinance (the “Property”),

32
33 locally known as 200, 208, and 210 South Congress Avenue in the City of Austin, Travis
34 County, Texas, and generally identified in the map attached as **Exhibit “B”**.

35
36 **PART 3.** Except as specifically provided in Part 4 and Part 5 of this ordinance, the
37 Property may be developed and used in accordance with the regulations established for the
38 limited industrial services (LI) base district, and other applicable requirements of the City
39 Code.

PART 4. Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

PART 5. Exhibit “C” Site Development Standards of Ordinance No. 001026-60, as amended is amended as detailed in this Part 5:

(A) Section 2. B. (Prohibited Uses) is amended to remove Automotive Sales.

(B) Section 3. Is amended to include a new subsection (I) to read as follows:

(I) Automotive Sales.

(1) Automotive Sales use (Indoor Only) is a permitted use.

Added Indoor Only

(2) Automotive Sales use (Indoor Only) is limited to a maximum of 550 square feet.

PART 6. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020523-33 that established zoning for the Bouldin Creek Neighborhood Plan.

PART 7. Except as specifically modified by this ordinance, the Property is subject to the Original Ordinance as Amended.

PART 8. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

§ 88-2(2)(b)

_____, 2023

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk



KIMLEY-HORN AND ASSOCIATES, INC.
 TBPLS FIRM NO. 10194624
 10814 JOLLYVILLE ROAD,
 CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759

METES & BOUNDS LEGAL DESCRIPTION OF:
TRACT 1 - 0.575 ACRES

BEING A 0.575 TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT 8, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND, CALLED 0.573 ACRE, DESCRIBED TO RIVIAN LONE STAR HOLDINGS, LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021228902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL WITH WASHER STAMPED "SURVEY WORKS 6356" FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF BARTON SPRINGS ROAD (VARIABLE RIGHT-OF-WAY WIDTH), AT THE SOUTHEAST CORNER OF LOT 4, BLOCK A, OF THE LADY BIRD LAKE WATER FRONT SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201000085 OF THE PLAT RECORDS OF TRAVIS COUNTY; FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 16°32'25" EAST, AT 330.84 FEET PASSING A 1/2" IRON ROD FOUND WITH PLASTIC SURVEYOR'S CAP STAMPED BURY PARTNERS" AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK A AND THE WESTERLY SOUTHEAST CORNER OF LOT 2, BLOCK A OF SAID LADY BIRD LAKE WATER FRONT SUBDIVISION, IN ALL A DISTANCE OF 400.21 FEET TO A PUNCH HOLE FOUND AT AN INTERIOR CORNER OF SAID LOT 2, BLOCK A, FOR THE WESTERLY NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 73°27'35" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 2, BLOCK A AND THIS TRACT, A DISTANCE OF 58.35 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERLY SOUTHEAST CORNER OF SAID LOT 2, BLOCK A, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 16°32'25" EAST, CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID LOT 2, BLOCK B AND THIS TRACT, AT 209.46 FEET PASSING 0.75 FEET LEFT OF A 1/2" IRON ROD FOUND FOR A REFERENCE MARKER, IN ALL A DISTANCE OF 235.16 FEET TO A CALCULATED POINT FOR THE EASTERLY NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 73°27'35" EAST, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH CONGRESS AVENUE (CALLED 120' RIGHT-OF-WAY WIDTH), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 16°32'25" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH CONGRESS AVENUE, AT 25.60 FEET PASSING 0.27 FEET RIGHT OF A 1/2 INCH IRON ROD FOUND FOR A LINE MARKER, AT 235.27 FEET PASSING A 1/2 INCH IRON PIPE FOUND FOR A LINE MARKER, IN ALL A DISTANCE OF 454.11 FEET TO A CALCULATED POINT FALLING WITHIN THE SOUTHERN FACE OF A BRICK & MORTAR BUILDING, AT THE OSTENSIBLE NORTHEAST CORNER OF A CALLED 0.266 ACRE TRACT OF LAND DESCRIBED TO RAMROCK YETI JKC LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2018127736 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE EASTERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 73°32'35" WEST, A DISTANCE OF 78.35 FEET TO A CALCULATED POINT AT THE OSTENSIBLE NORTHWEST CORNER OF SAID 0.266 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT; WHENCE A MAG NAIL FOUND WITH WASHER STAMPED "SURVEY WORKS 6356" FOR REFERENCE BEARS NORTH 62°23'32" WEST, A DISTANCE OF 0.60 FEET;

