

ORDINANCE NO. 20261008-031

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1155 CHICON STREET, 1900, 1902, 1904, AND 1906 ROSEWOOD AVENUE, AND 1152 POQUITO STREET IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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 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. C14-2026-0008, on file at the Planning Department, as follows:

A 0.749 acre tract of land in the City of Austin, Travis County, Texas, being a portion of LOTS 1 THROUGH 5, BLOCK 1, F.B. FOSTER SUBDIVISION OF OUTLOT 58, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 34, of the Plat Records of Travis County, Texas, also being that certain tract conveyed by deed recorded in Document No. 2019024186 of the Official Public Records of Travis County, Texas, and those five certain tracts conveyed by deed recorded in Document No. 2021123490 of the Official Public Records of Travis County, Texas, said 0.749 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1155 Chicon Street, 1900, 1902, 1904, and 1906 Rosewood Avenue, and 1152 Poquito Street 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	Agricultural Sales and Services
Automotive Washing (of any type)	Campground
Commercial Off-Street Parking	Commercial Blood Plasma Center

Construction Sales and Services
Custom Manufacturing
Equipment Repair Services
Laundry Services
Maintenance and Service Facilities
Service Station

Convenience Storage
Drop-Off Recycling Collection Facility
Equipment Sales
Limited Warehousing and Distribution
Pawn Shop Services
Vehicle Storage

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

Automotive Sales
Hotel-Motel
Monument Retail Sales

Exterminating Services
Kennels
Outdoor Sports and Recreation

PART 3. 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 4. 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 5. Part 7, subparts 1, 2, and 3 of Ordinance No. 020110-17 are amended and shall no longer apply to the Property.

PART 6. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020110-17 that established zoning for the Rosewood Neighborhood Plan.

PART 7. This ordinance takes effect on October 19, 2026.

PASSED AND APPROVED

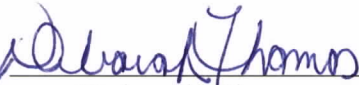
October 8, 2026

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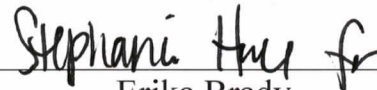
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk

EXHIBIT "A"

3701 VINELAND LLC

TBPELS FIRM NO. 10194971

ABRAM C. DASHNER

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

abe@rpls5901.com 512-905-4369

0.749 ACRE
BLOCK 1, F.B. FOSTER SUBDIVISION
AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2026.002
PROJECT: 101-02
JANUARY 8, 2026

DESCRIPTION

0.749 ACRE SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1-5, BLOCK 1, F.B. FOSTER SUBDIVISION OF OUTLOT 58, OF RECORD IN VOLUME 1, PAGE 34, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT CONVEYED TO 2019 BAGELS, LP, BY DEED OF RECORD IN DOCUMENT NO. 2019024186, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THOSE FIVE (5) CERTAIN TRACTS CONVEYED TO POQUITO CHICON LP, BY DEED OF RECORD IN DOCUMENT 2021123490, OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.749 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "West Surveying" cap found at the intersection of the east right-of-way line of Chicon Street (60' r.o.w.) and the south line of a 20-foot alley right-of-way traversing said Block 1, being the northwest corner of said Lot 1 and the northwest corner of "Parcel D" of said Poquito Chicon LP tracts, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, N78°15'53"E, leaving said east right-of-way line of Chicon Street, along the south line of said 20-foot alley right-of-way, being the north line of said Lots 1-5 and the north line of Parcels "D," "A", "E", and "C" of said Poquito Chicon LP tracts, a distance of 269.45 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the intersection of the south line of said 20-foot alley right-of-way and the west right-of-way line of Poquito Street (40' r.o.w.), for the northeasterly corner of said Lot 5, said Parcel "C," and hereof;

