

**ORDINANCE NO. 20250410-058**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 501 EAST KOENIG LANE SERVICE ROAD EASTBOUND, 629 EAST KOENIG LANE, 600, 700, AND 702 EAST 56TH STREET, AND 5600, 5601 1/2, AND 5608 1/2 MIDDLE FISKVILLE ROAD IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PAN (CS-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-CO-DB90-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 general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district and general commercial services-vertical mixed use building-conditional overlay-neighborhood pan (CS-V-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0167, on file at the Planning Department, as follows:

LOTS 1 AND 2, THE 501, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 202300190 of the Official Public Records of Travis County, Texas; and

A 0.253 acre tract of land out of the James P. Wallace Survey No. 57, Abstract No. 789, in the City of Austin, Travis County, Texas, being a portion of the Middle Fiskville Road right-of-way adjacent to LOT 2, THE 501, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 202300190 of the Official Public Records of Travis County, Texas, and also adjacent to a called 3,493 square foot tract of land conveyed by deed recorded in Document No. 2004070228 of the Official Public Records of Travis County, Texas, said LOT 2, THE 501, conveyed by the same deed recorded in Document No. 2004070228 of the Official Public Records of Travis County, Texas, said 0.253 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance; and

A 516 square foot tract of land out of the James P. Wallace Survey No. 57, Abstract No. 789, in the City of Austin, Travis County, Texas, being a portion of a called 3,493 square foot tract of land conveyed by deeds recorded in Document Nos. 2004070228 and 2014010661 of the Official Public Records of Travis County, Texas, said 516 square foot tract of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance,

(collectively, the "Property"),

locally known as 501 East Koenig Lane Service Road Eastbound, 629 East Koenig Lane, 600, 700, and 702 East 56th Street, and 5600, 5601 1/2, and 5608 1/2 Middle Fiskville Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

**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

Pawn Shop Services

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

Agricultural Sales and Services

Campground

Commercial Blood Plasma Center

Construction Sales and Services

Convenience Storage

Equipment Repair Services

Equipment Sales

Kennels

Vehicle Storage

**PART 3.** The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

**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. 020523-31 that established zoning for the North Loop Neighborhood Plan.

**PASSED AND APPROVED**

§§§

Chris White

**APPROVED:**

: Abbas Khan

**ATTEST:**

QBrady for

Page 3 of 3



## EXHIBIT "A"

0.253 ACRE  
LEIF JOHNSON FORD, INC.  
MIDDLE FISKVILLE ROAD  
RIGHT-OF-WAY VACATION

FN. NO. 24-011(ABB)  
JANUARY 31, 2024  
JOB NO. 222012043

### DESCRIPTION

A 0.253 ACRE TRACT OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THE MIDDLE FISKVILLE ROAD RIGHT-OF-WAY (R.O.W. VARIES) ADJACENT TO LOT 2, THE 501, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202300190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO ADJACENT TO THAT CERTAIN 3,493 SQUARE FOOT TRACT CONVEYED TO JOHNSON SPECIAL LAND, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2004070228 OF SAID OFFICIAL PUBLIC RECORDS; SAID LOT 2, THE 501 CONVEYED TO JOHNSON SPECIAL LAND, LTD. BY THE SAME SAID DEED OF RECORD IN DOCUMENT NO. 2004070228; SAID 0.253 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a TXDOT Type II monument found in the southerly right-of-way line of East Koenig Lane (R.O.W. varies) being the northeasterly corner of said Lot 2;

**THENCE**, S15°49'17"E, along the southerly line of East Koenig Lane, being the easterly line of said Lot 2, a distance of 453.08 feet to an "X" cut in concrete found, being an easterly corner of said Lot 2, for the **POINT OF BEGINNING** and northwesterly corner hereof;

**THENCE**, leaving the easterly corner of said Lot 2, along the northerly terminus of the Middle Fiskville Road right-of-way, being the limits of the TxDOT ROW dedication for East Koenig Lane, for the northerly line hereof, the following two (2) courses and distances:

- 1) S15°49'17"E, a distance of 17.68 feet to a 1/2-inch iron rod with "STANTEC" cap set;
- 2) S62°36'13"E, a distance of 31.09 feet to a 1/2-inch iron rod with "STANTEC" cap set in the centerline of the Middle Fiskville right-of-way, for the northeasterly corner hereof;

**THENCE**, leaving the limits of the TxDOT ROW dedication for US 290, in part along said Middle Fiskville Road Centerline, over and across the Middle Fiskville right-of-way, for a portion of the easterly line hereof, the following two (2) courses and distances:

