

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 8501 SOUTH 1ST STREET FROM DEVELOPMENT**  
3 **RESERVE (DR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-**  
4 **VERTICAL MIXED USE BUILDING-DENSITY BONUS 90 (GR-MU-V-DB90)**  
5 **COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from development reserve (DR) base district to community  
11 commercial-mixed use-vertical mixed use building-density bonus 90 (GR-MU-V-DB90)  
12 combining district on the property described in Zoning Case No. C14-2024-0047, on file at  
13 the Planning Department, as follows:

14  
15 A 7.459 acre tract of land situated in the William Cannon Survey, Abstract No. 6,  
16 in Travis County, Texas, being a portion of that certain tract of land conveyed by  
17 deed recorded in Volume 4400, Page 2037, of the Deed Records of Travis County,  
18 Texas, said 7.459 acre tract of land being more particularly described by metes and  
19 bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

20  
21 locally known as 8501 South 1st Street in the City of Austin, Travis County, Texas,  
22 generally identified in the map attached as **Exhibit “B”**.

23  
24 **PART 2.** The Property may be developed in compliance and used in accordance with the  
25 regulations established for density bonus 90 (DB90) combining district and other applicable  
26 requirements of the City Code.  
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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024          § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Kirk Watson  
Mayor

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

Deborah Thomas  
Acting City Attorney

Myrna Rios  
City Clerk



**Exhibit "A"  
(8501 S. 1ST STREET)**

BEING A 7.459 ACRE TRACT OF LAND SITUATED IN THE WILLIAM CANNON SURVEY, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROGER RICH AND WIFE, MAY RICH, AS RECORDED IN VOLUME 4400, PAGE 2037, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET IN CONCRETE (UNDERGROUND) AT THE SOUTHWEST CORNER OF SAID RICH TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO METROPOLITAN COMMUNITY CHURCH OF AUSTIN, INC., AS RECORDED IN INSTRUMENT NO. 1999068370, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID "X" BEING ON THE SOUTHEAST LINE OF S. 1ST STREET;

THENCE NORTH 29° 55' 00" EAST, A DISTANCE OF 268.94 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE S 61° 44' 41" EAST, DEPARTING SAID SOUTHEAST LINE, A DISTANCE OF 182.75 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 22° 53' 59" EAST, A DISTANCE OF 124.82 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 66° 55' 00" EAST, A DISTANCE OF 58.04 FEET TO A SET MAG NAIL;

THENCE NORTH 02° 15' 21" WEST, A DISTANCE OF 26.27 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 51° 00' 22" EAST, A DISTANCE OF 133.75 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 89° 00' 00" EAST, A DISTANCE OF 282.38 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 01° 00' 00" EAST, A DISTANCE OF 199.74 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE COMMON LINE OF AFORESAID RICH TRACT AND RESUBDIVISION OF LOT 1 OF THE P. F. ORR SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43, PAGE 25, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 89° 00' 00" EAST ALONG SAID COMMON LINE, PASSING THE SOUTHEAST CORNER OF SAID RESUBDIVISION AND THE SOUTHWEST CORNER OF BEACONRIDGE III, AS RECORDED IN VOLUME 74, PAGE 92, SAID PLAT RECORDS, AT A DISTANCE OF 338.08 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID RICH TRACT AND SAID BEACONRIDGE III A TOTAL DISTANCE OF 489.22 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTHEAST CORNER OF SAID RICH TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GREGORY J. LAWSON AND WIFE, HOLLY J. LAWSON, AS RECORDED IN VOLUME 13046, PAGE 1198, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 11° 00' 00" WEST ALONG THE COMMON LINE OF SAID RICH AND LAWSON TRACTS, PASSING THE SOUTHWEST CORNER OF SAID LAWSON TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF AUSTIN, AS RECORDED IN VOLUME 12343, PAGE 2586, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AT A DISTANCE OF 84.24 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID RICH AND THE CITY OF AUSTIN TRACTS A TOTAL DISTANCE OF 395.34 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID RICH TRACT AND THE NORTHEAST CORNER OF AFORESAID METROPOLITAN TRACT;

THENCE NORTH 89° 00' 00" WEST, A DISTANCE OF 1,199.70 FEET ALONG THE COMMON LINE OF SAID RICH AND METROPOLITAN TRACTS TO THE POINT OF BEGINNING AND CONTAINING 324,896 SQUARE FEET OR 7.459 ACRES OF LAND.



