

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

**AN ORDINANCE AMENDING ORDINANCE NO. 20200206-067, REZONING AND  
CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 506 AND  
600 INDUSTRIAL BOULEVARD AND 4138 1/2 TERRY O LANE IN THE SOUTH  
CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED  
INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD  
PLAN (LI-PDA-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL  
SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-  
PDA-NP) COMBINING DISTRICT TO CHANGE CONDITIONS OF ZONING.**

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

**PART 1.** The planned development area (“PDA”) is comprised of approximately 4.262 acres of land located at 506 and 600 Industrial Boulevard and 4138 1/2 Terry O Lane in Travis County and more particularly described in Ordinance No. 20200206-067 (the “Original Ordinance”) approved on February 6, 2020.

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2023-0046, on file at the Planning Department, as follows:

4.262 acres (approximately 185,649 sq. ft.), being all of Lots 10, 11, 12, 13, 14, and a portion of Lot 15, St. Elmo Heights Section 1, according to the map or plat thereof, recorded in Volume 5, Page 158, Plat records of Travis County, Texas, said 4.262 acres more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 506 and 600 Industrial Boulevard and 4138 1/2 Terry O Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "B"**

**PART 3.** Except as specifically provided in this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial service (LI) base district and other applicable requirements of the City Code.

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

40           **PART 5.** The Original Ordinance is amended as detailed in this PART 5.  
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42           (A) PART 4. A. of the Original Ordinance is amended as follows:  
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44           A. Development of the Property is limited to [400] 600 dwelling units.  
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46           (B) PART 4. E. 1. of the Original Ordinance is amended as follows:  
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48           1. The maximum height of a building or structure shall not exceed [85] 125  
49           feet.  
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51           **PART 6.** Except as specifically modified by this ordinance, the Property is subject to  
52           Ordinance No. 20050818-Z004 that established zoning for the East Congress  
53           Neighborhood Plan.  
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55           **PART 7.** Except as specifically modified by this ordinance, the Property is subject to the  
56           Original Ordinance.  
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58           **PART 8.** This ordinance takes effect on \_\_\_\_\_, 2024.  
59

60           **PASSED AND APPROVED**

61           \_\_\_\_\_, 2024

§  
§  
§

62           Kirk Watson  
63           Mayor  
64

65           **APPROVED:** \_\_\_\_\_

66           Anne L. Morgan  
67           City Attorney  
68

69           **ATTEST:** \_\_\_\_\_

70           Myrna Rios  
71           City Clerk  
72



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**4.262 ACRES  
ST. ELMO HEIGHTS SEC. 1  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.262 ACRES (APPROXIMATELY 185,649 SQ. FT.), BEING ALL LOTS 10, 11, 12, 13, 14 AND A PORTION OF LOT 15, ST. ELMO HEIGHTS SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 158, PLAT RECORDS, TRAVIS COUNTY, TEXAS. SAID PORTION OF LOT 15 BEING ALL OF LOT 15 LESS, SAVE AND EXCEPT THAT PORTION CONVEYED BY CORPORATE STREET DEED IN VOLUME 6655, PAGE 60, DEED RECORDS, TRAVIS COUNTY, TEXAS AND THAT PORTION CONVEYED IN STREET DEED IN VOLUME 10681, PAGE 805, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DOCUMENT NO. 2005007551, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 4.262 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the north right-of-way line of Industrial Boulevard (80' right-of-way width) as shown on the plat of said St. Elmo Heights Section 1, for the southwest corner of said Lot 10, same being the southeast corner of Lot 9 of said St. Elmo Heights Section 1;

**THENCE** North 27°22'49" East, with the west line of said Lot 10, being the east line of said Lot 9, a distance of 342.08 feet to a 1/2" rebar found in the south right-of-way line of the Missouri Pacific Railroad (Bergstrom Spur, 50' right-of-way width), for the northwest corner of said Lot 10, being the northeast corner of said Lot 9;

**THENCE** South 62°41'16" East, with the south right-of-way line of Bergstrom Spur, being the north lines of said Lots 10, 11, 12, 13, 14 and 15, a distance of 519.91 feet to a 1/2" rebar with "Chaparral" cap set for the intersection of the south right-of-way line of Bergstrom Spur and the west right-of-way line of Terry-O Lane (right-of-way width varies), being the northwest corner of a 13,885 square foot tract described in the said Street Deed;

**THENCE** crossing said Lot 15, with the west right-of-way line of Terry-O Lane, same being the west line of said 13,885 square foot tract, the following two (2) courses and distances:

1. South 19°51'34" West, a distance of 328.32 feet to a 1/2" rebar found;

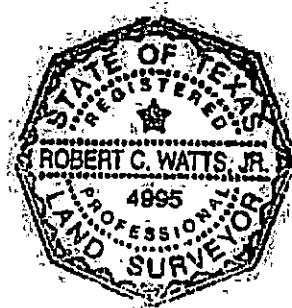
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 98°36'36", an arc length of 25.82 feet, and a chord which bears South 68°54'40" West, a distance of 22.75 feet to a Mag nail with "Chaparral" washer set for the intersection of the west right-of-way line of Terry-O Lane and the north-right-of-way line of Industrial Boulevard, same being the southwest corner of said 13,885 square foot tract, being also a point in the south line of said Lot 15, from which, a 1/2" rebar bears South 62°38'16" East, a distance of 17.11 feet;

THENCE North 62°38'16" West, with the north right-of-way line of Industrial Boulevard, same being the south lines of said Lots 10, 11, 12, 13, 14 and 15; a distance of 547.80 feet to the **POINT OF BEGINNING**, containing 4.262 acres of land, more or less.

