

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7300 METRO CENTER DRIVE IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-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 limited industrial service-neighborhood plan (LI-NP) combining district to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2023-0093, on file at the Planning Department, as follows:

9.629 acres of land out of the SANTIAGO DEL VALLE GRANT, Abstract No. 24, in Travis County, Texas, being a portion of a called 40.578 acre tract conveyed by deed recorded in Document No. 2021221429, Official Public Records of Travis County, Texas, said 9.629 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7300 Metro Center Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

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 service (LI) base district and all 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 within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

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

1 Bed and breakfast (Group 1)
2 Condominium residential

3
4
5 Duplex residential
6 Multifamily residential
7 Short term rental

8 Single-family residential
Two-unit residential

Bed and breakfast (Group 2)
Convenience storage not to
exceed a maximum of 20,000
square feet
Group residential
Retirement housing (small site)
Single-family attached
residential
Townhouse residential

9 (B) Retirement housing (large site) is a conditional use of the Property.

10 (C) The following uses are prohibited uses of the Property:

11
Agricultural sales and services
Automotive repair services
Automotive washing (of any type)
Basic industry
Campground
Drop-off recycling collection
facility
Electronic testing
Equipment sales
Funeral services

Indoor sports and recreation
Laundry services
Limited warehousing and
distribution
Monument retail sales
Railroad facilities
Resource extraction
Vehicle storage

Automotive rentals
Automotive sales
Bail bond services
Building maintenance services
Construction sales and services
Electronic prototype assembly
Equipment repair services
Exterminating services
General warehousing and
distribution
Kennels
Light manufacturing
Maintenance and service facilities
Outdoor sports and recreation
Recycling center
Scrap and salvage services
Veterinary services

12
13 (D) Development of the Property shall comply with the following regulations:

14
15 (1) The minimum setbacks are:

- 16
17 (a) 0 feet for front yard
18 (b) 0 feet for street side yard

- 1 (c) 0 feet for interior side yard
2 (d) 0 feet for rear yard
3

4 (2) Residential use of the Property shall comply with Section 25-2-563
5 (*Multifamily Residence Moderate-High Density (MF-4) and Multifamily*
6 *Residence High Density (MF-5) District Regulations*) of the City Code.
7

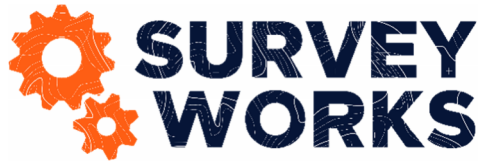
8 **PART 5.** Except as specifically modified by this ordinance, the Property is subject to
9 Ordinance No. 021010-12c that established zoning for the Southeast Neighborhood Plan.
10

11 **PART 6.** This ordinance takes effect on _____, 2024.
12

13 **PASSED AND APPROVED**
14

15 §
16 §
17 _____, 2024 § _____
18 Kirk Watson
19 Mayor
20

21
22 **APPROVED:** _____ **ATTEST:** _____
23 Anne L. Morgan Myrna Rios
24 City Attorney City Clerk

**FIELD NOTE DESCRIPTION**

A 9.629 ACRE TRACT IN ABSTRACT NO. 24, S. DEL VALLE SURVEY, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 40.578 ACRE TRACT OF LAND TO VERANDA APARTMENTS, LP, IN A CONTRIBUTION DEED DATED OCTOBER 1, 2021 AS RECORDED IN DOCUMENT NO. 2021221429, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS SURVEYED BY SURVEY WORKS, LLC ON FEBRUARY 2, 2024, PROJECT NO. 22-0049.19, ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983, THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found (1/2-Inch diameter) at the south corner of said 40.578 acre tract, on the northwest line of Lot 5-F, Block B, Amended Plat of The Resubdivision of Lot 5 Block B Metro Center Section 6, as recorded in Document No. 200400295, Official Public Records of Travis County, Texas, at the east corner of Unit 2, Airport Gateway Condominium, as recorded in Document No. 2022183706, Official Public Records of Travis County, Texas, for the south corner of the herein described tract;

Thence, N 47°26'02" W along the southwest line of said 40.578 acre tract, common with the northeast line of said Unit 2, for a distance of **643.65 feet** to an iron pipe found (1/2-Inch diameter), at the west corner of said 40.578 acre tract, at the interior corner of said Unit 2, for the west corner of the herein described tract;

Thence, N 42°30'14" E along the northwest line of said 40.578 acre tract, common with the northeast line of said Unit 2, for a distance of **267.12 feet** to an iron rod found (5/8-Inch diameter) with yellow cap stamped "Jones Carter", at the southwest corner of a called 2.0669 acre tract, as recorded in Document No. 2022147741, Official Public Records of Travis County, Texas, for the northwest corner of the herein described tract, from which an iron rod found (1/2-Inch diameter) with pink cap stamped "Survey Works", bears N 42°30'14" E, 5.74 feet at the north corner of said Unit 2, at an exterior corner on the southeast line of Unit 1 of said Airport Gateway Condominium;

Thence, along the south line of said 2.0669 acre tract, over and across said 40.578 acre tract the following two (2) bearings and distances:


1. along a non-tangent curve to the right having an arc length of 241.26 feet, a radius of 1529.00 feet, a central angle of 09°02'26" and a chord that bears **N 80°11'22" E 241.01 feet** to an iron rod found (5/8-Inch diameter) with yellow cap stamped "Jones Carter";

