

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-CONDITIONAL**
5 **OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT**
6 **TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED**
7 **USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-**
8 **V-CO-NP) COMBINING DISTRICT.**

9
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from general commercial services-mixed use-conditional overlay-
14 neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-
15 mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-
16 CO-NP) combining district on the property described in Zoning Case No. C14-2023-0013,
17 on file at the Planning Department, as follows:

18
19 A 1.788 acre (77,901 Square Feet) tract of land situated in the George J. Neill
20 Survey No. 1, A-586 and the Logan Vandever Survey No. 2, A-784, Travis
21 County, Texas, being Lots 1-5 and 7-12, MORSLAND PLACE, a subdivision
22 according to the map or plat of record in Volume 3, Page 37, Plat Records Of
23 Travis County, Texas, said 1.788 acres also being comprised of two portions of an
24 alley vacated by the City of Austin described in a document recorded in Volume
25 381, Page 114, Deed Records Of Travis County, Texas, the 1.788 acres of land
26 being more particularly described by metes and bounds in **Exhibit “A”**
27 incorporated into this ordinance (the “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, and generally identified in the map attached as
31 **Exhibit “B”**.

32
33 **PART 2.** The Property within the boundaries of the conditional overlay combining district
34 established by this ordinance is subject to the following conditions:

35
36 (A) The following uses are conditional uses of the Property:

37
Automotive washing (of any type) Commercial off-street parking

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

Adult oriented businesses
Convenience storage
Kennels

Campground
Exterminating services
Pawn shop services

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

PART 5. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023

§
§
§

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

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.

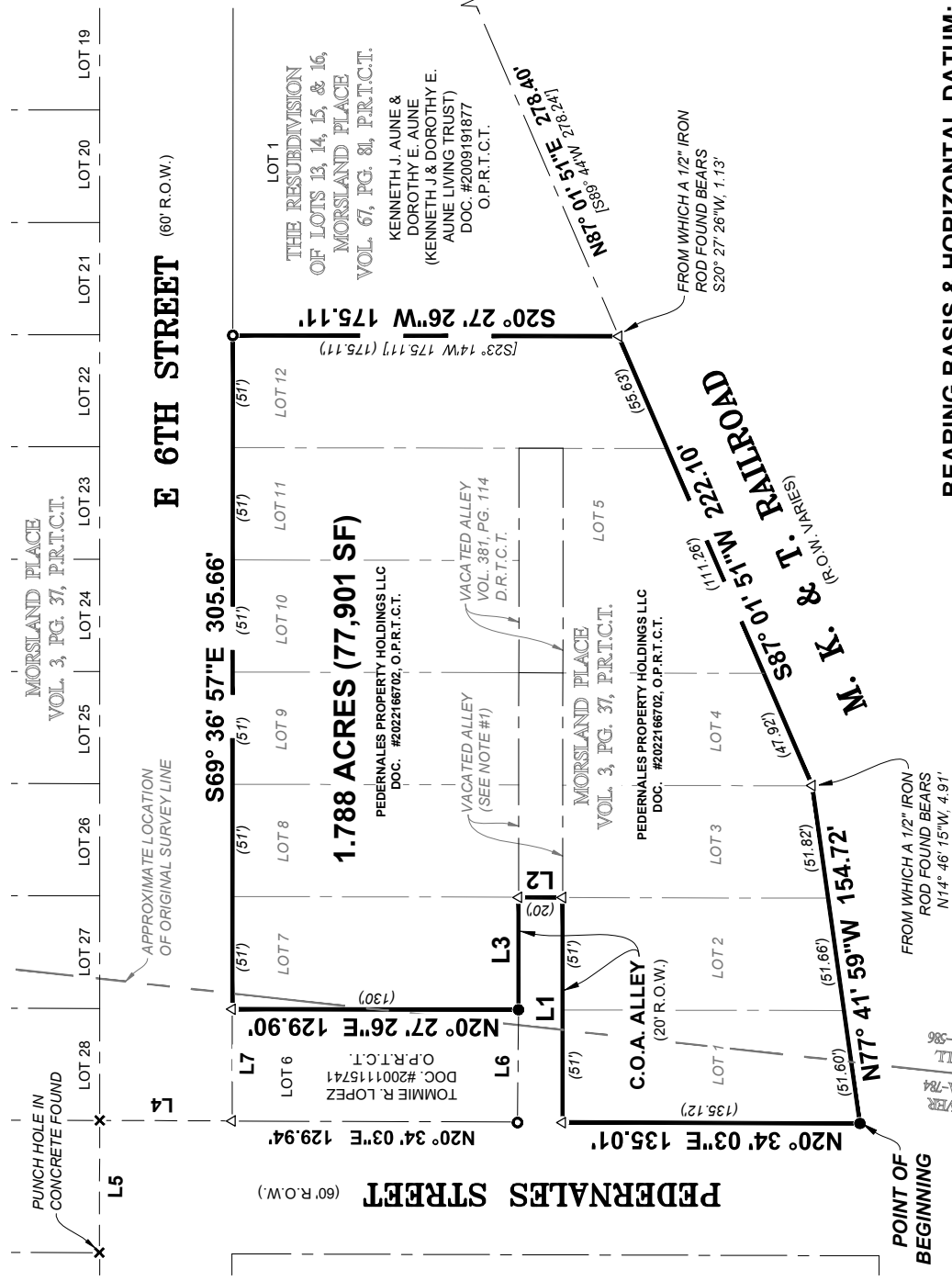
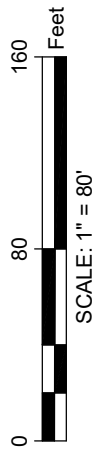
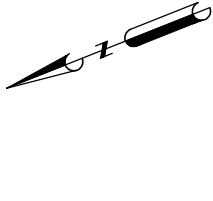
01/20/2023

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

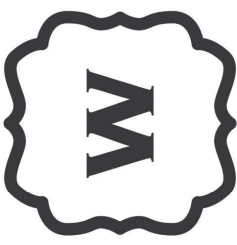
Date



EXHIBIT " "
SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION



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



**ENGINEERING
& SURVEYING**

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

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.



