

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6301 FM 969 ROAD AND 4609 ED BLUESTEIN BOULEVARD NORTHBOUND IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM WAREHOUSE/LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (W/LO-CO-NP) COMBINING DISTRICT ZONING AND GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT ZONING TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT ZONING.**

**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 warehouse/limited office-conditional overlay-neighborhood plan (W/LO-CO-NP) combining district zoning and general commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning on both tracts on the property described in Zoning Case No. C14-2026-0007, on file at the Planning Department, as follows:

A 9.803 acre tract of land out of the Jesse C Tannehill Survey No. 29, Abstract No. 22, in the City of Austin, Travis County, Texas, being all of a called 5.603 acre tract and a called 0.335 acre tract both conveyed by deed recorded in Document No. 2010061238 of the Official Public Records of Travis County, Texas, and being the remainder of a called 4.00 acre tract conveyed by deed recorded in Document No. 200216004 of the Official Public Records of Travis County, Texas, said 9.083 acres tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 6301 FM 969 Road and 4609 Ed Bluestein Boulevard Northbound 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

Alternative Financial Services

Automotive Rentals

Automotive Sales

Bail Bond Services

Club or Lodge

Commercial Off-Street Parking

Convenience Storage

Electronic Prototype Assembly

Equipment Repair Services

Exterminating Services

General Retail Sales (General)

exceeding 5,000 square feet of  
gross floor area

Kennels

Monument Retail Services

Outdoor Entertainment

Pawn Shop Services

Performance Venue

Research Services

Theater

Vehicle Storage

Automotive Repair Services

exceeding 5,000 square feet of gross  
floor area

Automotive Washing (of any type)  
exceeding 5,000 square feet of gross  
floor area

Campground

Commercial Blood Plasma Center

Communication Services

Drop-Off Recycling Collection  
Facility

Electronic Testing

Equipment Sales

Funeral Services

Hotel-Motel

Laundry Services

Off-Site Accessory Parking

Outdoor Sports and Recreation

Pedicab Storage and Dispatch

Printing and Publishing

Service Station

Transportation Terminal

Veterinary Services

(B) Construction Sales and Services use is a conditional use of the Property.

**PART 3.** 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 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2026.

**PASSED AND APPROVED**

\_\_\_\_\_, 2026      §  
                                 §  
                                 §

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Deborah Thomas                      Erika Brady  
City Attorney                              City Clerk

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9.803 Acres  
Jesse C Tannehill Survey No. 29, A-22  
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**DESCRIPTION OF 9.803 ACRES, 427,040 SQUARE FEET**

DESCRIPTION OF A 9.803 ACRES, 427,040 SQUARE FEET TRACT OF LAND LOCATED IN THE JESSE C TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 5.603 ACRES TRACT CONVEYED TO LIBBY LANE CORPORATION IN DOCUMENT NO. 2010061238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF A CALLED 0.335 ACRES TRACT CONVEYED TO LIBBY LANE CORPORATION IN DOCUMENT NO. 2010061238 (O.P.R.T.C.T.) AND BEING THE REMAINDER OF A CALLED 4.00 ACRES TRACT CONVEYED TO LIBBY LANE CORPORATION IN DOCUMENT NO. 200216004 (O.P.R.T.C.T.) AS DESCRIBED BY METES & BOUNDS IN VOLUME 3009, PAGE 2281 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 9.803 ACRES TRACT OF LAND BEING SURVEYED ON THE GROUND OCTOBER, 2025, UNDER THE SUPERVISION OF PATRICK J. STEVENS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1-inch iron pipe found in the south line of F.M. 969 (100' Public R.O.W.) a portion of which was dedicated in Volume 994, Page 613 (D.R.T.C.T.), said point being the northeast corner of a called 0.851 acres conveyed to 6215 FM 969, LLC in Document No. 2020019088 Official Public Record of Travis County, Texas (O.P.R.T.C.T), and for northwest corner and **POINT OF BEGINNING** of the herein described tract, from which a 1-inch iron pipe found in the south line of said F.M. 969, said point being the northwest corner of a called 0.856 acre tract conveyed to Sola Management, LLC in Document No. 2024024321 (O.P.R.T.C.T.), bears North 80°33'25" West, a distance of 224.97 feet;