THENCE, S11°39'24"E, leaving the south line of said 20-foot alley right-of-way, along said west right-of-way line of Poquito Street, being the east line of said Lot 5, a distance of 48.37 feet to an uncapped 1/2-inch iron rod found at the northeast corner of that certain tract conveyed to Sunshine Market, Inc., by Deed of record in Document No. 2004214001, of said Official Public Records, being the southeast corner of said "Parcel C", for an angle point;

THENCE, S78°08'43"W, leaving said west right-of-way line, over and across said Lots 4 and 5, along the north line of said Sunshine Market, Inc. tract, being the south line of said "Parcel C", a distance of 62.71 feet to an uncapped 1/2-inch iron rod found at the northwest corner of said Sunshine Market, Inc. tract, being the northeast corner of "Parcel B" of said Poquito Chicon LP tracts, for an angle point;

THENCE, S11°43'35"E, continuing over and across said Lot 4, along the west line of said Sunshine Market, Inc. tract, being the east line of said "Parcel B," a distance of 82.99 feet to a square-head bolt found at the southwest corner of said Sunshine Market, Inc. tract, being the northeast corner of an approximately 0.01 acre City of Austin tract (no record conveyance found), also being the southeast corner of said "Parcel B," also being an angle point in the north right-of-way line of Rosewood Avenue (r.o.w. varies), for the southeasterly corner hereof;

THENCE, S78°15'53"W, continuing over and across said Lot 4, along the north line of said City of Austin tract, being the south line of said "Parcel B," a distance of 44.97 feet to an uncapped 1/2-inch iron rod found in line common to said Lots 3 and 4, being the northwest corner of said City of Austin tract, also being the southwest corner of said "Parcel B," also being in the east line of said "Parcel E," for an angle point;

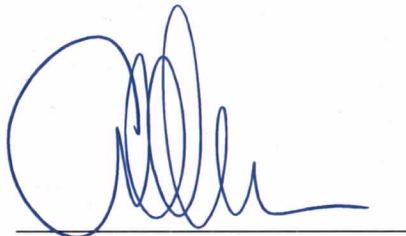
THENCE, S11°51'04"E, leaving the south line of said "Parcel B," along line common to said Lots 3 and 4, being the east line of said "Parcel E," being in part the west line of said City of Austin tract, at 9.99 feet passing a square-head bolt found at the southwest corner of said City of Austin tract, being an angle point in said north right-of-way line of Rosewood Avenue, and continuing along said common line, being said north right-of-way line, for a total distance of 15.00 feet to a 1/2-inch iron rod with "West Surveying" cap found at the common south corner of said Lots 3 and 4, being the southeast corner of said "Parcel E," also being an angle point in said north right-of-way line, for an angle point;

THENCE, S78°15'53"W, along said north right-of-way line of Rosewood Avenue, being the south line of said Lots 1-3, also being the south line of said "Parcel E," said "Parcel A," and said 2019 Bagels, LP tract, a distance of 161.56 feet to a cut "X" set in concrete at the intersection of said north right-of-way line and said east right-of-way line of Chicon Street, for the southwesterly corner of said Lot 1, said 2019 Bagels, LP tract, and hereof;

THENCE, N11°47'58"W, leaving said north right-of-way line, along said east right-of-way line of Chicon Street, being the west line of said Lot 1 and the west lines of said 2019 Bagels, LP tract and said "Parcel D," a distance of 146.49 feet to the **POINT OF BEGINNING**, and containing 0.749 acre (32,626 square feet) of land, more or less.

