

**ORDINANCE NO. 20250508-071**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5500 MARTIN AVENUE IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-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-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2025-0014, on file at the Planning Department, as follows:

A 0.182 acre tract of land, being LOT 26, a portion of LOT 25, and a portion of that certain 20 foot alley, BLOCK 34, THE HIGHLANDS ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 55, of the Plat Records of Travis County, Texas, said 0.182 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 5500 Martin Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**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 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.

**PART 6.** This ordinance takes effect on May 19, 2025.

**PASSED AND APPROVED**

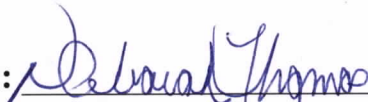
May 8, 2025

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Kirk Watson  
Mayor

**APPROVED:**



Deborah Thomas  
City Attorney

**ATTEST:**



Erika Brady  
City Clerk

## EXHIBIT "A"

0.182 ACRE  
LEIF JOHNSON FORD  
PARCEL "C" DESCRIPTION

FN. NO. 22-116(ABB)  
APRIL 16, 2024  
JOB NO. 222012511

### DESCRIPTION

A 0.182 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING LOT 26 AND A PORTION OF LOT 25 AND ALSO THAT CERTAIN PORTION OF THE 20' ALLEY, ALL IN BLOCK 34, THE HIGHLANDS ADDITION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 55 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 26 AND A PORTION OF LOT 25 AND SAID PORTION OF THE 20' ALLEY, CONVEYED TO JOHNSON SPECIAL LAND, LTD BY DEED OF RECORD IN DOCUMENT NO. 2004070228 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.182 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron pipe found at the intersection of the northerly right-of-way line of E. 55th Street (R.O.W. varies) and the easterly right-of-way of Martin Avenue (R.O.W. varies);

**THENCE**, N27°59'13"E, leaving said intersection, along the easterly line of Martin Avenue, a distance of 57.59 feet to a point;

**THENCE**, N62°00'47"W, over and across the Martin Avenue right-of-way, a distance of 55.00 feet to a 1/2 inch iron rod with "STANTEC" cap set in the westerly line of Martin Avenue, being the easterly line of said Lot 25, being the southeasterly corner of that certain tract of land conveyed to Prister-Mell Nicholson, INC. by deed of record in Document Nos. 2012173545 and 2012173547 of said Official Public Records for the **POINT OF BEGINNING** and northeasterly corner hereof;

**THENCE**, S27°59'13"W, along the westerly line of Martin Avenue, being the easterly line of said Lots 25 and 26 and hereof, a distance of 62.50 feet to a 1/2 inch iron rod with "STANTEC" cap set at the intersection of the northerly line of E. 55th Street and the westerly line of Martin Avenue, being the southeasterly corner of said Lot 26 and hereof, from which a 1/2 inch iron rod found bears N14°13'03"W, a distance of 0.30 feet;

**THENCE**, N61°55'29"W, leaving said intersection, along the northerly line of E. 55th Street, being the southerly line of said Lot 26 and hereof, a distance of 109.83 feet to a 1/2 inch iron rod with "STANTEC" cap set in the easterly line of that certain 50 foot Railroad, being at the northwesterly corner of the westerly terminus of E. 55th Street, same being the southwesterly corner of said Lot 26 and hereof from which a 1/2 inch iron rod found bears S54°59'35"E, a distance of 1.02 feet;



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**THENCE**, N05°16'32"W, leaving the northwesterly corner of the westerly terminus of E. 55th Street, along the easterly line of said 50 foot Railroad, in part being the westerly line of said Lot 26, in part along the southerly line of said 20 foot Alley, for a portion of the westerly line hereof, a distance of 45.90 feet to a point at the base of an Elm Tree;

**THENCE**, N27°59'13"E, leaving the easterly line of said 50 foot Railroad, over and across said 20 foot Alley, for a portion of the westerly line hereof, a distance of 23.96 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner of said Prister-Mell Nicholson, INC. tract, for the northwesterly corner hereof;

**THENCE**, S62°00'47"E, along the southerly line of said Prister-Mell Nicholson, INC. tract, over and across said 20 foot Alley and said Lot 25, for the northerly line hereof, a distance of 135.00 feet to the **POINT OF BEGINNING**, containing an area of 0.182 acre (7,941 square feet) 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. Burklund 04/16/24  
AUSTIN B. BURKLUND Date  
R.P.L.S. NO. 6879  
STATE OF TEXAS  
TBPELS # 10194230  
austin.burklund@stantec.com





