

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 713 EAST 56TH STREET AND 5502, 5508, AND 5522 1/2 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. C14-2025-0017, on file at the Planning Department, as follows:

A 2.257 acre tract of land, being all of LOTS 27-30 AND 33-34, BLOCK 35, and the remaining portions of LOTS 19-26, 31-32, AND 35-36, 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 19-36 conveyed by deeds recorded in Document Nos. 2004070228 and 2006203433 of the Official Public Records of Travis County, Texas, and said LOTS 19-26, 31-32, AND 35-36 conveyed by deed recorded in Document No. 2014010661 of the Official Public Records of Travis County, Texas, said 2.257 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 713 East 56th Street and 5502, 5508, and 5522 1/2 Middle Fiskville Road 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**

\_\_\_\_\_, 2025      §  
   §  
   §

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Deborah Thomas  
Interim City Attorney

Myrna Rios  
City Clerk

## EXHIBIT "A"

2.257 ACRE  
LEIF JOHNSON FORD  
PARCEL "F" DESCRIPTION

FN. NO. 22-114(ABB)  
APRIL 16, 2024  
JOB NO. 222012511

### DESCRIPTION

A 2.257 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING ALL OF LOTS 27-30 AND 33-34, BLOCK 35 AND THE REMAINING PORTIONS OF LOTS 19-26, 31-32 AND 35-36 BLOCK 35 THE HIGHLANDS ADDITION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 55 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 19-36 CONVEYED TO JOHNSON SPECIAL LAND, LTD BY DEEDS OF RECORD IN DOCUMENT NOS. 2004070228 AND 2006203433 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 19-26, 31-32 AND 35-36 CONVEYED TO RIVER CITY PARTNERS, LTD BY DEED OF RECORD IN DOCUMENT NO. 2014010661 OF SAID OFFICIAL PUBLIC RECORDS; SAID 2.257 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, 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 Street (R.O.W. varies);

**THENCE**, leaving said intersection, along the northerly line of E. 55th Street, in part along the southerly terminus of the 20 foot Alley of said Block 35, the following two (2) courses and distances:

- 1) S61°55'29"E, a distance of 120.00 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southwesterly corner of the southerly terminus of said 20 foot Alley;
- 2) S61°55'29"E, a distance of 20.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of the southerly terminus of said 20 foot Alley for the **POINT OF BEGINNING** and southwesterly corner of the remaining portion of said Lot 36 and hereof;

**THENCE**, N27°59'09"E, leaving the northerly line of E. 55th Street, along the easterly line of said 20 foot Alley, being the westerly line of said Lots 19-36 and hereof, a distance of 435.06 feet to a 1/2 inch iron rod with "STANTEC" cap set in the southerly right-of-way line of E. 56th Street, being the northeasterly corner of the northerly terminus of said 20 foot Alley, for the northwesterly corner of the remaining portion of said Lot 19 and hereof;

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**THENCE**, S61°56'48"E, leaving the northeasterly corner of the northerly terminus of said 20 foot Alley, along the southerly line of said E. 56th Street, a distance of 221.80 feet to a 1/2 inch iron rod with "STANTEC" cap set at the intersection of the southerly line of said E. 56th Street and the westerly right-of-way line of Middle Fiskville Road (R.O.W. varies) for the northeasterly corner of the remaining portion of said Lot 19 and hereof;

**THENCE**, leaving said intersection, along the westerly line of Middle Fiskville Road, for the easterly line hereof, the following nine (9) courses and distances:

- 1) S27°21'05"W, a distance of 190.01 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 2) S61°56'48"E, a distance of 6.13 feet to a 1/2 inch iron rod with "STANTEC" cap set at the northeasterly corner of said Lot 27;
- 3) S27°59'13"W, a distance of 100.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of said Lot 28;
- 4) N61°56'48"W, a distance of 5.02 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 5) S27°21'05"W, a distance of 50.00 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 6) S61°56'48"E, a distance of 4.47 feet to a 1/2 inch iron rod with "STANTEC" cap set at the northeasterly corner of said Lot 33;
- 7) S27°59'13"W, a distance of 50.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of said Lot 34;
- 8) N61°56'48"W, a distance of 3.91 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 9) S27°21'05"W, a distance of 45.15 feet to a 1/2 inch iron rod with "STANTEC" cap set at the intersection of the westerly line of Middle Fiskville Road and the northerly line of E. 55th Street for the southeasterly corner hereof;

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**THENCE**, N61°55'29"W, leaving said intersection, along the northerly line of E. 55th Street, being the southerly line hereof, a distance of 226.62 feet to the **POINT OF BEGINNING**, containing an area of 2.257 acre (98,320 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. Burkland 04/16/24  
AUSTIN B. BURKLUND Date  
R.P.L.S. NO. 6879  
STATE OF TEXAS  
TBPELS # 10194230  
austin.burklund@stantec.com