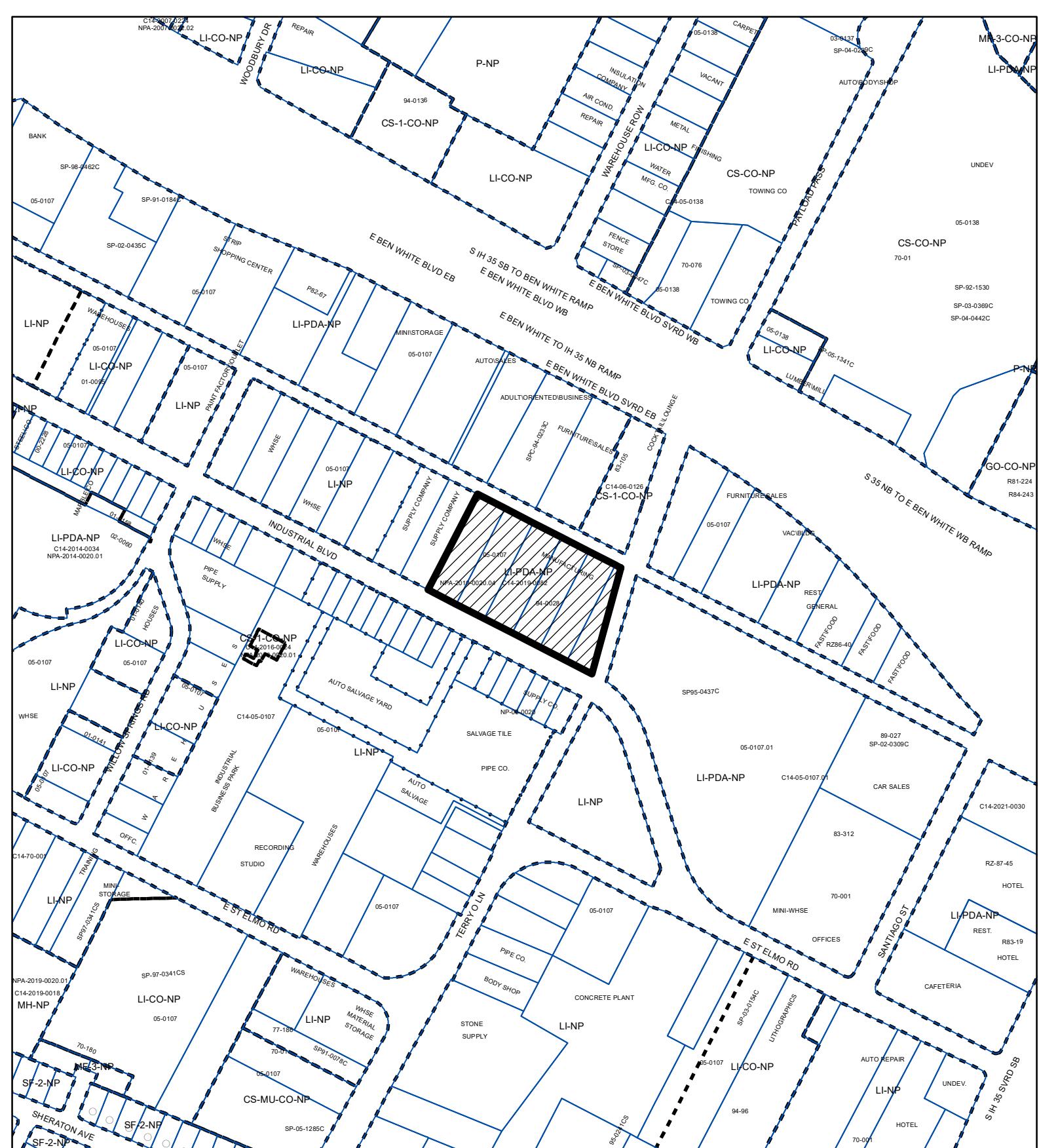
Surveyed on the ground April 25, 2013. Bearing Basis: The Texas Coordinate System of 1983 (NAD 83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "R474". Attachments: Drawing 229-027-BASE.

*RCW* *S*

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



*S-17-13*



## SUBJECT TRACT

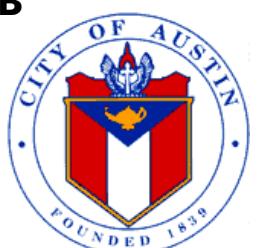
PENDING CASE

**ZONING BOUNDARY**

## ZONING

ZONING CASE#: C14-2023-0046

## **EXHIBIT "B"**



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

$$1" = 400'$$

Created: 4/7/2023