

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6603 REGIENE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-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 single-family residence standard lot-neighborhood plan (SF-2-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2021-0158, on file at the Housing and Planning Department, as follows:

0.5145 acre (22,410 square feet) of land, out of the James Burleson Survey No. 19, Abstract No. 4 in Travis County, Texas, said 0.5145 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, (the “Property”),

locally known as 6603 Regiene Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 3. Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

PART 4. Development of the Property is subject to the regulations set forth in this part:

(A) The following uses are additional permitted uses of the Property:

Bed and breakfast (Group 1)
Condominium residential
Group residential

Bed and breakfast (Group 2)
Duplex residential
Multifamily residential

Pet services
Retirement housing (large site)
Single-family residential
Two-family residential

Retirement housing (small site)
Single-family attached residential
Townhouse residential
Short-term rental

(B) The following uses are prohibited uses on the Property:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Basic industry	Building maintenance services
Campground	Construction sales and services
Drop-off recycling collection facility	Electronic prototype assembly
Electronic testing	Equipment repair services
Equipment sales	Exterminating services
Funeral services	General warehousing and distribution
Kennels	Laundry services
Maintenance and service facilities	Monument retail sales
Outdoor sports and recreation	Railroad facilities
Recycling center	Resource extraction
Scrap and salvage	Vehicle storage
Veterinary services	

(C) Light manufacturing use is a prohibited use on the Property, excluding a brewery as the principal use of the Property. A brewery as a principal use on the Property shall require no minimum square feet of gross floor area of the principal developed use.

(D) The maximum height of a building or structure shall not exceed 275 feet.

(E) Convenience storage use on the Property shall not exceed 20,000 square feet.

(F) Development on the Property may not exceed a floor-to-area ratio (F.A.R.) of 2:1.

(G) Section 25-6-478(A) (*Motor Vehicle Reductions General*) is modified to provide that the minimum off-street parking required within the area described 25-6-478(A) is 50% of the total off-street parking established by Appendix A (*Table of Off-Street Parking and Loading Requirements*).

1 (H) Section 25-2-492 (*Site Development Regulations*) is modified to
2 require when the principal use of the Property is a brewery a 50-foot
3 wide building setback shall be established and maintained where the
4 brewery use abuts any residential land use.

5
6 (I) The minimum setbacks are: 0 feet for interior side yard, and
7 0 feet for rear yard.
8

9 **PART 5.** Except as otherwise specifically provided by this ordinance, the Property is
10 subject to all other rules, regulations, and ordinances of the City, including Ordinance No.
11 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.
12

13 **PART 6.** This ordinance takes effect on _____, 2022.
14

15 **PASSED AND APPROVED**

16
17 §
18 §
19 _____, 2022 § _____
20 Steve Adler
21 Mayor
22
23

24 **APPROVED:** _____ **ATTEST:** _____
25 Anne L. Morgan Myrna Rios
26 City Attorney City Clerk
27

EXHIBIT “_____”

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.5145 ACRE (22,410 SQUARE FEET) OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.237 ACRE TRACT AND A CALLED 0.228 ACRE TRACT CONVEYED TO LAURIE LYNN ALKIER IN DOCUMENT NO. 2004026976 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.5145 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



TBPLS Firm #10174300
PO Box 90876
Austin, TX 78709
512.537.2384
www.4wardls.com

BEGINNING, at a 1/2-inch iron pipe found in the west line of a called 1.4041 acre tract (described as Tract 1) conveyed to Kunicko, LLC, in Document No. 2019143558 (O.P.R.T.C.T.), and being the northwest corner of Lot 1 of Kurachi Subdivision, recorded in Document No. 200400223 (O.P.R.T.C.T.), and being the southwest corner of said Alkier 0.228 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found bears N56°50'40"E, a distance of 3.69 feet, and also from which, a 1/2-inch iron rod found in the north line of Lot 1 of the C. Ben Hibbetts Realty, Inc., Subdivision, recorded in Volume 75, Page 149 of the Plat Records of Travis County, Texas (P.R.T.C.T.) and being the common south corner of said Kunicko tract and Lot 1 of said Kurachi Subdivision bears, S01°43'29"W, a distance of 168.22 feet;