2. **N 84°44'39" E** a distance of **746.50 feet** to an iron rod found (5/8-Inch diameter) with yellow cap stamped "Jones Carter", for a point on the southeast line of said 40.578 acre tract, at the southeast corner of said 2.0669 acre tract, on the northwest line of said Lot 5-F, for the northeast corner of herein described tract, from which an iron rod found (1/2-Inch diameter), bears N 42°34'40" E, 137.58 feet, at the northeast corner of said 2.0669 acre tract, at the southwest corner of Lot 4, Block A, Metro Center Section 6, as recorded in Document No. 199900252, Official Public Records of Travis County, Texas, on the north right of way line of Metro Center Drive;

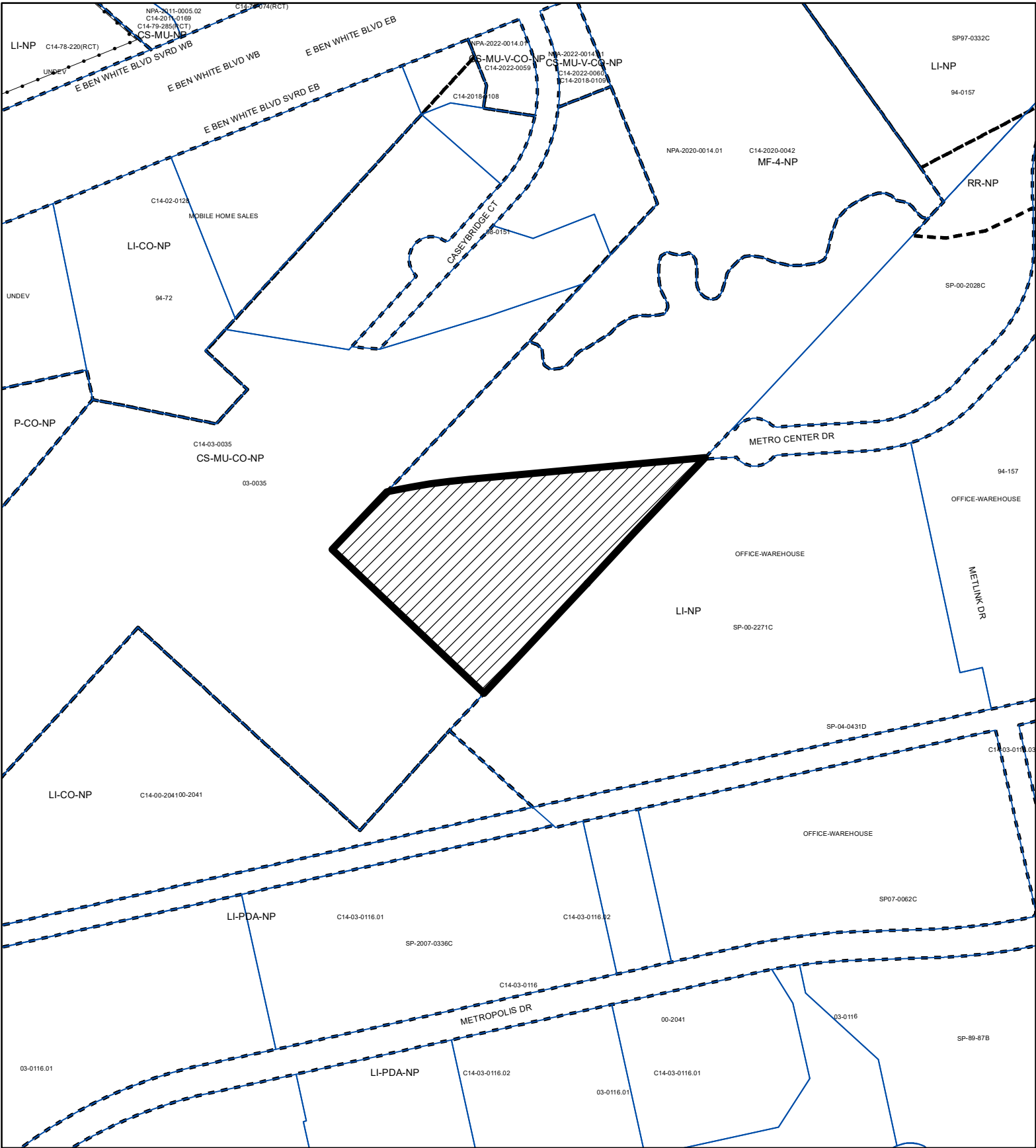
Thence, along the southeast line of said 40.578 acre tract, common with the northwest line of said Lot 5-F, the following five (5) bearings and distances:




1. **S 42°45'58" W** a distance of **43.60 feet** to an iron rod found (1/2-Inch diameter);
2. **S 43°14'07" W** a distance of **265.82 feet** to an iron rod found (1/2-Inch diameter);
3. **S 42°26'22" W** a distance of **220.24 feet** to an iron rod found (1/2-Inch diameter);
4. **S 42°43'43" W** a distance of **221.37 feet** to an iron rod found (1/2-Inch diameter);
5. **S 42°47'21" W** a distance of **260.20 feet** to the **POINT OF BEGINNING**, in all containing **9.629** acres of land, more or less.

March 14, 2024


Derek Kinsaul
RPLS No. 6356
Project No. 22-0049.19





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2023-0093

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



Created: 12/7/2023