- 1) S28°03'09"W, a distance of 117.15 feet to a 1/2-inch iron rod with "STANTEC" cap set;
- 2) S61°56'51"E, a distance of 29.98 feet to a 1/2-inch iron rod with "STANTEC" cap set at the intersection of the easterly line of Middle Fiskville Road and the westerly right-of-way line of Airport Boulevard (120' R.O.W.), being the northerly corner of said certain 3,493 Square Foot tract, for an angle point in the easterly line hereof;

**THENCE**, S27°23'46"W, leaving the westerly line of Airport Boulevard, along the easterly line of Middle Fiskville Road, being the westerly line of said 3,493 Square Foot tract, for a portion of the easterly line hereof, a distance of 100.76 feet to a 1/2-inch iron rod with "STANTEC" cap set at the intersection of the easterly line of Middle Fiskville Road and the northerly right-of-way line of E. 56<sup>th</sup> Street (60' R.O.W.), for the southeasterly corner hereof, from which the intersection of the easterly line of Middle Fiskville Road and the northerly right-of-way line of East 55th Street (60' R.O.W.), being the southwesterly corner of that certain tract of land conveyed to Butler 501 Austin, LLC by deed of record in Document No. 2023117664 of said Official Public Records bears S27°23'46"W, a distance of 550.24 feet;

**THENCE**, N61°56'48"W, leaving the westerly line of said 3,493 Square Foot tract, over and across the Middle Fiskville Road right-of-way, for the southerly line hereof, a distance of 60.84 feet to a 1/2-inch iron rod with "STANTEC" cap set for the southwesterly corner hereof;

**THENCE**, N24°39'43"E, along the westerly line of Middle Fiskville Road, being in part the easterly line of said Lot 2, for the westerly line hereof, passing at a distance of 5.01 feet a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of said Lot 2, and continuing for a total distance of 230.70 feet to the **POINT OF BEGINNING**, containing an area of 0.253 acre (11,022 square feet) of land, more or less, within these metes and bounds.

STANTEC CONSULTING  
SERVICES INC.  
1905 ALDRICH STREET  
SUITE 300  
AUSTIN, TEXAS 78723

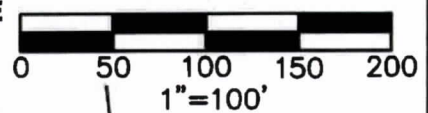
*Austin B. Burklund* 01/31/24  
AUSTIN B. BURKLUND Date  
R.P.L.S. NO. 6879  
STATE OF TEXAS  
TBPLS # 10194230  
austin.burklund@stantec.com





JAMES P. WALLACE  
SURVEY NO. 57  
ABSTRACT NO. 789

P.O.C. TXDOT II  
E KOENIG LANE  
(R.O.W. VARIES)  
TXDOT ROW  
S15°49'17"E 453.08'  
P.O.B.  
FOUND  
L2  
L3  
L4  
L5  
L6  
L7  
225.69'



LOT 2  
THE 501  
DOC. NO. 202300190  
JOHNSON SPECIAL LAND, LTD.  
DOC. NO. 2004070228

0.253 ACRE  
(11,022 SQ. FT.)

E 56TH STREET  
(60' R.O.W.)

18	19
17	20
16	21
15	22
14	23
13	24
12	25
11	26
10	27
9	28
8	29
7	30
6	31
5	32
4	33
3	34
2	35

HIGHLAND  
ADDITION  
BK. 3, PG. 55

BLOCK 35

20' ALLEY

JOHNSON SPECIAL LAND, LTD.  
DOC. NO. 2004070228

MIDDLE FISKVILLE ROAD  
(R.O.W. VARIES)

S27°23'46"W 550.24'

E 55TH STREET  
(60' R.O.W.)

3,493 SQUARE FEET TRACT  
JOHNSON SPECIAL LAND, LTD.  
DOC. NO. 2004070228

AIRPORT BOULEVARD  
(120' R.O.W.)