THENCE, with the east line of said Kunicko tract, in part with the east lines of said Alkier 0.228 acre and 0.237 acre tracts, **N00°45'16"E**, a distance of **240.69** feet to a 1/2-inch iron rod found for the northwest corner hereof, said point being an angle point in the south right-of-way line of Regiene Road (right-of-way varies, dedicated in Volume 1795, Page 249 of the Deed Records of Travis County, Texas (D.R.T.C.T.)), and being the common north corner of said Kunicko tract and said Alkier 0.237 acre tract;

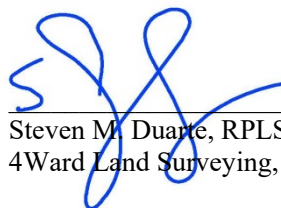
THENCE, with the south right-of-way line of said Regiene Road and the north line of said Alkier 0.237 acre tract, **S46°50'06"E**, a distance of **159.33** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being the northeast corner of said Alkier 0.237 acre tract;

THENCE, with the west right-of-way line of said Regiene Road, in part with the west lines of said Alkier 0.228 acre and 0.237 acre tracts, **S03°51'46"E**, passing at a distance of 63.97 feet, a 1/2-inch iron rod found at the common east corner of said Alkier 0.228 acre and 0.237 acre tracts, and continuing for a total distance of **128.95** feet to a 1/2-inch iron rod found for the southeast corner hereof, said point being the common east corner of Lot 1 of said Kurachi Subdivision and said Alkier 0.228 acre tract;

THENCE, leaving the west right-of-way line of said Regiene Road, with the common line of Lot 1 of said Kurachi Subdivision and said Alkier 0.228 acre tract, **S88°39'07"W**, a distance of **128.11** feet to the **POINT OF BEGINNING** and containing 0.5145 Acre (22,410 Square Feet) of land, more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000029500981. See attached sketch (reference drawing: 01049_zoning-3.dwg.)


7/21/2021
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

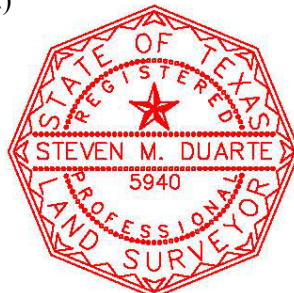
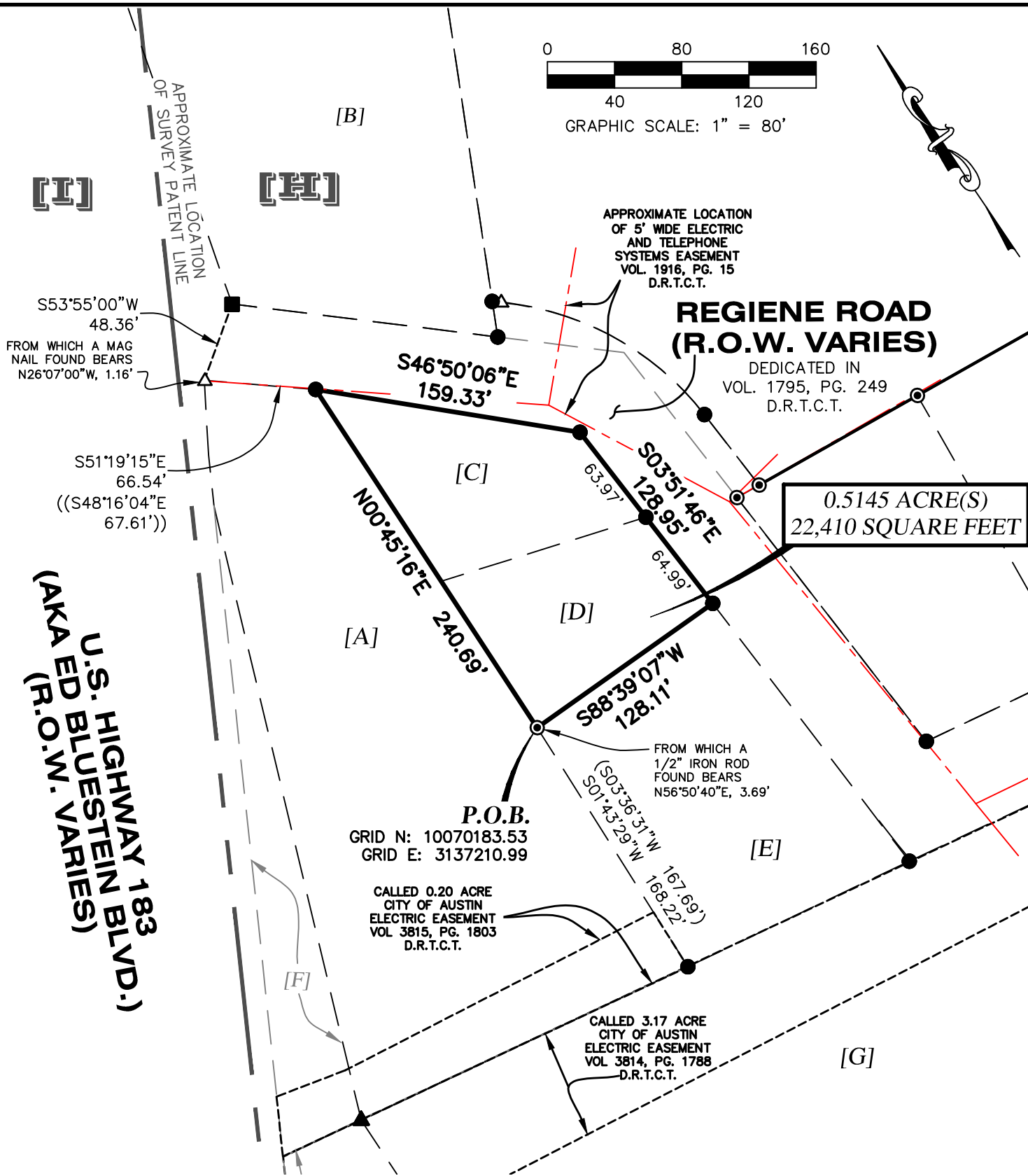
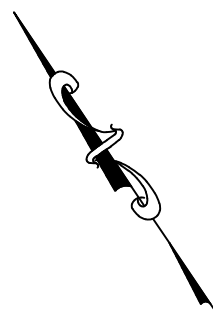
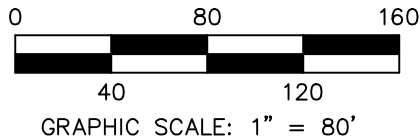