**THENCE**, along the south right-of-way line of said F.M. 969, with the north line of said 4.00 acre remainder tract, South 80°33'25" East, a distance of 128.09 feet, to a 1/2-inch iron rod with "Steger" cap set being the northwest corner of Tract "A", Craigwood Commercial Area recorded in Vol. 53, Pg. 97 Plat Record Travis County Texas (P.R.T.C.T.) conveyed to 6401 E. FM 969, LLC in Document No. 2016193251 (O.P.R.T.C.T), and being the northeast corner of the herein described tract, and from which a 5/8-inch iron rod with TxDot aluminum cap found for a point of curvature in said F.M. 969 bears South 80°33'25" East, a distance of 899.13 feet;

**THENCE**, leaving the south line of said F.M. 969 with the west line of said Tract "A" Craigwood Commercial and the east line of the herein described tract, South 26°58'36" West, a distance of 211.08 feet to the southwest corner of said Tract "A" Craigwood Commercial, also being the northwest corner of Lot 6, Craigwood Section One subdivision recorded in Vol. 46, Pg 26 Plat Record Travis County Texas (P.R.T.C.T.) an angle point in the east line of the herein described tract, from which a 1/2-inch iron rod found for the southeast corner of said Tract "A" Craigwood Commercial, the northeast corner of Lot 1 of said Craigwood Section 1 and the west right-of-way line of Craigwood Drive bears South 80°39'21" East, a distance of 477.60 feet;

**THENCE**, with the west line of Said Craigwood Section One, continuing with the east line of the herein described tract, the following three (3) courses and distance:



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1. South 26°53'32" West, a distance of 264.92 feet to a calculated point for the southwest corner of Lot 7 and Northwest corner of Lot 21, Block "B" of said Craigwood Section One and an angle point in the east line of the herein described tract;
2. South 26°57'32" West, a distance of 175.05 feet to a 1.5-inch (disturbed) iron rod found for the southwest corner of said Lot 21 Craigwood Section One being a point in the west line of Huntleigh Way (50' Public R.O.W.) and being an angle point in the east line of the herein described tract, and
3. South 27°14'31" West, a distance of 169.91 feet to a 1/2-inch iron rod with "McAngus" cap found for the southwest corner of Lot 8, Block "C" of said Craigwood Section One and the Northwest corner of Lot 18, Block "C" Craigwood Section Two subdivision recorded in Vol. 51, Pg. 18, Plat Record Travis County Texas (P.R.T.C.T.);

**THENCE**, with the west line of Said Craigwood Section Two, continuing with the east line of the herein described tract, the following two (2) courses and distances:

1. South 27°00'13" West, passing a 1/2-inch iron rod found at a distance of 87.79 feet, passing a 1/2-inch iron rod found at a distance of 187.79 feet, passing a 1/2-inch iron rod found at 402.93 feet, passing a 1/2-inch iron rod found at a distance of 467.96 feet, continuing for a total distance of 604.98 feet, in all, to a 1/2-inch iron rod with "Steger" cap set for the southwest corner of Lot 25 of said Block "C" and Northeast corner of Lot 26, of said Block "C", the Southeast corner of said remainder 4 acre tract, and an angle point of the herein described tract, from which a 5/8-inch iron rod found bears North 68°39'18" West, a distance of 1.52 feet;
2. North 63°03'36" West, a distance of 119.55 feet to a 1/2-inch iron rod found with "McAngus" cap being the northwest corner of said Lot 26, Block "C", the southwest corner of said remainder 4 acre tract, angle point in the said 5.603 acre tract and being an angle point in the herein described tract;

**THENCE**, continuing with the west line of said Craigwood Section Two, and the east line of said 5.603 acre tract, South 27°30'13" West, a distance of 125.55 feet to the southwest corner of Lot 27 of said Block "C" and being the northwest corner of said 0.335 acre tract;

**THENCE**, with the common line of said Craigwood Section Two and the north line of said 0.335 acre tract, South 26°34'49" East, a distance of 249.82 feet to a 1/2-inch iron rod found for an angle point in the south line of Lot 29, of said Block "C", the southeast corner of said 0.335 acre tract, a point in the north line of Lot 2A, Block "A" Tracor Industrial Amended Subdivision recorded in Vol. 95, Pg. 281 Plat Records Travis County Texas (P.R.T.C.T.) and conveyed to Karlin Tracor Lane, LLC recorded in Document No. 2020139775 (O.P.R.T.C.T.) and southeast corner of the herein described tract, from which a 1/2-inch iron rod found for the southwest corner of Lot 30, of said Block "C" bears South 61°45'23" East, a distance of 12.50 feet;



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**THENCE**, with the common north line of said Lot 2A, the south line of said 0.335 acre tract and the south line of said 5.603 acre tract the following two (2) courses and distances:

1. North 61°45'23" West, passing a 1/2-inch iron found at a distance of 202.33 feet, and continuing for total distance of 673.82 feet, in all, to a 1/2-inch iron pipe found for an angle point in said Lot 2A, an angle point in said 5.603 acre tract, and an angle point in the south line of the herein described tract, and
2. North 62°01'16" West, a distance of 84.89 feet to a 1/2-inch iron pipe found for an angle point in said Lot 2A, being the southwest corner of said 5.603 acre tract, the southeast corner of Lot 2, Final Plat, Block 1, Lots 1 & 2 QuickTrip No. 4136, a subdivision recorded in Document No. 202000107 (O.P.R.T.C.T.) and the southwest corner of the herein described tract, from which a 1/2-inch iron rod with "Chaparral" cap found for the northwest corner of said Lot 2A, the southwest corner of said Lot 2 QuickTrip No. 4136 subdivision, and being a point in the East line of Ed Bluestein Boulevard (U.S. Highway 183 – Puiblic R.O.W. Varies) bears North 62°34'25" West, a distance of 35.86 feet;

**THENCE**, with the common line of said Lot 2 Quick Trip No. 4136 subdivision and said 5.603 acre tract the following three (3) courses and distances:

1. North 31°10'31" East, a distance of 101.55 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;
2. North 25°59'59" East, a distance of 391.13 feet to a 1/2-inch iron rod with "Steger" cap set for an angle point of the herein described tract, and
3. North 28°16'59" East, a distance of 173.17 feet to a 5/8-inch iron rod with "RL Surveying RPLS 4337" found for a point in the east line of said Lot 2 QuickTrip No. 4136 subdivision, the southwest corner of a called 9.546 acre tract conveyed to OP II ATX 6121 FM 969 Land, LTD. in Document No. 2021122648 (O.P.R.T.C.T) and being an angle point in the herein described tract;

**THENCE**, with the common line of said 9.546 acre tract and said 5.603 acre tract the following five (5) courses and distances:

1. South 62°08'07" East, a distance of 49.98 feet to a 5/8-inch iron rod with cap stamped "RL Surveying RPLS 4337" found for an angle point of the herein described tract;
2. South 28°16'30" West, a distance of 180.50 feet to a 5/8-inch iron rod with cap stamped "RL Surveying RPLS 4337" found for an angle point of the herein described tract;
3. South 53°35'20" East, a distance of 386.41 feet to a 5/8-inch iron rod with cap stamped "RL Surveying RPLS 4337" found for an angle point of the herein described tract;
4. South 28°41'04" West, a distance of 133.64 feet to a 1/2-inch iron pipe found for an angle point of the herein described tract, and
5. South 64°43'34" East, a distance of 130.96 feet to a 5/8-inch iron rod with cap stamped "RL Surveying RPLS 4337" found for the southeast corner of said 9.546 acre tract and northeast corner of said 5.603 acre tract and an angle point of the herein described tract;



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**THENCE**, with the common west line of said 4 acre tract and east line of said 9.546 acre tract the following three (3) courses and distances:

1. North 27°11'44" East, a distance of 344.54 feet to a 1/2-inch iron pipe found for an angle point of the herein described tract;
2. North 25°29'21" East, a distance of 19.68 feet to a 1/2-inch iron rod found for an angle point of the herein described tract, and
3. North 26°52'19" East, a distance of 528.08 feet to a 1/2-inch iron rod found for the northeast corner of said 9.546 acre tract and the southeast corner of said 0.851 acre tract;

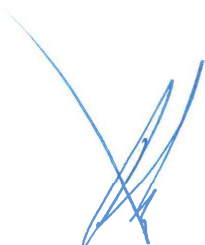
**THENCE**, with the east line of said 0.851 acre tract and the west line of said 4 acre remainder tract, North 26°45'18" East, a distance of 461.48 feet to the **POINT OF BEGINNING**, and containing 9.803 acres, 427,040 Square Feet of land, more or less, within these metes and bounds.

Bearings are based on the Texas State Plane Coordinate System of 1983, Grid North, Central Zone 4203. All distances shown hereon are surface values adjusted using a combined scale factor of 1.000064853756 scaled from a local control point with N=10076876.43 E=3139575.13 Elev.=513.31' and represented in U.S. Survey Feet.

The foregoing metes and bounds description and survey on which it is based is accompanied by and a part of a sketch of the subject tract.

I certify that this description was prepared from an on-the-ground survey made in October, 2025, by me or under my supervision.

Steger & Bizzell Engineering Inc.