Registered Professional Land Surveyor

Survey Plat of even date attached hereto and made a part hereof.  
Date: 11/21/23

CORNER OF SAID RICH TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO METROPOLITAN COMMUNITY CHURCH OF AUSTIN, INC., AS RECORDED IN INSTRUMENT NO. 1999068370, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID "X" BEING ON THE SOUTHEAST LINE OF S. 1ST STREET;

THENCE NORTH 29° 55' 00" EAST, A DISTANCE OF 268.94 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE S 61° 44' 41" EAST, DEPARTING SAID SOUTHEAST LINE, A DISTANCE OF 182.75 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 22° 53' 59" EAST, A DISTANCE OF 124.82 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 66° 55' 00" EAST, A DISTANCE OF 58.04 FEET TO A SET MAG NAIL;

THENCE NORTH 02° 15' 21" WEST, A DISTANCE OF 26.27 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 51° 00' 22" EAST, A DISTANCE OF 133.75 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

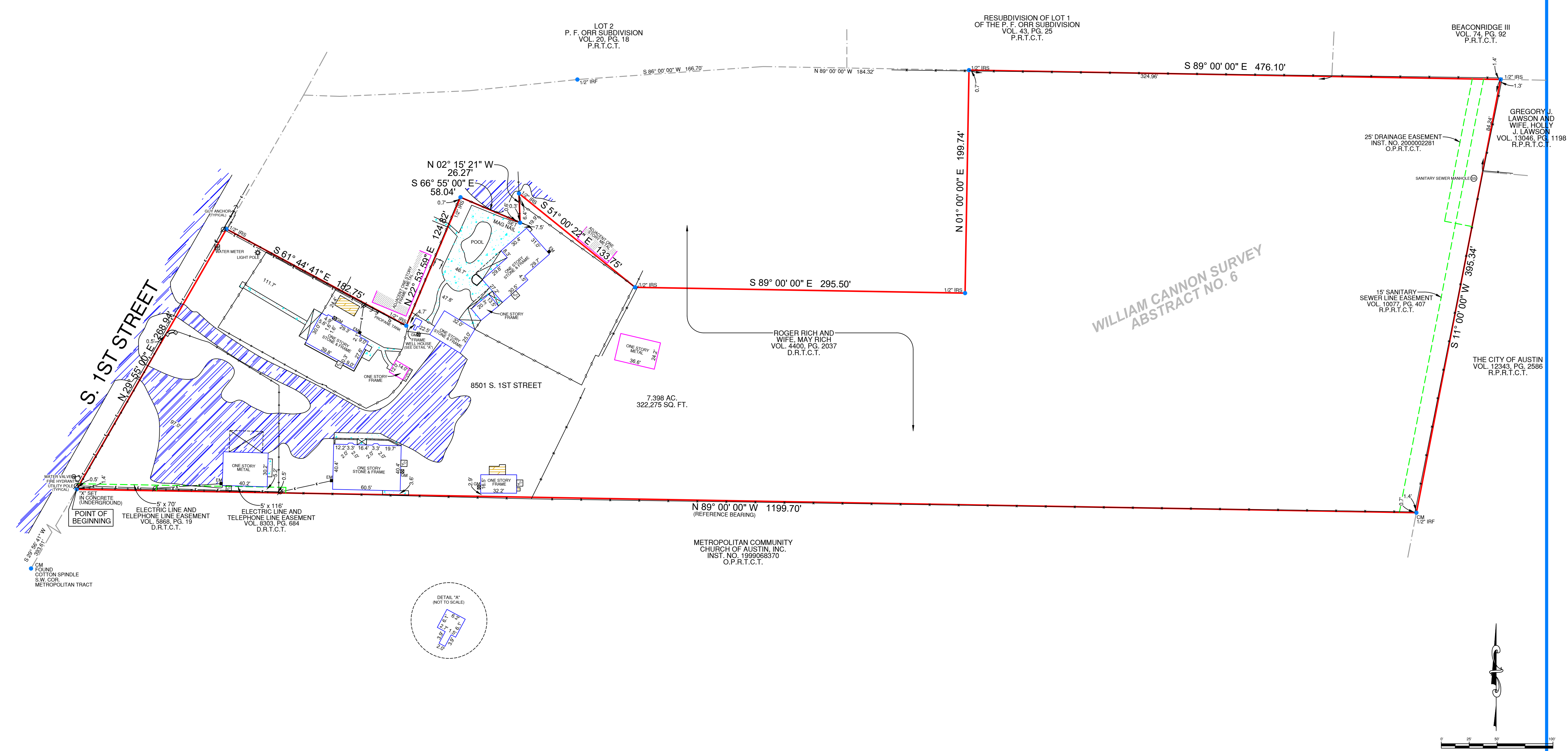
THENCE SOUTH 89° 00' 00" EAST, A DISTANCE OF 295.50 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 01° 00' 00" EAST, A DISTANCE OF 199.74 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE COMMON LINE OF AFORESAID RICH TRACT AND RESUBDIVISION OF LOT 1 OF THE P. F. ORR SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43, PAGE 25, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 89° 00' 00" EAST ALONG SAID COMMON LINE, PASSING THE SOUTHEAST CORNER OF SAID RESUBDIVISION AND THE SOUTHWEST CORNER OF BEACONRIDGE III, AS RECORDED IN VOLUME 74, PAGE 92, SAID PLAT RECORDS, AT A DISTANCE OF 324.96 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID RICH TRACT AND SAID BEACONRIDGE III A TOTAL DISTANCE OF 476.10 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTHEAST CORNER OF SAID RICH TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GREGORY J. LAWSON AND WIFE, HOLLY J. LAWSON, AS RECORDED IN VOLUME 13046, PAGE 1198, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 11° 00' 00" WEST ALONG THE COMMON LINE OF SAID RICH AND LAWSON TRACTS, PASSING THE SOUTHWEST CORNER OF SAID LAWSON TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF AUSTIN, AS RECORDED IN VOLUME 12343, PAGE 2586, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AT A DISTANCE OF 84.24 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID RICH AND THE CITY OF AUSTIN TRACTS A TOTAL DISTANCE OF 395.34 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID RICH TRACT AND THE NORTHEAST CORNER OF AFORESAID METROPOLITAN TRACT;

THENCE NORTH 89° 00' 00" WEST, A DISTANCE OF 1,199.70 FEET ALONG THE COMMON LINE OF SAID RICH AND METROPOLITAN TRACTS TO THE POINT OF BEGINNING AND CONTAINING 322,275 SQUARE FEET OR 7.398 ACRES OF LAND.

