

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 501 PEDERNALES STREET AND 2503, 2505, 2507,  
3 AND 2511 EAST 6TH STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA  
4 FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED  
5 USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-  
6 V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-  
7 MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-  
8 DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-CO-DB90-NP)  
9 COMBINING DISTRICT.

10  
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12  
13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
14 change the base district from general commercial services-mixed use-vertical mixed use  
15 building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to  
16 general commercial services-mixed use-vertical mixed use building-conditional overlay-  
17 density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district on the  
18 property described in Zoning Case No. C14-2024-0063, on file at the Planning  
19 Department, as follows:

20  
21 A 1.788 acre tract of land situated in the George J. Neill Survey No. 1, A-586, and  
22 the Logan Vandever Survey No. 2, A-784, in Travis County, Texas, being LOTS  
23 1-5 AND 7-12, MORSLAND PLACE, a subdivision in Travis County, Texas,  
24 according to the map or plat of record in Volume 3, Page 37, Plat Records of  
25 Travis County, Texas, said 1.788 acres of land being more particularly described  
26 by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the  
27 "Property"),

28  
29 locally known as 501 Pedernales Street and 2503, 2505, 2507, and 2511 East 6th Street in  
30 the City of Austin, Travis County, Texas, generally identified in the map attached as  
31 **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     |

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

- |                                  |                               |
|----------------------------------|-------------------------------|
| Automotive Washing (of any type) | Commercial Off-Street Parking |
|----------------------------------|-------------------------------|

**PART 3.** When a site abuts a principal street, 75 percent of the building frontage must be designed for one or more commercial or civic uses and must comply with the dimensional requirements found in Section 4.3.3.C in Subchapter E (*Design Standards and Mixed Use*).

**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, the mixed use combining 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. 011213-44 that established zoning for the Holly Neighborhood Plan.

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

_____	§	_____
_____	§	_____
_____, 2024	§	_____

Kirk Watson  
Mayor

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

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk

# EXHIBIT "A"

TRAVIS COUNTY, TEXAS  
501 PEDERNALES STREET  
ZONING EXHIBIT

JANUARY 12, 2023  
FN NO. 23-002  
WG #0274-001

## EXHIBIT "A"

### DESCRIPTION

DESCRIPTION OF A 1.788 ACRE (77,901 SQUARE FEET) TRACT OF LAND SITUATED IN THE GEORGE J. NEILL SURVEY NO. 1, A-586 AND THE LOGAN VANDEVER SURVEY NO. 2, A-784, BOTH OF TRAVIS COUNTY, TEXAS, BEING COMPRISED OF LOTS 1-5 AND 7-12, MORSLAND PLACE, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 37, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 1-5 AND 7-12 BEING CONVEYED TO PEDERNALES PROPERTY HOLDINGS, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT #2022166702, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.788 ACRES DESCRIBED HEREIN ALSO BEING COMPRISED OF TWO (2) PORTIONS OF THE ADJACENT ALLEY VACATED BY DOCUMENTS OF RECORD IN VOLUME 381, PAGE 114, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BY RESOLUTION PER CITY COUNCIL OF THE CITY OF AUSTIN DATED JANUARY 2, 1947 (RESOLUTION NO. 470102-2) AND ON FILE IN VOLUME 17, PAGE 593 OF THE CITY OF AUSTIN'S ENGINEERING RECORDS; SAID 1.788 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found at the intersection of the east right-of-way (R.O.W.) line of Pedernales Street (60' R.O.W.) with the north R.O.W. line of M. K. & T. Railroad (R.O.W. varies), being the southwest corner of said Lot 1 and the herein described tract;

**THENCE**, N 20°34'03" E, leaving the north R.O.W. line of M. K. & T. Railroad and along the east line of Pedernales Street, being along the west line of said Lot 1 and a portion of the west line of the herein described tract, a distance of 135.01 feet to a calculated point at the intersection of the east R.O.W. line of Pedernales Street with the south R.O.W. line of a City of Austin (C.O.A.) alley (20' R.O.W.), being the northwest corner of said Lot 1 and an angle point on the west line of the herein described tract;

**THENCE** leaving the east R.O.W. line of Pedernales Street and along the south, east, and a portion of the north line of said C.O.A. alley, being along the westerly interior lines of the herein described tract, the following three (3) courses and distances:

1. S 69°36'57" E, along the south R.O.W. line of said C.O.A. alley and the north lines of said Lots 1 and 2, a distance of 102.00 feet to a calculated point being the common south corner of said C.O.A. alley and said vacated alley, same being the common north corner of said Lots 2 and 3;
2. N 20°27'26" E, along the east R.O.W. line of said C.O.A. alley and the west R.O.W. line of said vacated alley, a distance of 20.00 feet to a calculated point being the common north corner of said C.O.A. alley and said vacated alley, same being the common south corner of said Lots 7 and 8;
3. N 69°36'57" W, along a portion of the north line of said C.O.A. alley and the south line of said Lot 7, a distance of 50.97 feet to a 1/2-inch iron rod found being the common south corner of said Lot 7 and Lot 6 of said Morsland Place, from which a 1/2-inch iron pipe found at the intersection of the east R.O.W. line of Pedernales Street with the north R.O.W. line of said C.O.A. Alley, being the southwest corner of said Lot 6, bears N 69°09'46" W, a distance of 51.15 feet;

**THENCE**, N 20°27'26" E, leaving the north R.O.W. line of said C.O.A. Alley and along the common line of said Lots 6 and 7, with a portion of the west line of the herein described tract, a distance of 129.90 feet to a calculated point on the south R.O.W. line of E 6th Street (60' R.O.W.), being the common north corner of said Lots 6 and 7, for the northwest corner of the herein described tract, from which an "X" cut found in concrete at the intersection of the north R.O.W. line of E 6th Street with the east R.O.W. line of Pedernales Street, being the southwest corner of Lot 28 of said Morsland Place, bears N 69°36'57" W, a distance of 50.74 feet and N 20°34'03" E, a distance of 60.12 feet;



**THENCE**, S 69°36'57" E, along the south R.O.W. line of E 6th Street and the north lines of said Lots 7-12, being with the north line of the herein described tract, a distance of 305.66 feet to a 1/2-inch iron pipe found being the common north corner of said Lot 12 and Lot 1, The Resubdivision of Lots 13, 14, 15, and 16, Morsland Place, for the northeast corner of the herein described tract;

**THENCE**, S 20°27'26" W, leaving the south R.O.W. line of E 6th Street and along the common line of said Lot 12 and said Lot 1, The Resubdivision of Lots 13, 14, 15, and 16, Morsland Place, with the east line of the herein described tract, a distance of 175.11 feet to a calculated point on the north R.O.W. line of M. K. & T. Railroad, being the common south corner of said Lot 12 and said Lot 1, The Resubdivision of Lots 13, 14, 15, and 16, Morsland Place, for the southeast corner of the herein described tract, from which a 1/2-inch iron rod found bears, S 20°27'26" W, a distance of 1.13 feet, also from which a 1/2-inch iron rod found at the intersection of the north R.O.W. line of M. K. & T. Railroad with the west R.O.W. line of Calles Street (R.O.W. varies), being the southeast corner of said Lot 1, The Resubdivision of Lots 13, 14, 15, and 16, Morsland Place, bears N 87°01'51" E, a distance of 278.40 feet;

**THENCE** along the north R.O.W. line of M. K. & T. Railroad and the south lines of said Lots 1-5 and said Lot 12, with the south lines of the herein described tract, the following two (2) courses and distances:

1. S 87°01'51" W, a distance of 222.10 feet to a calculated point being the common south corner of said Lots 3 and 4, from which a 1/2-inch iron pipe found bears, N 14°46'15" W, a distance of 4.91 feet;
2. N 77°41'59" W, a distance of 154.72 feet to the **POINT OF BEGINNING** and containing 1.788 acres (77,901 square feet) of land, more or less.

**BEARING BASIS:** Texas Coordinate System, Grid, NAD'83, (Central Zone 4203)

That I, Mark A. Mercado, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying survey map are true and correct to the best of my knowledge and belief and was prepared from an actual on-the-ground survey under my direction and supervision.