Exhibit A



0.5145 ACRE
City of Austin, Travis
County, Texas

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	7/21/2021
Project:	01049
Scale:	1" = 80'
Reviewer:	SMD
Tech:	AK
Field Crew:	WC
Survey Date:	APR. 2021
Sheet:	1 OF 2

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	CALCULATED POINT
	COTTON SPINDLE FOUND
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2019143558

[A]
CALLED 1.4041 ACRE
(TRACT 1)
KUNICKO, LLC
DOC. NO. 2019143558
O.P.R.T.C.T.

[B]
CALLED 1.08 ACRES
GEORGE I. KURACHI, JR.
& BARBARA J. KURACHI
DOC. NO. 2001031539
O.P.R.T.C.T.

[C]
CALLED 0.237 ACRE
LAURIE LYNN ALKIER
DOC. NO. 2004026976
O.P.R.T.C.T.

[D]
CALLED 0.228 ACRE
LAURIE LYNN ALKIER
DOC. NO. 2004026976
O.P.R.T.C.T.

E]
LOT 1
KURACHI SUBDIVISION
DOC. NO. 200400223
O.P.R.T.C.T.

[F]
CALLED 0.673 ACRE
(PARCEL 132)
THE STATE OF TEXAS
DOC. NO. 2015197901
O.P.R.T.C.T.

[G]
REMAINDER OF LOT 1
C. BEN HIBBETTS
REALTY, INC. SUBD. NO. 2
VOL. 75, PG. 149
P.R.T.C.T.
CALLED 14.0224 ACRES
(TRACT 2)
KUNICKO, LLC
DOC. NO. 2019143558
O.P.R.T.C.T.