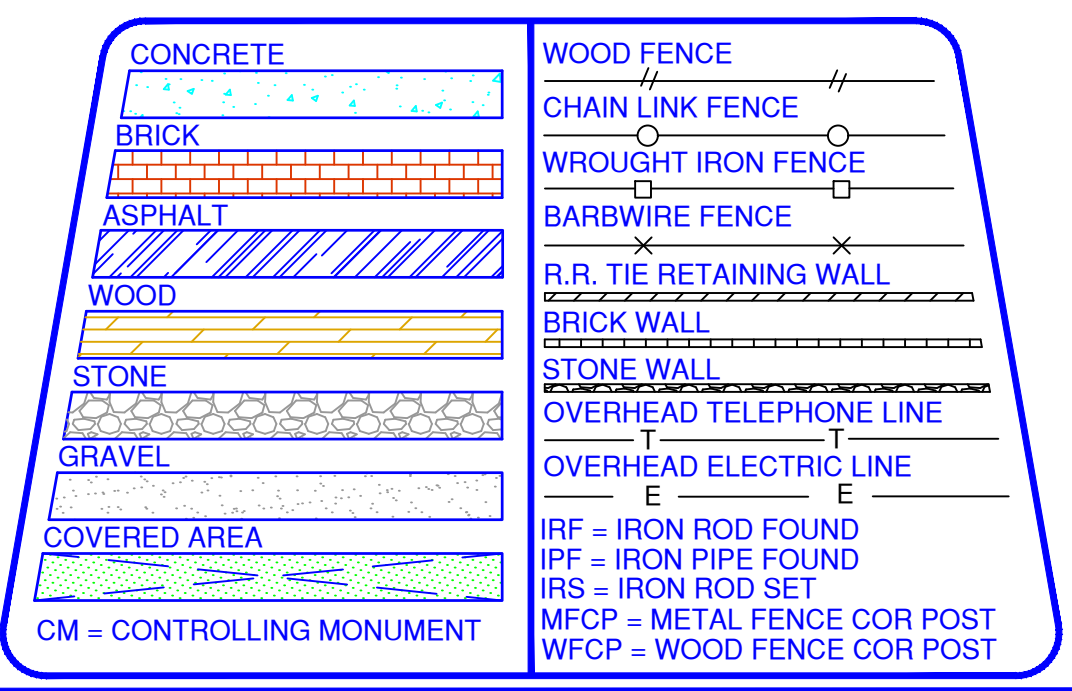
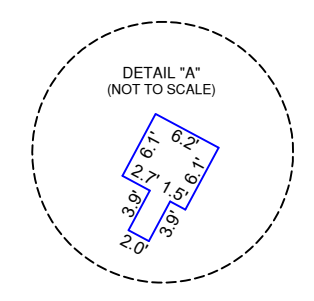


**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 454530295 K, DATED JANUARY 22, 2003.

**FEMA NOTE**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 454530295 K, DATED JANUARY 22, 2003.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE OR APPARENT EASEMENTS, ENCUMBRANCES, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

**GENERAL NOTES**  
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.  
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANINGFUL.  
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.  
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.  
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.  
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.  
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.  
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



**8501 S. 1ST STREET  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS**

PREMIER JOB #: 23-09505B	
TECH: MSP	DATE: 11/28/23
FIELD: MW	FIELD DATE: 11/21/23

**Premier Surveying LLC**

5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
972-612-3601 (O) | 855-892-0468 (F)

