

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 518 NORTH PLEASANT VALLEY ROAD AND 507 CALLES STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-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-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0145, on file at the Planning Department, as follows:

A 3.810 acre tract of land, being the remainder of a called 3.888 acre tract out of Outlots 12 and 21, Division A, in the City of Austin, Travis County, Texas, conveyed by deed recorded in Document No. 2019164566 of the Official Public Records of Travis County, Texas, said 3.810 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 518 North Pleasant Valley Road and 507 Calles 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 | Campground |
| Convenience storage | Exterminating services |
| Kennels | Pawn shop services |

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

38 Automotive washing (of any type) Commercial off-street parking

39
40 **PART 3.** The Property may be developed in compliance and used in accordance with the
41 regulations established for density bonus 90 (DB90) combining district and other applicable
42 requirements of the City Code.

43
44 **PART 4.** Except as specifically restricted under this ordinance, the Property may be
45 developed and used in accordance with the regulations established for the general
46 commercial services (CS) base district, the mixed use combining district, and other
47 applicable requirements of the City Code.

48
49 **PART 5.** Except as specifically modified by this ordinance, the Property is subject to
50 Ordinance No. 011213-44 that established zoning for the Holly Neighborhood Plan.

51
52 **PART 6.** This ordinance takes effect on _____, 2025.

53
54 **PASSED AND APPROVED**

55
56 §
57 §
58 _____, 2025 § _____

59 Kirk Watson
60 Mayor

61
62
63 **APPROVED:** _____
64 Deborah Thomas
65 Interim City Attorney

63 **ATTEST:** _____
64 Myrna Rios
65 City Clerk

EXHIBIT "A"

3.810 ACRES
CIM GROUP, LLC
CITY OF AUSTIN

FILE NO. 196-081 LEGAL
PROJECT NO.: 196-081
AUGUST 03, 2023

LEGAL DESCRIPTION

A 3.810 ACRE TRACT OF LAND BEING THE REMAINDER OF A CALLED 3.888 ACRE TRACT OUT OF OUTLOTS 12 AND 21, DIVISION A, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, CONVEYED TO 507 CALLES ST. (AUSTIN) OWNER, LLC, PER DEED RECORDED AS DOCUMENT NO. 2019164566 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 3.810 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with “CEC BOUNDARY” cap set on the westerly right-of-way line of Pleasant Valley Road (right-of-way width varies), and being a point in the southerly line of Tract 1, Bleakley & Beaver Subdivision, a subdivision of record per Book 18, Page 93, of the Plat Records of Travis County, Texas (P.R.T.C.T.), for the **POINT OF BEGINNING** and the northeasterly corner hereof, from which a calculated point for the southeasterly corner of said Tract 1, being a re-entrant corner of the westerly right-of-way line of Pleasant Valley Road bears S87°33'40"E a distance of 4.93 feet;

THENCE, along the westerly right-of-way line of Pleasant Valley Road, S20°49'31"W, a distance of 239.89 feet to a ½-inch iron rod with “CEC BOUNDARY” cap set at the intersection of the northerly right-of-way line of the Capital Metropolitan Railroad (66 foot wide right-of-way) conveyed by quitclaim deed of record as Volume 13187, Page 3118, of the Real Property Records of Travis County, Texas, and of the westerly right-of-way line of Pleasant Valley Road, for the southeasterly corner hereof;

THENCE, along the northerly right-of-way line of the Capital Metropolitan Railroad, the following nine (9) courses and distances:

1. S74°31'49"W, a distance of 19.73 feet to a found ½-inch iron rod with “LANDDEV” cap;
2. S75°47'58"W, a distance of 100.29 feet to a calculated point;
3. S77°36'37"W, a distance of 99.79 feet to a found “X” scribed in concrete;
4. S79°46'17"W, a distance of 18.06 feet to a found ½-inch iron rod;
5. S80°00'35"W, a distance of 82.58 feet to a calculated point;
6. S82°11'35"W, a distance of 100.09 feet to a calculated point;
7. S84°18'20"W, a distance of 99.47 feet to a found “X” scribed in concrete;
8. S86°31'58"W, a distance of 100.09 feet to a found “X” scribed in concrete;
9. S88°36'39"W, a distance of 100.74 feet to a calculated point at the intersection of the northerly right-of-way line of the Capital Metropolitan Railroad and of the easterly right-of-way line of Calles Street (42 foot wide right-of-way), for the southwesterly corner hereof;