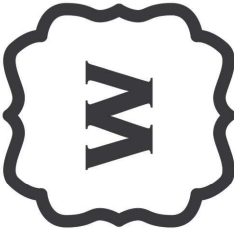
Mark Antonio Mercado

01/20/2023

DATE:

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

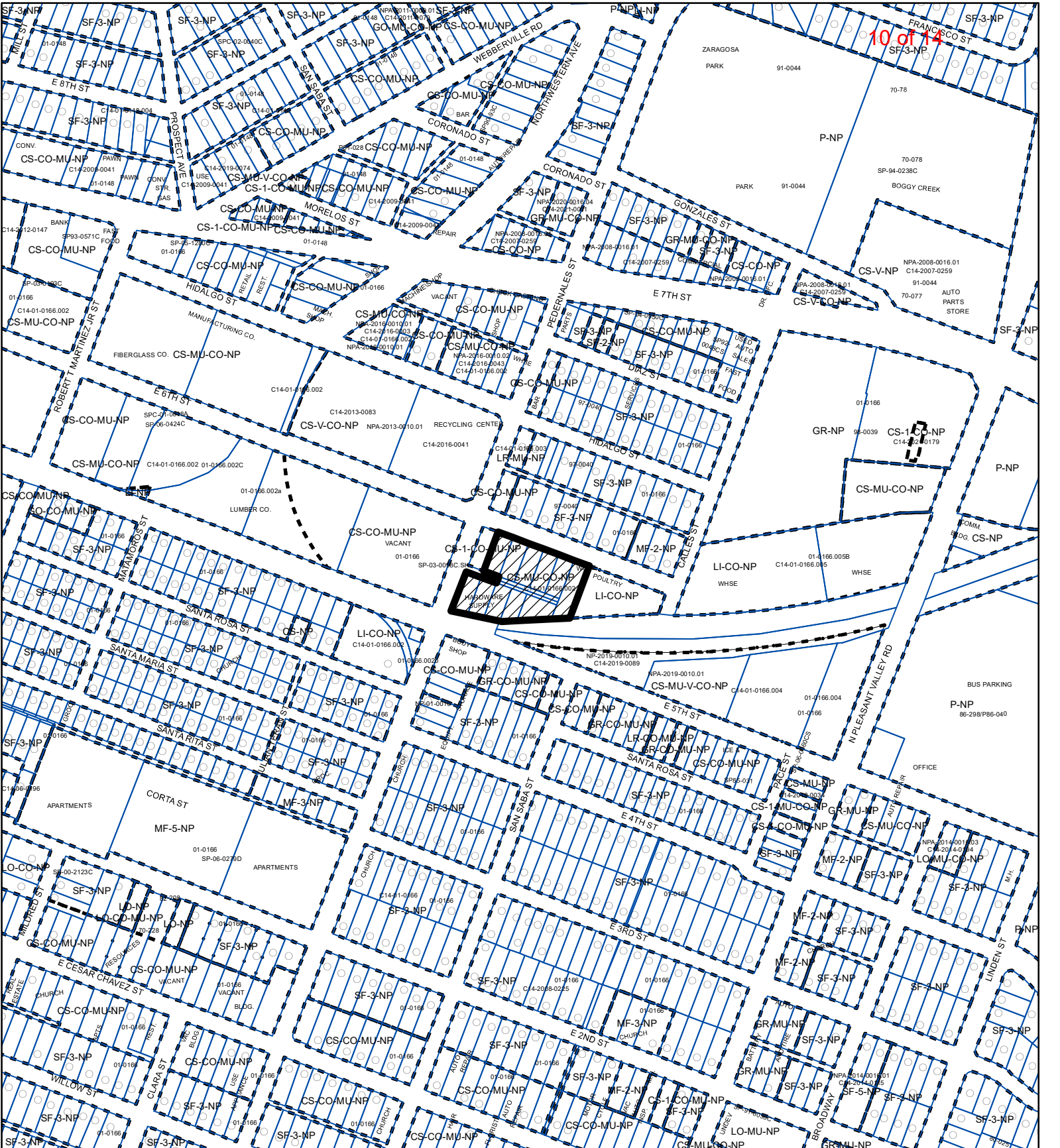
501 PEDERNALES STREET
AUSTIN, TX 78702
JANUARY, 2023
PROJECT NO. 0274-001






ENGINEERING
& SURVEYING

TBPELS FIRM # 10194507
AND FIRM # F-15324
5207 AIRPORT BOULEVARD
AUSTIN, TEXAS 78751
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SHEET
4 OF 4

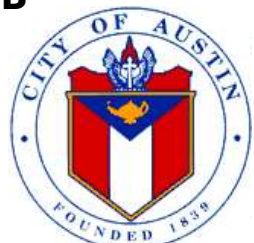


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0013

EXHIBIT "B"



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 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: 2/10/2023