

ORDINANCE NO. 20260827-105

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 9807 MIDDLE FISKVILLE ROAD IN THE HERITAGE HILLS/WINDOR HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (W/LO-CO-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-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 warehouse limited office-conditional overlay-neighborhood plan (W/LO-CO-NP) combining district and general commercial services-neighborhood plan (CS-NP) combining district to limited industrial service-conditional overlay-neighborhood plan (LI-CO-NP) combining district on the property described in Zoning Case No. C14-2026-0029, on file at the Planning Department, as follows:

A 1.061 acre tract of land out of the John Applegait Survey No. 58, Abstract No. 29, in the City of Austin, Travis County, Texas, being a portion of LOTS 18 AND 19, BLOCK G, NORTHCAPE SECTION FOUR REVISED, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 53, Page 51, of the Plat Records of Travis County, Texas, said 1.061 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 9807 Middle Fiskville Road 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) Vehicular access from the Property to Northcape Drive is prohibited except for emergency and resource recovery access. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- (B) A 35-foot wide vegetative buffer shall be provided and maintained parallel to and measured from the north and east property lines. Improvements permitted within the buffer area are limited to landscaping, fencing, drainage and

underground utility improvements, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

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

Bail Bond Services
Club or Lodge

Exterminating Services
Kennels
Outdoor Entertainment
Performance Venue
Resource Extraction
Scrap and Salvage

Basic Industry
Drop-Off Recycling Collection
Facility
Indoor Sports and Recreation
Liquor Sales
Outdoor Sports and Recreation
Recycling Center
Service Station

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

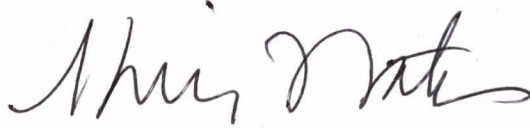
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20110113-061 that established zoning for the Windsor Hills Neighborhood Plan.

PART 5. This ordinance takes effect on September 7, 2026.

PASSED AND APPROVED

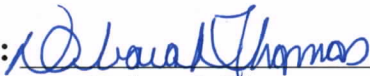
_____, 2026

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Kirk Watson
Mayor

APPROVED:



Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk

EXHIBIT "A"



BUILDING DESCRIPTION JOHN APPLGAI SURVEY NO. 58, ABSTRACT NO. 29 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

BEING A 1.061 ACRE TRACT OF LAND OUT OF THE JOHN APPLGAI SURVEY NO. 58, ABSTRACT NO. 29, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF LOTS 18 AND 19, BLOCK G NORTHCAP SECTION FOUR REVISED, A SUBDIVISION OF RECORD IN VOLUME 53, PAGE 51 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 18 AND 19 CONVEYED TO RLF III CENTRAL, LLC BY DEED OF RECORD IN DOCUMENT NO. 2021280371 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.061 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found in the easterly right-of-way line of Middle Fiskville Road (R.O.W. varies), being the common westerly corner of that certain tract of land conveyed to the City of Austin by deed of record in Volume 1492, Page 521 of the Deed Records of Travis County, Texas and said Lot 19 for the northwesterly corner hereof;

THENCE, S26°45'27"W, leaving said common corner, along the easterly line of Middle Fiskville Road, being the westerly line of said Lot 19, a distance of 7.73 feet to a point, from which a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner of said Lot 19 bears S26°45'27"W a distance of 609.46 feet;

THENCE, S63°14'33"E, leaving the easterly line of Middle Fiskville Road, over and across said Lot 19, a distance of 24.70 feet to the **POINT OF BEGINNING**, being the northwesterly corner hereof;

THENCE, continuing over and across said Lots 18 and 19, for the exterior lines hereof, the following twelve (12) courses and distances:

- 1) S62°51'35"E, a distance of 432.15 feet to the northeasterly corner hereof;
- 2) S27°08'25"W, a distance of 130.20 feet to the southeasterly corner hereof;
- 3) N62°51'35"W, a distance of 196.55 feet to an angle point;
- 4) N27°08'25"E, a distance of 59.00 feet to an angle point;
- 5) N62°51'35"W, a distance of 26.30 feet to an angle point;
- 6) S27°08'25"W, a distance of 13.00 feet to an angle point;
- 7) N62°51'35"W, a distance of 17.60 feet to an angle point;
- 8) S27°08'25"W, a distance of 7.20 feet to an angle point;
- 9) N62°51'35"W, a distance of 158.90 feet to an angle point;
- 10) N27°08'25"E, a distance of 7.80 feet to an angle point;
- 11) N62°51'35"W, a distance of 32.80 feet to the southwesterly corner hereof;