5512 AIRPORT, LLC  
DOC. NO. 2023011025

BUTLER 501 AUSTIN, LLC  
DOC. NO. 2023117664

CROCKETT PARTNERS, LTD.  
VOL. 12823, PG. 172  
(TRACT 3)

FN. NO. 24-011 (ABB)

JANUARY 2024  
222012043



1905 Aldrich Street, Suite 300  
Austin, TX 78723  
TBP ELS # F-6324 & # 10194230  
www.stantec.com



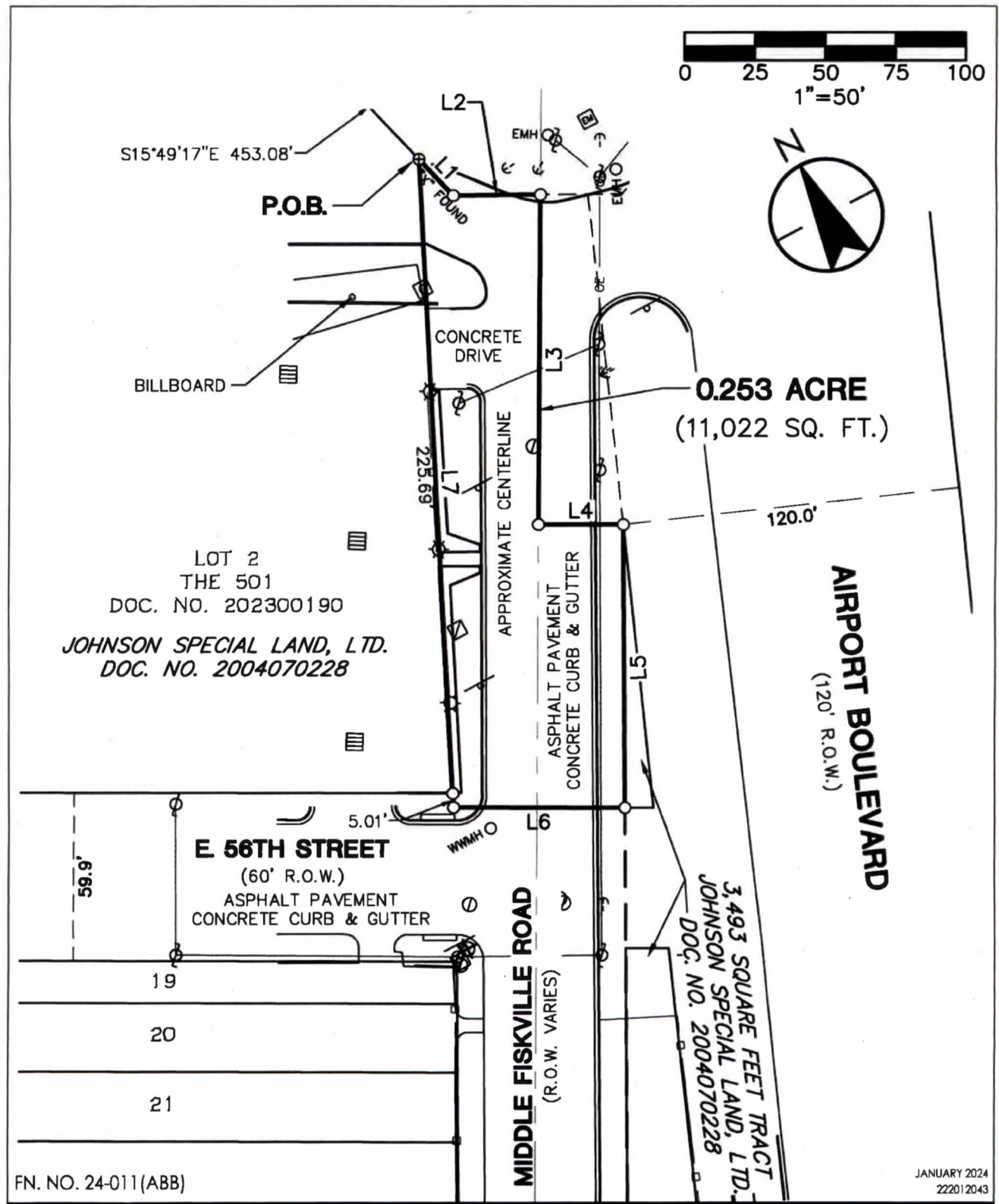
Client/Project  
LEIF JOHNSON, INC  
MIDDLE FISKVILLE  
ROAD

Figure No.  
SHEET 1 OF 3

Title  
MIDDLE FISKVILLE ROAD  
RIGHT-OF-WAY VACATION

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2024/01/31 2:00 PM By: Burkland, Austin



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Client/Project  
LEIF JOHNSON, INC  
MIDDLE FISKVILLE  
ROAD