[H]
**JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4**

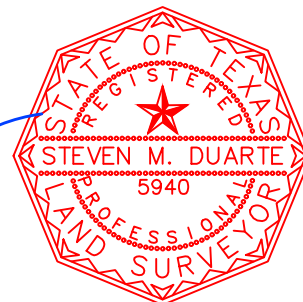
[I]
**J.C. TANNEHILL
SURVEY NO. 29,
ABSTRACT NO. 22**

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000029500981.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

7/21/2021

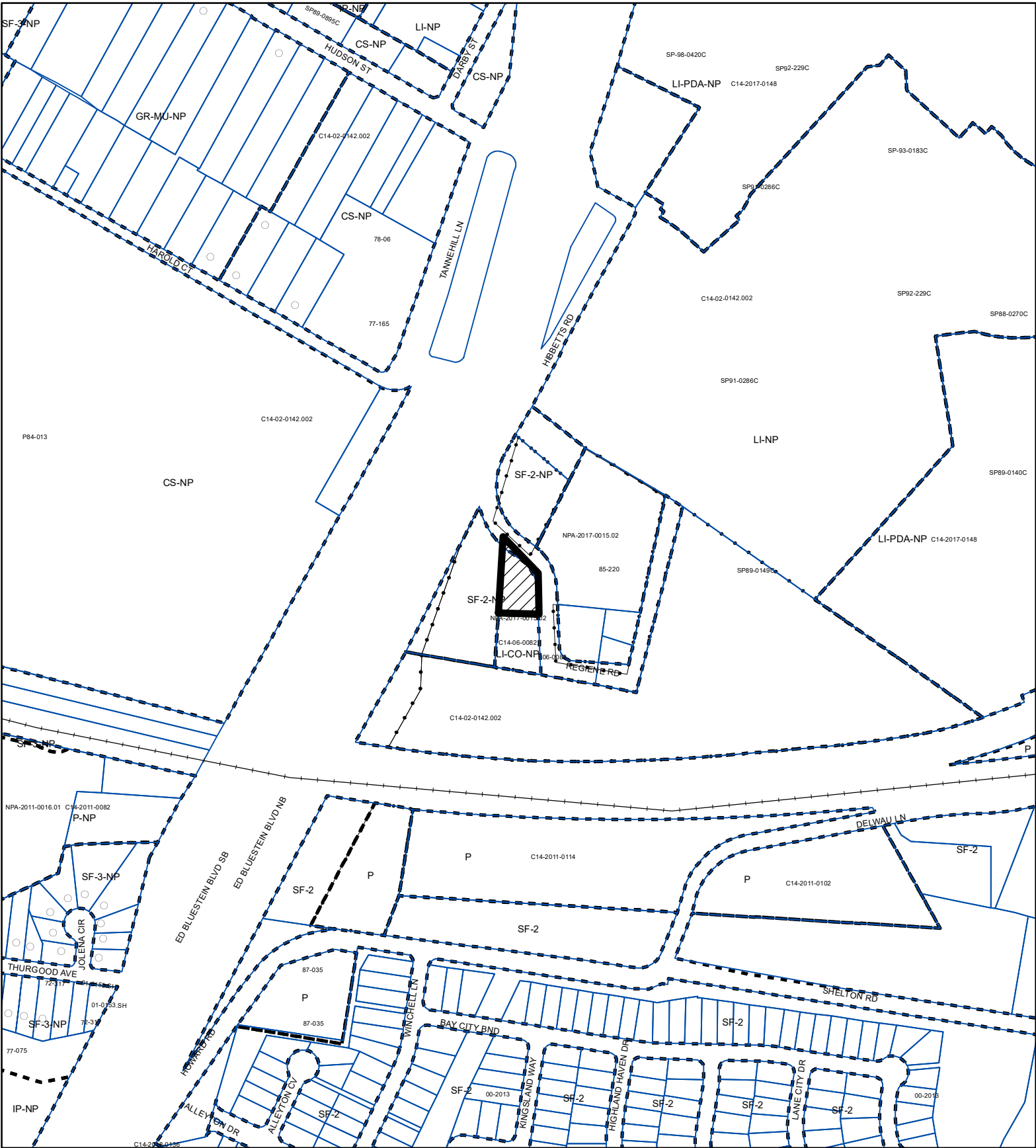





**0.5145 ACRE
City of Austin, Travis
County, Texas**



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WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	7/21/2021
Project:	01049
Scale:	1" = 80'
Reviewer:	SMD
Tech:	AK
Field Crew:	WC
Survey Date:	APR. 2021
Sheet:	2 OF 2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0158

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



Created: 9/22/2021

1" = 400'