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 AREANEIGHBORHOOD 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:

Bed and breakfast (Group 1)
Condominium residential
Bed and breakfast (Group 2)
Convenience storage not to
exceed a maximum of 20,000

square feet

Duplex residential Group residential

Multifamily residential Retirement housing (small site)

Short term rental Single-family attached

residential

Single-family residential T

Two-unit residential

Townhouse residential

- (B) Retirement housing (large site) is a conditional use of the Property.
- (C) The following uses are prohibited uses of the Property:

Agricultural sales and services
Automotive repair services
Automotive washing (of any type)

Automotive rentals
Automotive sales
Bail bond services

Basic industry
Campground
Drop-off recycling collection

Building maintenance services
Construction sales and services
Electronic prototype assembly

facility

Electronic testing Equipment repair services
Equipment sales Exterminating services
Funeral services General warehousing and
distribution

Indoor sports and recreation Kennels

Laundry services Light manufacturing

Limited warehousing and Maintenance and service facilities

distribution

Monument retail sales Outdoor sports and recreation

Railroad facilities Recycling center

Resource extraction Scrap and salvage services

Vehicle storage Veterinary services

- (D) Development of the Property shall comply with the following regulations:
 - (1) The minimum setbacks are:
 - (a) 0 feet for front yard
 - (b) 0 feet for street side yard



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;

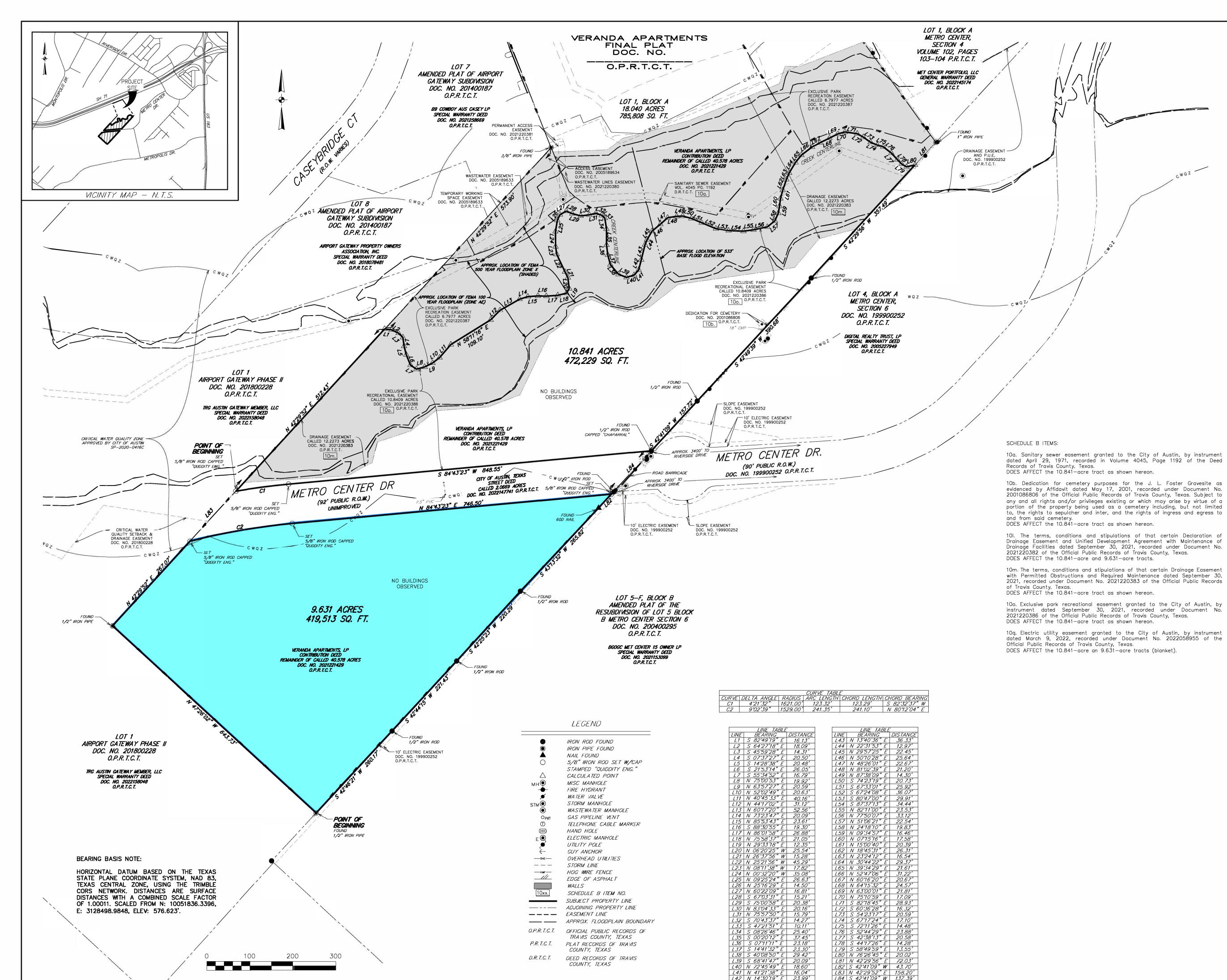
Survey Works, LLC Surveyworks.com info@surveyworks.com Firm No. 10194157 (512) 599 8067 **Thence**, along the southeast line of said 40.578 acre tract, common with the northwest line of said Lot 5-F, the following five (5) bearings and distances:

- 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



NOTES:

- 1. The survey shown hereon has been prepared as the result of an on the ground survey completed on May 1, 2023.
- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.00011. Scaled from N: 10051836.3396, E: 3128498.9848, Elev: 576.623'.
- 3. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by First American Title Insurance Company, countersigned by Heritage Title Company of Austin, Inc., GF No. 20231039, effective date May 5, 2023, issue date May 12, 2023. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
- 4. The following restrictive covenants of record itemized below:

Document No. 2021220384 of the Official Public Records; and Document No. 2021220382 of the Official Public Records; all as recorded in Travis County, Texas.

- 5. By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48453C0605K, effective date January 22, 2020, the subject property is in ZONE AE, defined as special flood hazard areas subject to flooding by the 1% annual chance flood with base flood elevations determined and ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
- 6. The Surveyor has not abstracted the subject property, nor made any independent investigation or search for easements of record, restrictive covenants or any other encumbrances.
- 7. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public extends.
- 8. The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.
- 9. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting
- 10. No earthwork or building construction observed during fieldwork on the subject tract. A path has been cut though along the portion of Metro Center Drive that was dedicated to the City of Austin in a Street Deed recorded in Document No. 2022147741 of the Official Public Records of Travis County, Texas.
- 11. Apparent proposed street right of way changes, street or sidewalk construction observed during fieldwork for a portion of Metro Center Drive that was dedicated to the City of Austin in a Street Deed recorded in Document No. 2022147741 of the Official Public Records of Travis County,
- 12. There is a separate legal description of the surveyed property prepared by Quiddity Engineering, LLC titled 16310-0002-00 10.841 Acre Legal and 16310-0002-00 9.631 Acre Legal, dated May 17, 2023, Project No. 16310-0002-00.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a) (observed evidence only), 13, 16 and 17 of Table A thereof. The fieldwork was completed on May 1, 2023.

Drawing Date: May 10, 2023 Revised Date: May 17, 2023 Revised Date: May 18, 2023 Revised Date: May 23, 2023

email: rhackett@quiddity.com

Rex L. Hackett
Registered Professional Land Surveyor No. 5573



ALTA/NSPS
LAND TITLE SURVEY

9.631 ACRES &

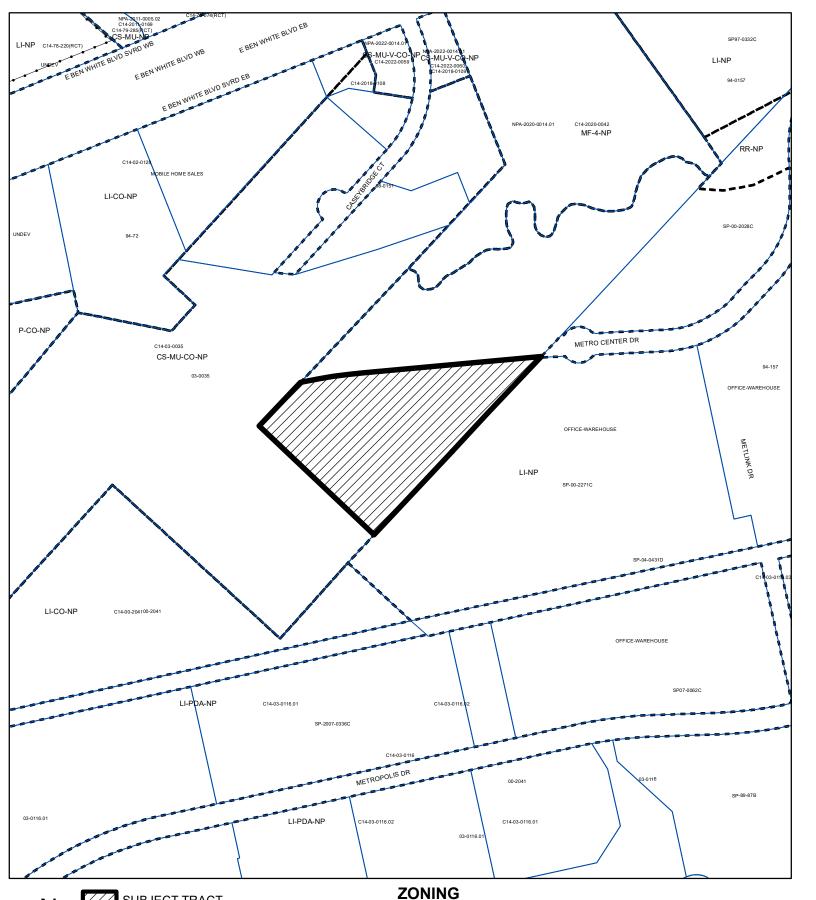
10.841 ACRES
OUT OF THE

SANTIAGO DEL VALLE SURVEY, A-24

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
MAY 2023



K: \16310\16310-0002-00 7135 E Ben White\1 Surveying Phase\CAD Files\Working Dwg\16310-0002-00 ALTA.dwg







PENDING CASE

ZONING BOUNDARY

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.



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