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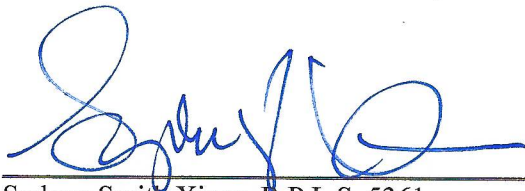
THENCE, along the easterly right-of-way line of Calles Street, N20°39'04"E, a distance of 239.53 feet to a calculated point at the southwest corner of Lot 1, Block A, HEB/AUSTIN No. 1 SUBDIVISION, a subdivision of record per Volume 103, Page 41, P.R.T.C.T., for the northwesterly corner hereof;

THENCE, along the southerly line of said Lot 1, Block A, and then of said Tract A, the following six (6) courses and distances:

1. N81°05'45"E, passing at a distance of 442.99 feet a ½-inch iron rod with "BURY AND PARTNERS" cap found at the southerly common corner of said Lot 1, Block A, and of said Tract A, for a total distance of 608.19 feet to a found ½-inch iron rod with "LAI" cap;
2. N82°03'55"E, a distance of 25.21 feet to a found ½-inch iron rod with "ALL POINTS" cap;
3. N84°55'29"E, a distance of 24.53 feet to a found ½-inch iron rod with "ALL POINTS" cap;
4. N86°56'16"E, a distance of 25.08 feet to a found ½-inch iron rod with "LAI" cap;
5. N89°28'29"E, a distance of 25.09 feet to a to a found ½-inch iron rod with "LANDDEV" cap;
6. S87°33'40"E, a distance of 11.98 feet to the **POINT OF BEGINNING**, and containing 3.810 acres (165,985 square feet) of land, more or less.

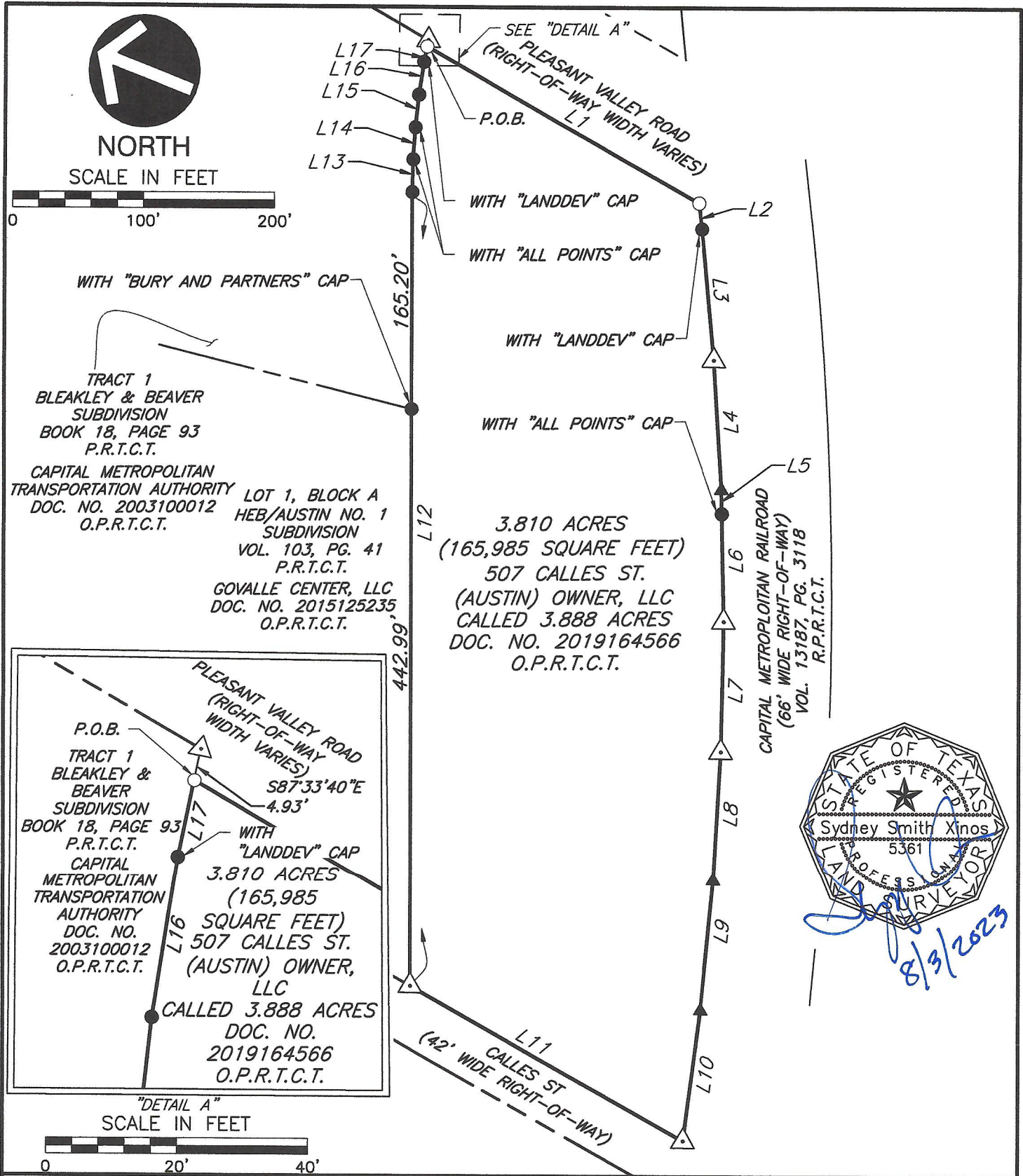
BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 3rd day of August, 2023.