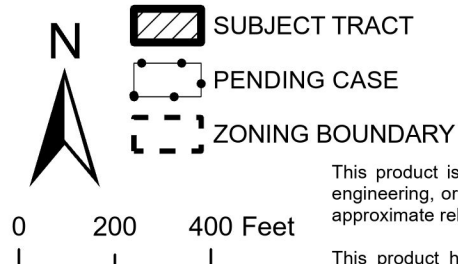
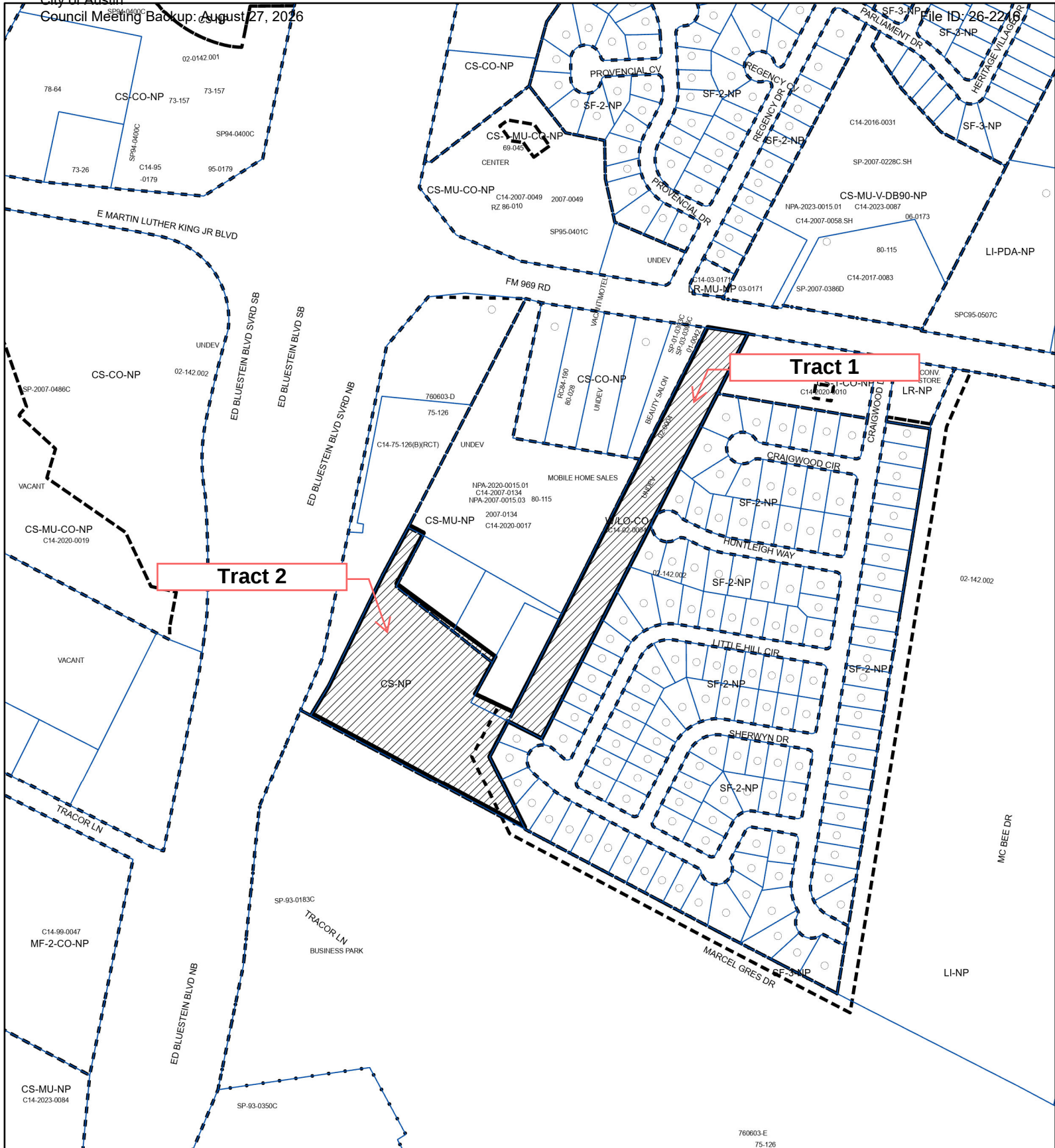
10/29/2025



Patrick J. Stevens, RPLS  
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**ZONING**  
**ZONING CASE#: C14-2026-0007**

**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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.