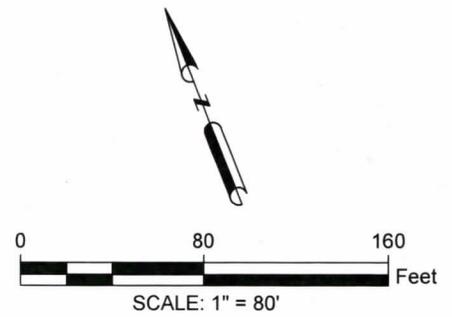
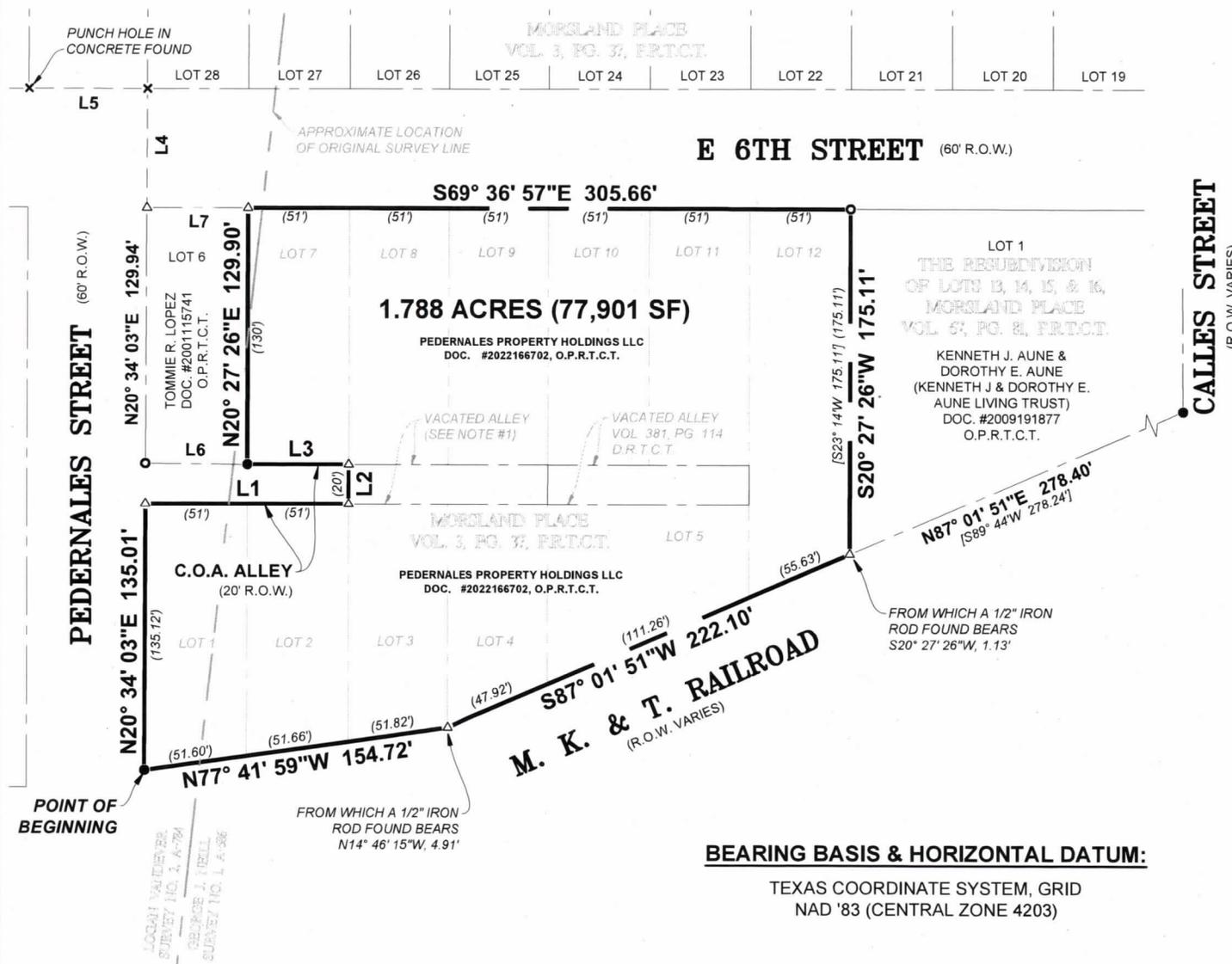
01/20/2023

Mark A. Mercado  
RPLS No. 6350 – State of Texas  
Wuest Group  
(512)394-1900

Date



**EXHIBIT " \_ "**  
 SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION



**501 PEDERNALES STREET**  
**AUSTIN, TX 78702**  
 JANUARY, 2023  
 PROJECT NO. 0274-001



**ENGINEERING  
 & SURVEYING**

TBPELS FIRM # 10194507  
 AND FIRM # F-15324  
 5207 AIRPORT BOULEVARD  
 AUSTIN, TEXAS 78751  
 (512)394-1900

SHEET  
**3** OF **4**

**BEARING BASIS & HORIZONTAL DATUM:**  
 TEXAS COORDINATE SYSTEM, GRID  
 NAD '83 (CENTRAL ZONE 4203)

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S69° 36' 57"E	102.00'
L2	N20° 27' 26"E	20.00'
L3	N69° 36' 57"W	50.97'
L4	N20° 34' 03"E	60.12'
L5	N69° 28' 43"W	59.93'
L6	N69° 09' 46"W	51.15'
L7	N69° 36' 57"W	50.74'

**NOTE:**

1. PORTION OF ALLEY VACATED PER CITY COUNCIL OF THE CITY OF AUSTIN BY RESOLUTION DATED JANUARY 2, 1947 (RESOLUTION NO. 470102-2).

LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON PIPE FOUND
x	"X" CUT IN CONCRETE FOUND (UNLESS NOTED OTHERWISE)
△	CALCULATED POINT
R.O.W.	RIGHT-OF-WAY
C.O.A.	CITY OF AUSTIN
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
( )	RECORD INFORMATION PER VOL. 3, PG. 37, P.R.T.C.T.
[ ]	RECORD INFORMATION PER VOL. 67, PG. 81, P.R.T.C.T.