Sydney Smith Xinos, R.P.L.S. 5361
Civil & Environmental Consultants, Inc.
1221 S. MoPac Expressway, Suite 350
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419












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 Civil & Environmental Consultants, Inc. 1221 South MoPac Expressway · Suite 350 · Austin, TX 78746 Ph: 512.493.6053 · Fax: 512.329.0096 Texas Registered Surveying Firm 10194419 www.cecinc.com Texas Registered Engineering Firm F-38	CIM GROUP, LP 507 CALLES STREET AUSTIN, TEXAS TRAVIS COUNTY BOUNDARY EXHIBIT	
	DRAWN BY: APV CHECKED BY: ESH APPROVED BY: SSX DRAWING NO.:	1 OF 2
DATE: AUGUST 4, 2023 DWG SCALE: 1" = 100' PROJECT NO: 196-081		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°49'31"W	239.89'
L2	S74°31'49"W	19.73'
L3	S75°47'58"W	100.29'
L4	S77°36'37"W	99.79'
L5	S79°46'17"W	18.06'
L6	S80°00'35"W	82.58'
L7	S82°11'35"W	100.09'
L8	S84°18'20"W	99.47'
L9	S86°31'58"W	100.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S88°36'39"W	100.74'
L11	N20°39'04"E	239.53'
L12	N81°05'45"E	608.19'
L13	N82°03'55"E	25.21'
L14	N84°55'29"E	24.53'
L15	N86°56'16"E	25.08'
L16	N89°28'29"E	25.09'
L17	S87°33'40"E	11.98'

LEGEND:

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  RIGHT-OF-WAY
-  1/2-INCH IRON ROD WITH "CEC BOUNDARY" CAP SET
-  1/2-INCH IRON ROD WITH "LAI" CAP FOUND (UNLESS OTHERWISE NOTED)
-  "X" SCRIBED IN CONCRETE FOUND
-  CALCULATED POINT
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

BEARING BASIS:
 TEXAS COORDINATE SYSTEM, NSRS 2011 (2012A), CENTRAL ZONE, UTILIZING THE LEICA
 SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.



Civil & Environmental Consultants, Inc.