www.premiersurveying.com  
premierorders@premierurveying.com

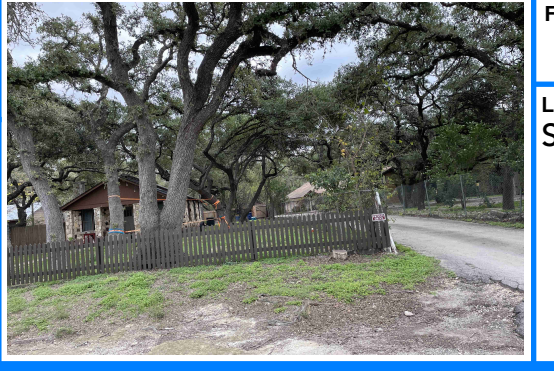
**Premier Surveying LLC**

5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200



**COMMERCIAL METES AND BOUNDS**

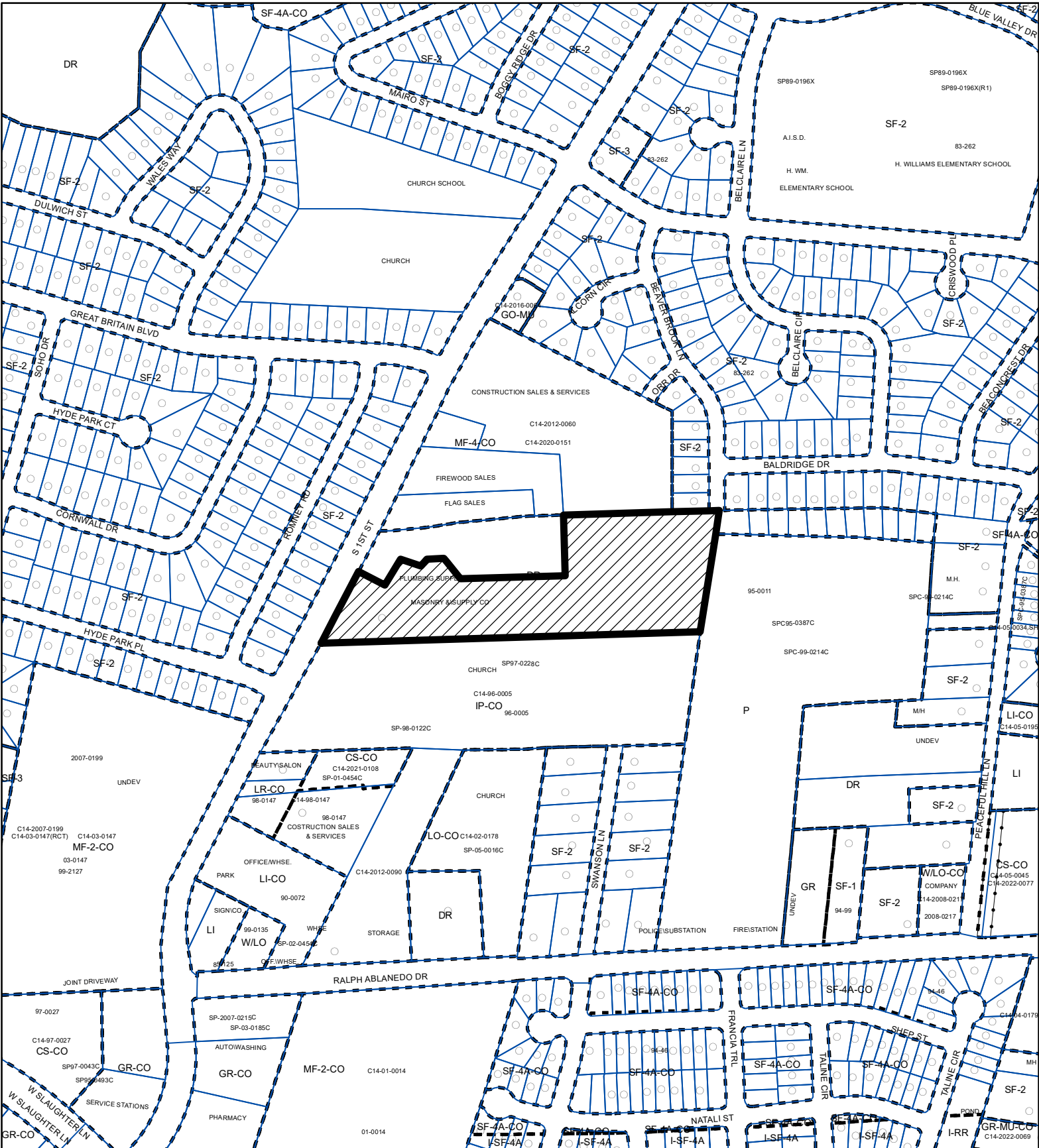
CLIENT ORDER NO.:	
JOB NO.:	23-09505B
FIELD DATE:	11/23/2023
COMPLETED DATE:	11/30/23
SELLER:	
BUYER:	



**FEMA NOTE:**  
LEGAL DESCRIPTION:  
SEE DEED V5598 P690

**Premier Surveying LLC**




5700 W. Plano Parkway  
Suite 2700  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 972-964-7021



**ZONING EXHIBIT "B"**

ZONING CASE#: C14-2024-0047



-  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: 3/28/2024**