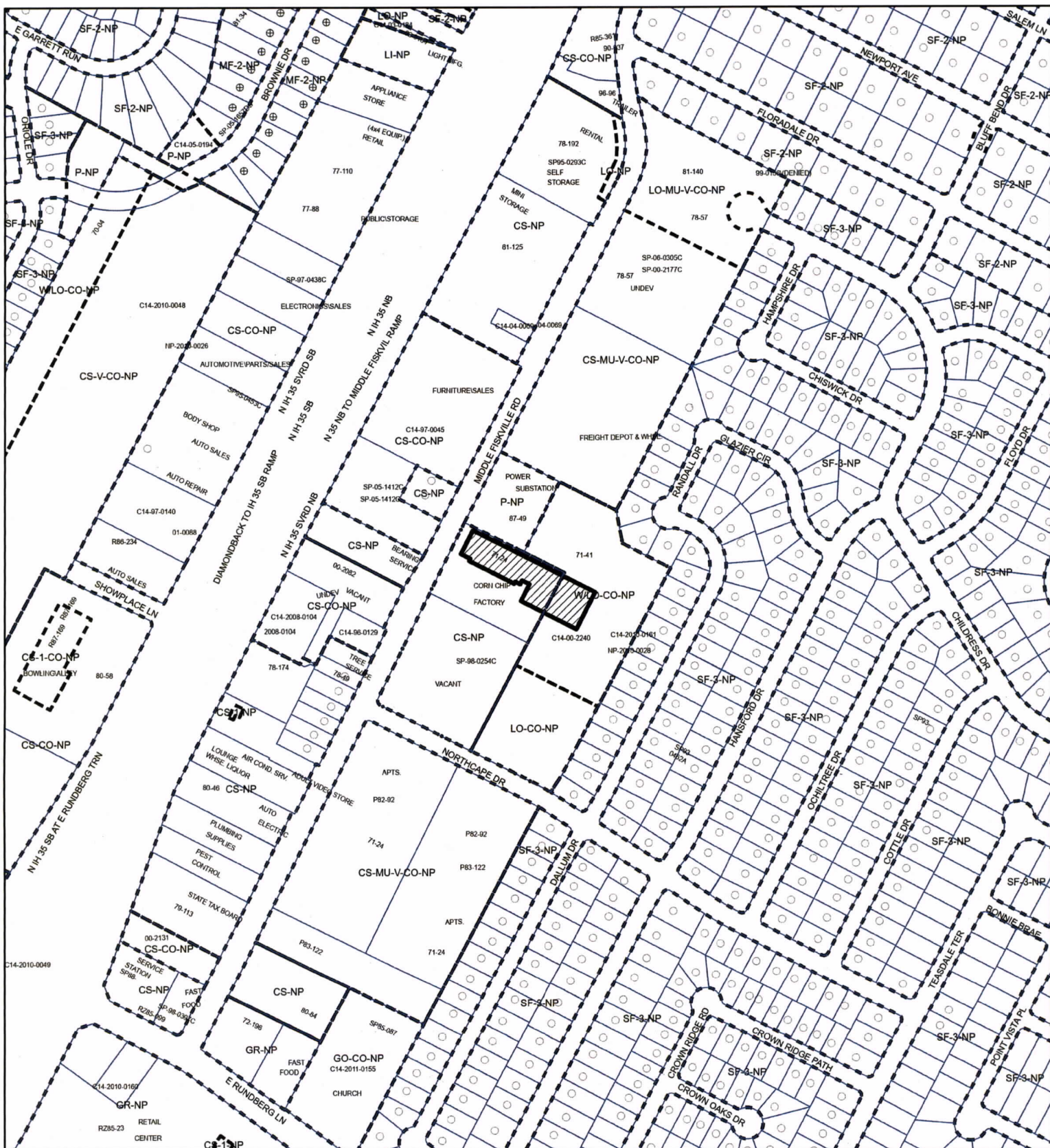
- 12) N27°08'25"E, a distance of 83.60 feet to the **POINT OF BEGINNING**, containing an area of 1.061 acre (46,211 square feet) of land, more or less, within these metes and bounds.

NOTES:

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

Austin B. Burklund 04/22/26
AUSTIN B. BURKLUND DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 6879
STANTEC CONSULTING SERVICES INC.





ZONING

EXHIBIT "B"

ZONING CASE#: C14-2026-0029



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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



Created: 7/8/2026