Figure No.  
SHEET 2 OF 3

Title  
MIDDLE FISKVILLE ROAD  
RIGHT-OF-WAY VACATION



**VICINITY MAP**  
N.T.S.

### BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

### LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH STANTEC CAP SET
- TXDOT II TXDOT TYPE II MONUMENT FOUND
- ⊗ "X" FOUND "X" CUT IN CONCRETE FOUND
- PHOLE FOUND PUNCH HOLE IN CONCRETE FOUND
- SPINDLE COTTON SPINDLE SET
- ☆ LIGHT POLE
- ⊕ UTILITY POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
- WATER VALVE
- ⊠ WATER METER
- ⊠ ELECTRIC BOX
- ⊠ ELECTRIC METER
- ⊠ GAS METER
- □ — POST AND RAIL IRON FENCE
- ○ — OVERHEAD ELECTRIC LINE
- EMHO ELECTRIC MANHOLE
- WMHO WASTEWATER MANHOLE
- SSMH O STORM SEWER MANHOLE
- CO ° CLEANOUT
- SIGN
- ⊠ DRAINAGE INLET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S15°49'17"E	17.68'
L2	S62°36'13"E	31.09'
L3	S28°03'09"W	117.15'
L4	S61°56'51"E	29.98'
L5	S27°23'46"W	100.76'
L6	N61°56'48"W	60.84'
L7	N24°39'43"E	230.70'

FN. NO. 24-011(ABB)

JANUARY 2024  
222012043



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Client/Project  
LEIF JOHNSON, INC  
MIDDLE FISKVILLE  
ROAD

Figure No.

SHEET 3 OF 3

Title

MIDDLE FISKVILLE ROAD  
RIGHT-OF-WAY VACATION



## EXHIBIT "B"

516 SQUARE FOOT  
LEIF JOHNSON FORD  
PARCEL "G-1" DESCRIPTION

FN. NO. 22-154(ABB)  
APRIL 16, 2024  
JOB NO. 222012511

### DESCRIPTION

A 516 SQUARE FOOT OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 57, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 3,493 SQUARE FEET TRACT OF LAND CONVEYED TO JOHNSON SPECIAL LAND, LTD AND RIVER CITY PARTNERS, LTD BY DEEDS OF RECORD IN DOCUMENT NOS. 2004070228 AND 2014010661 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 516 SQUARE FOOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a "X" cut in concrete found at the intersection of the westerly right-of-way line of Middle Fiskville Road (R.O.W. varies) and the southerly right-of-way line U.S. Highway 290 East (R.M. 2222 and Koenig Lane) (R.O.W. varies), being in the easterly line of Lot 1, Torino Plaza, a subdivision of record in Volume 62, Page 72 of the Plat Records of Travis County, Texas;

**THENCE**, S24°40'08"W, leaving said intersection, along the westerly line of Middle Fiskville Road, in part being the easterly line of said Lot 1, in part being the easterly line of that certain 0.896 acre tract of land conveyed to Johnson Special Land, LTD by deed of record in Document No. 2004070228 of said Official Public Records, a distance of 130.55 feet to a point;

**THENCE**, S62°36'14"E, leaving the easterly line of said 0.896 acre tract, over and across the Middle Fiskville Road right-of-way, a distance of 65.60 feet to a 1/2 inch iron rod with "STANTEC" cap found at the intersection of the easterly line of Middle Fiskville Road and the westerly right-of-way line of Airport Boulevard, (120' R.O.W.), for the **POINT OF BEGINNING** and northerly corner hereof;

**THENCE**, S21°36'16"W, leaving said intersection, along the westerly line of Airport Boulevard, being the easterly line of said 3,493 square feet tract and hereof, a distance of 101.39 feet to cotton spindle set at the northeasterly corner of that certain tract of land conveyed to the City of Austin by deed of record in Document No. 2022110658 of said Official Public Records, for the southeasterly corner hereof;

FNNO. 22-154(ABB)  
APRIL 16, 2024  
SHEET 2 OF 2

**THENCE**, N61°56'48"W, leaving the westerly line of Airport Boulevard, along the northerly line of said City of Austin tract, for the southerly line hereof, a distance of 10.23 feet to a cotton spindle set in the easterly line of Middle Fiskville Road, being the northwesterly corner of said City of Austin Tract, for the southwesterly corner hereof;

**THENCE**, N27°23'46"E, leaving the northwesterly corner of said City of Austin tract, along the easterly line of Middle Fiskville Road, being the westerly line of said 3,493 square feet tract and hereof, a distance of 100.76 feet to the **POINT OF BEGINNING**, containing an area 516 square feet (0.012 acre) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, AUSTIN B. BURKLUND, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING  
SERVICES INC.  
1905 ALDRICH STREET  
SUITE 300  
AUSTIN, TEXAS 78723

*Austin B. Burkland* 04/16/24  
AUSTIN B. BURKLUND Date  
R.P.L.S. NO. 6879  
STATE OF TEXAS  
TBPELS # 10194230  
austin.burklund@stantec.com





**Created: 11/13/2024**