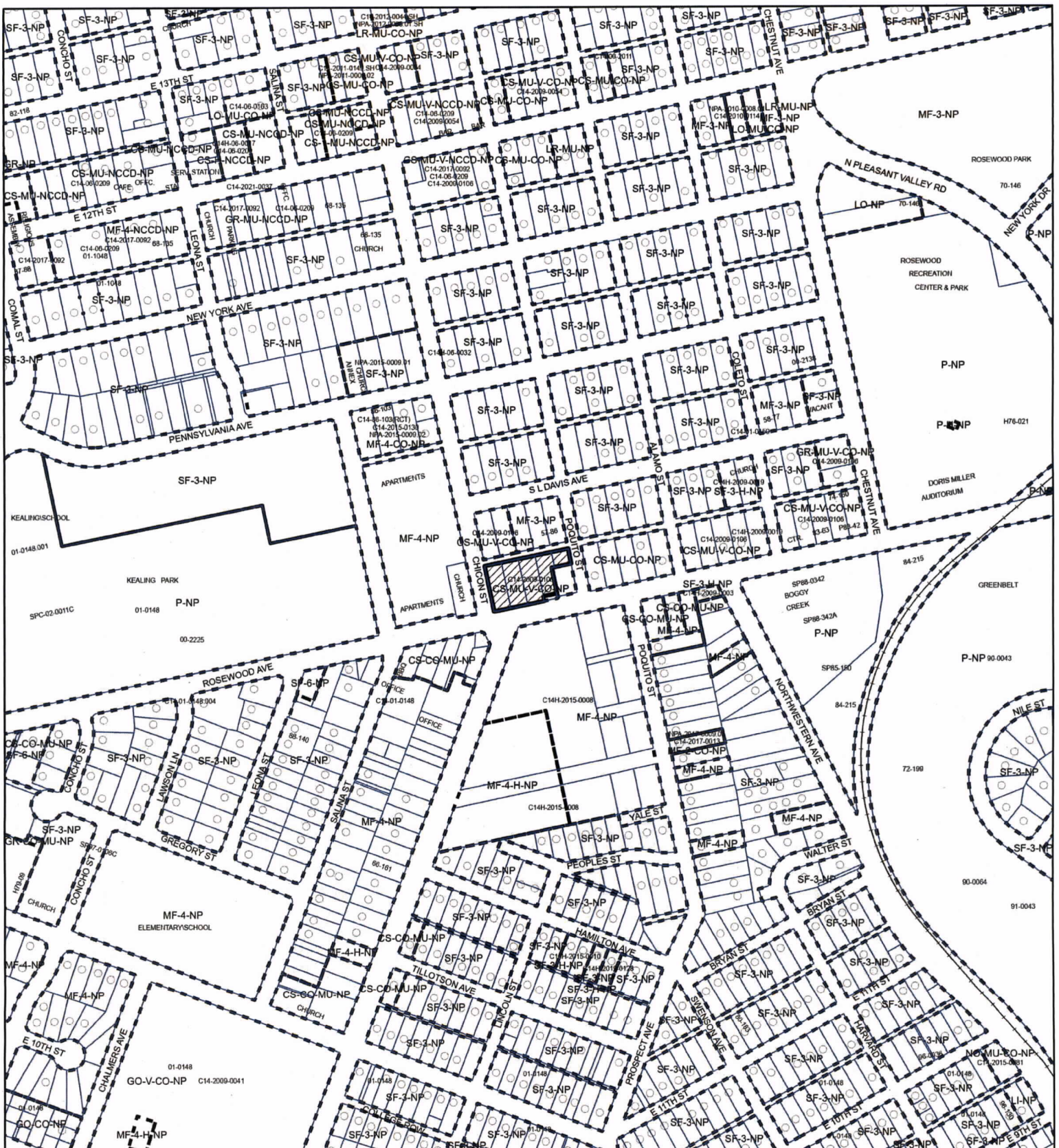
BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE HEXAGON SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2026, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901



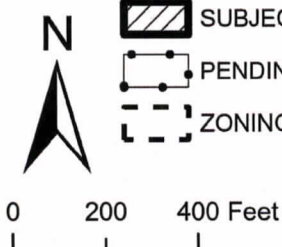


ZONING

ZONING CASE#: C14-2026-0008

EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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Created: 2/6/2026