501 PEDERNALES STREET  
 AUSTIN, TX 78702  
 JANUARY, 2023  
 PROJECT NO. 0274-001



**ENGINEERING  
 & SURVEYING**

TBPELS FIRM # 10194507  
 AND FIRM # F-15324  
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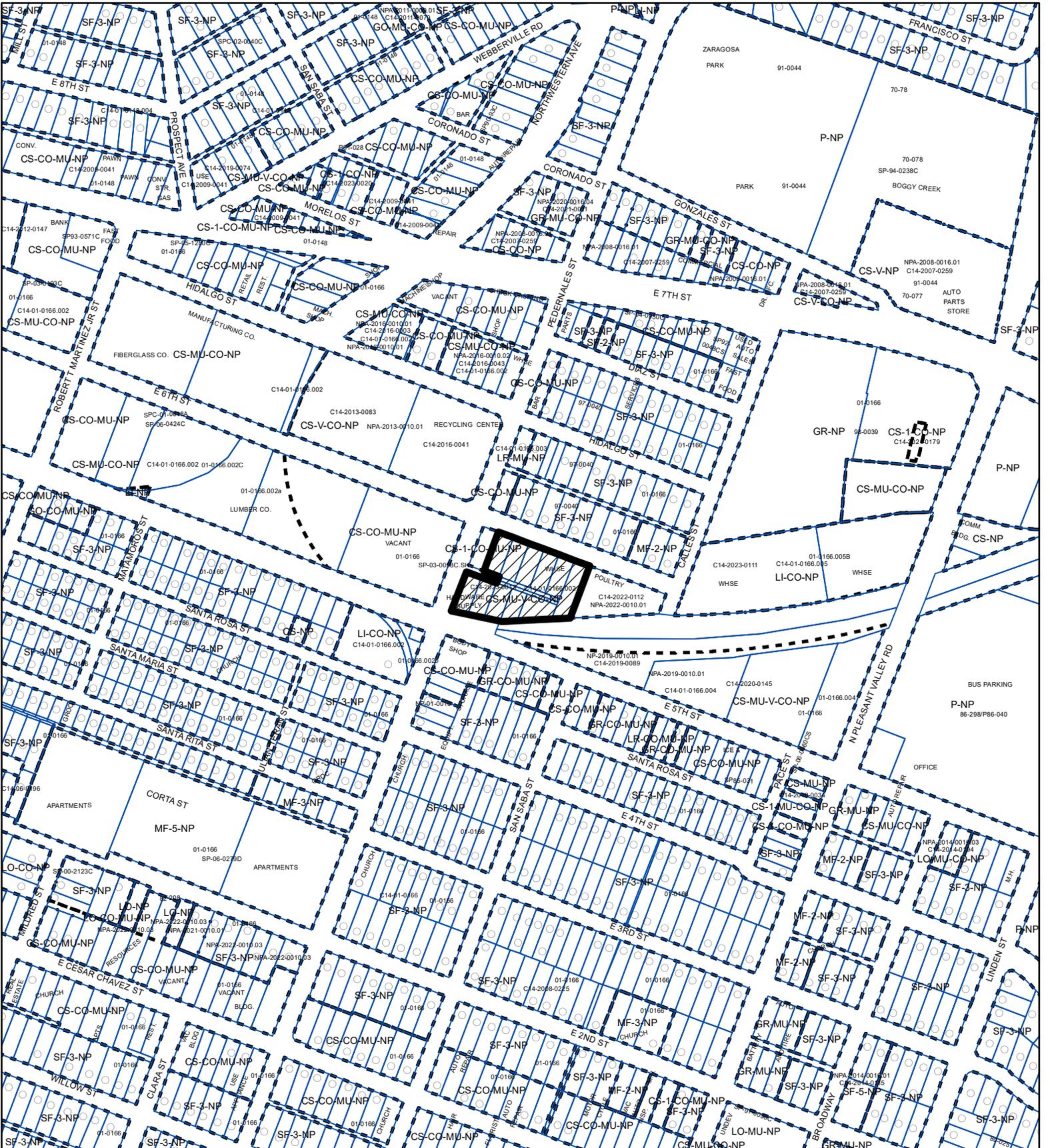
SHEET  
 4 OF 4

*Mark A. Mercado*

MARK A. MERCADO  
 RPLS NO. 6350 - STATE OF TEXAS  
 WUEST GROUP  
 (512)394-1900

01/20/2023  
 DATE:





**ZONING**

**EXHIBIT "B"**

ZONING CASE#: C14-2024-0063



-  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: 4/17/2024