1221 South MoPac Expressway · Suite 350 · Austin, TX 78746

Texas Registered
 Surveying Firm 10194419

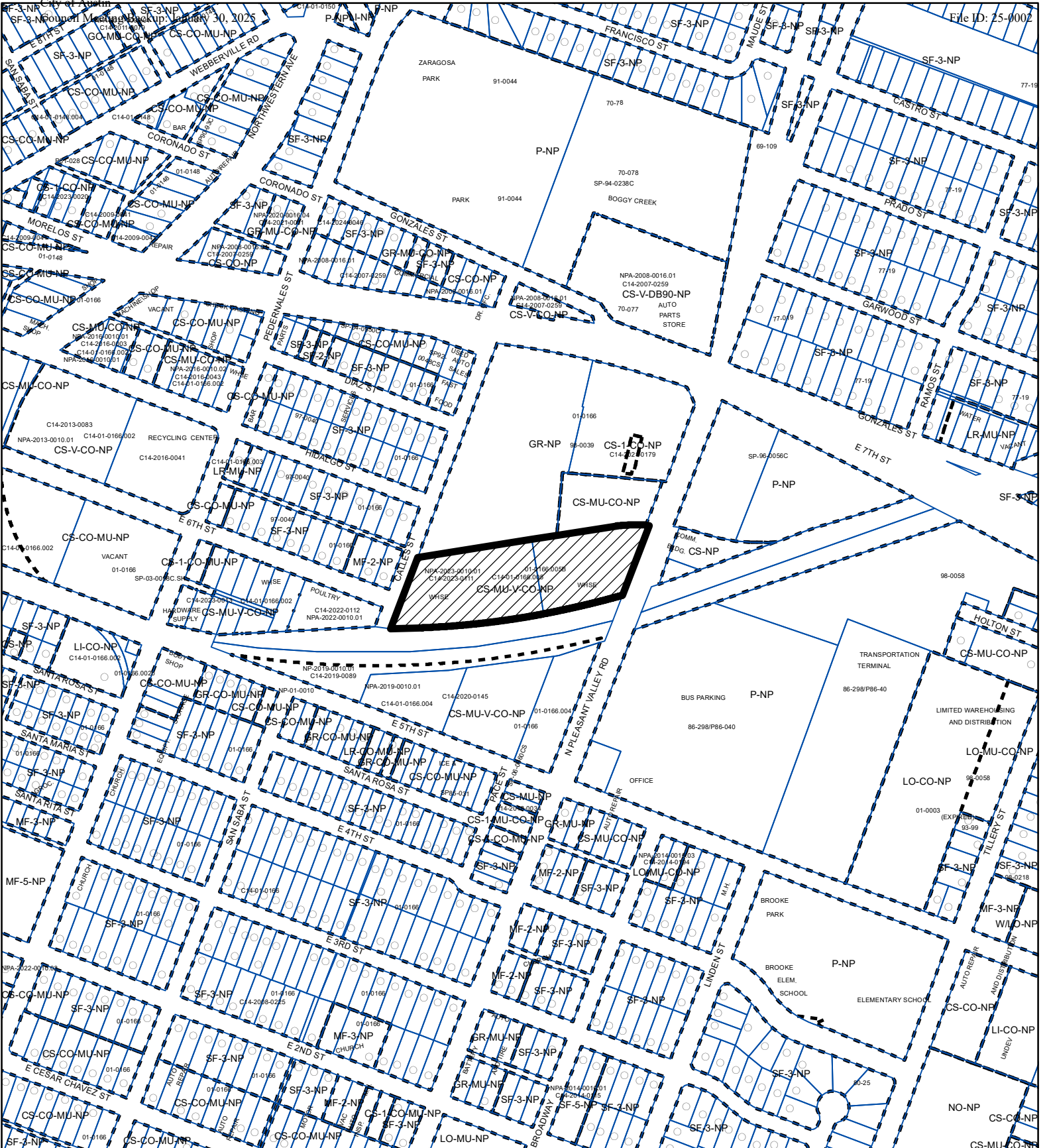
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Texas Registered
 Engineering Firm F-38

CIM GROUP, LP
 507 CALLES STREET
 AUSTIN, TEXAS
 TRAVIS COUNTY
BOUNDARY EXHIBIT

DRAWN BY:	APV	CHECKED BY:	ESH	APPROVED BY:	SSX	DRAWING NO.:	2 OF 2
DATE:	AUGUST 4, 2023	DWG SCALE:	1"=100'	PROJECT NO:	196-081		

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



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0145



-  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: 9/26/2024