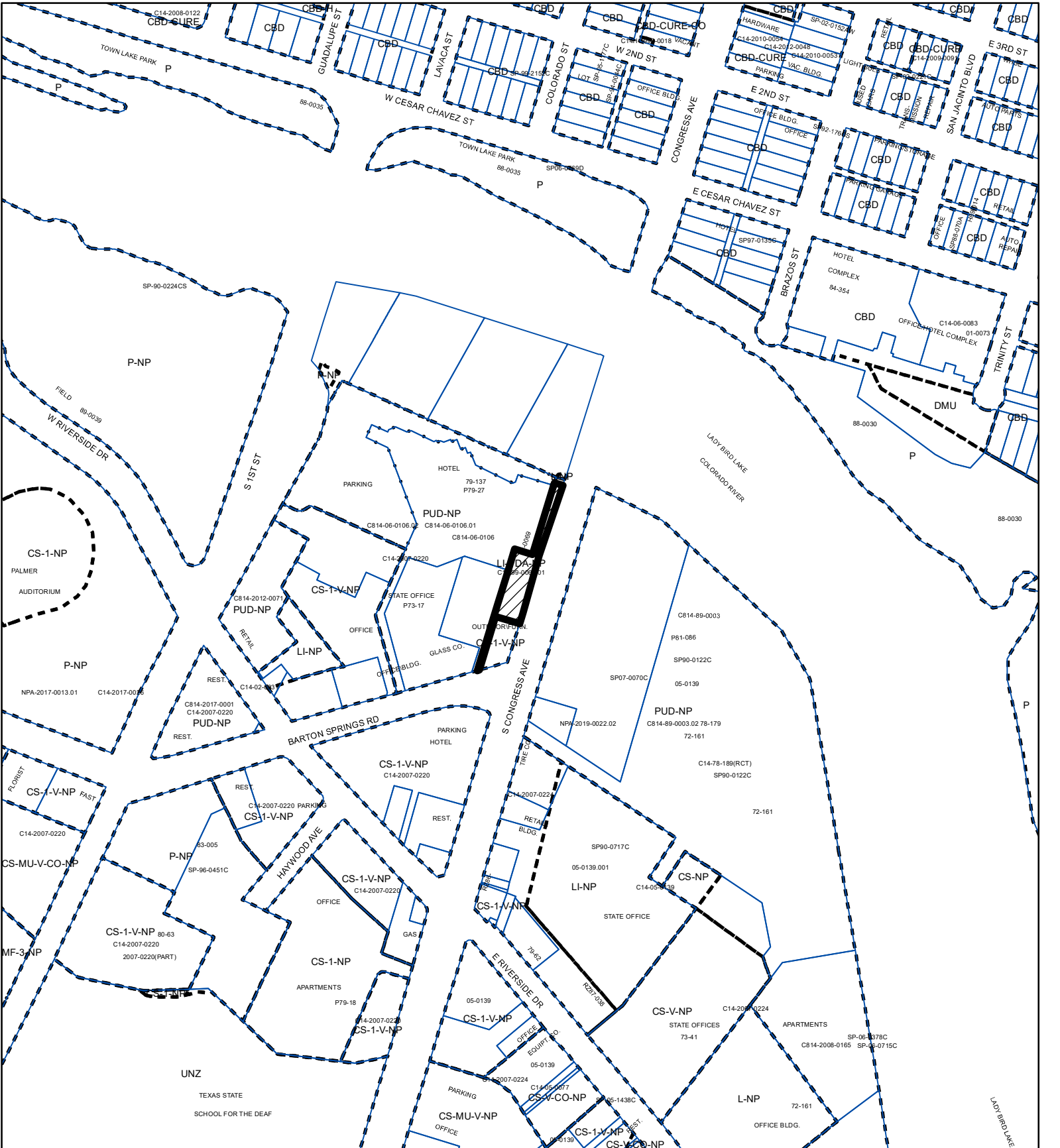
THENCE, SOUTH 16°32'24" WEST, A DISTANCE OF 177.94 FEET TO A CALCULATED POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BARTON SPRINGS ROAD AND AT THE OSTENSIBLE SOUTHWEST CORNER OF SAID 0.266 ACRE TRACT, FOR THE WESTERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 73°52'24" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BARTON SPRINGS ROAD, AT 0.50 FEET PASSING A MAG NAIL WITH WASHER STAMPED "SURVEY WORKS 6356" FOUND FOR A LINE MARKER, IN ALL A DISTANCE OF 5.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.575 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

ZACHARY KEITH PETRUS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6769
 10814 JOLLYVILLE ROAD
 CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 PH. (512) 572-6674
 ZACH.PETRUS@KIMLEY-HORN.COM



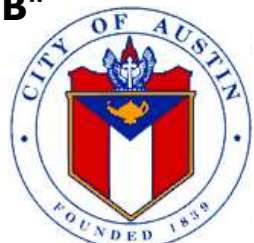


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0015

EXHIBIT "B"



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

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