

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE CONTINENTAL CLUB LOCATED
3 AT 1315 SOUTH CONGRESS AVENUE IN THE FAIRVIEW PARK NCCD
4 SUBDISTRICT OF THE SOUTH RIVER CITY NEIGHBORHOOD PLAN AREA
5 FROM COMMERCIAL LIQUOR SALES-VERTICAL MIXED USE BUILDING-
6 CONDITIONAL OVERLAY-NEIGHBORHOOD CONSERVATION-
7 NEIGHBORHOOD PLAN (CS-1-V-CO-NCCD-NP) COMBINING DISTRICT TO
8 COMMERCIAL LIQUOR SALES-VERTICAL MIXED USE BUILDING-
9 HISTORIC LANDMARK-CONDITIONAL OVERLAY-NEIGHBORHOOD
10 CONSERVATION-NEIGHBORHOOD PLAN (CS-1-V-H-CO-NCCD-NP)
11 COMBINING DISTRICT.
12

13 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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15 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
16 change the base district from commercial liquor sales-vertical mixed use building-
17 conditional overlay-neighborhood conservation-neighborhood plan (CS-1-V-CO-NCCD-
18 NP) combining district to commercial liquor sales-vertical mixed use building-historic
19 landmark-conditional overlay-neighborhood conservation-neighborhood plan (CS-1-V-H-
20 CO-NCCD-NP) combining district on the property described in Zoning Case No. C14H-
21 2008-0018, on file at the Neighborhood Planning and Zoning Department, as follows:
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23 A 0.055 acre (2,409 square feet) tract of land, more or less, out of the Isaac Decker
24 League in Travis County, the tract of land being more particularly described by
25 metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
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27 generally known as the Continental Club, locally known as 1315 South Congress Avenue,
28 in the City of Austin, Travis County, Texas, and generally identified in the map attached as
29 Exhibit "B".
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31 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
32 Property may be developed and used in accordance with the regulations established for the
33 commercial liquor sales (CS-1) base district and other applicable requirements of the City
34 Code.
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PART 3. 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

Automobile rentals

Automotive repair services

Automotive sales

Automotive washing (of any type)

Service station

Vehicle storage

Club or lodge

Community recreation (private)

B. The maximum height of a building or structure is 30 feet from ground level.

PART 4. The Property is subject to Ordinance No. 20050929-Z003, as amended, that established the South River City neighborhood plan combining district and Ordinance No. 860807-H, as amended, that established the Fairview Park neighborhood conservation combining district.

PART 5. This ordinance takes effect on 1/1/2008, 2008.

PASSED AND APPROVED

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Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

FIELD NOTES DESCRIBING 2,409 SQUARE FEET (0.055 ACRES) OF LAND OUT OF THE ISAAC DECKER LEAGUE SITUATED IN TRAVIS COUNTY, TEXAS, BEING PART OF LOT 2, BLOCK 9, OF THE SUBDIVISION OF BLOCK 9, FAIRVIEW PARK, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, OF RECORD IN VOLUME 1, PAGE 44, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO MARTIN W. SHULER AND WIFE, MABELLE SHULER FROM MORIN SCOTT, AS DESCRIBED IN VOLUME 5570, PAGE 1645, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2,409 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the west line of said Lot 2, same being the east right-of-way line of South Congress Avenue (120 feet wide right-of-way) for the northwest corner hereof, said point being in the west face of a masonry wall of an existing building (known as the Pate Building) and being the approximate center of the intersection of a party wall with said north face of said masonry wall, from which an iron pipe found at a building corner in the approximate south right-of-way line of an eighty feet wide unnamed street bears N 19°00' E a distance of 25.72 feet;

THENCE leaving said right-of-way line S 71°16' E with the approximate center of said party wall a distance of 71.91 feet to a point on the face of the east wall of said building, being the west line of The Circle (a street of varying width) for the northeast corner hereof, from which a 1/2 inch iron rod found bears S 04°04' E a distance of 26.40 feet;

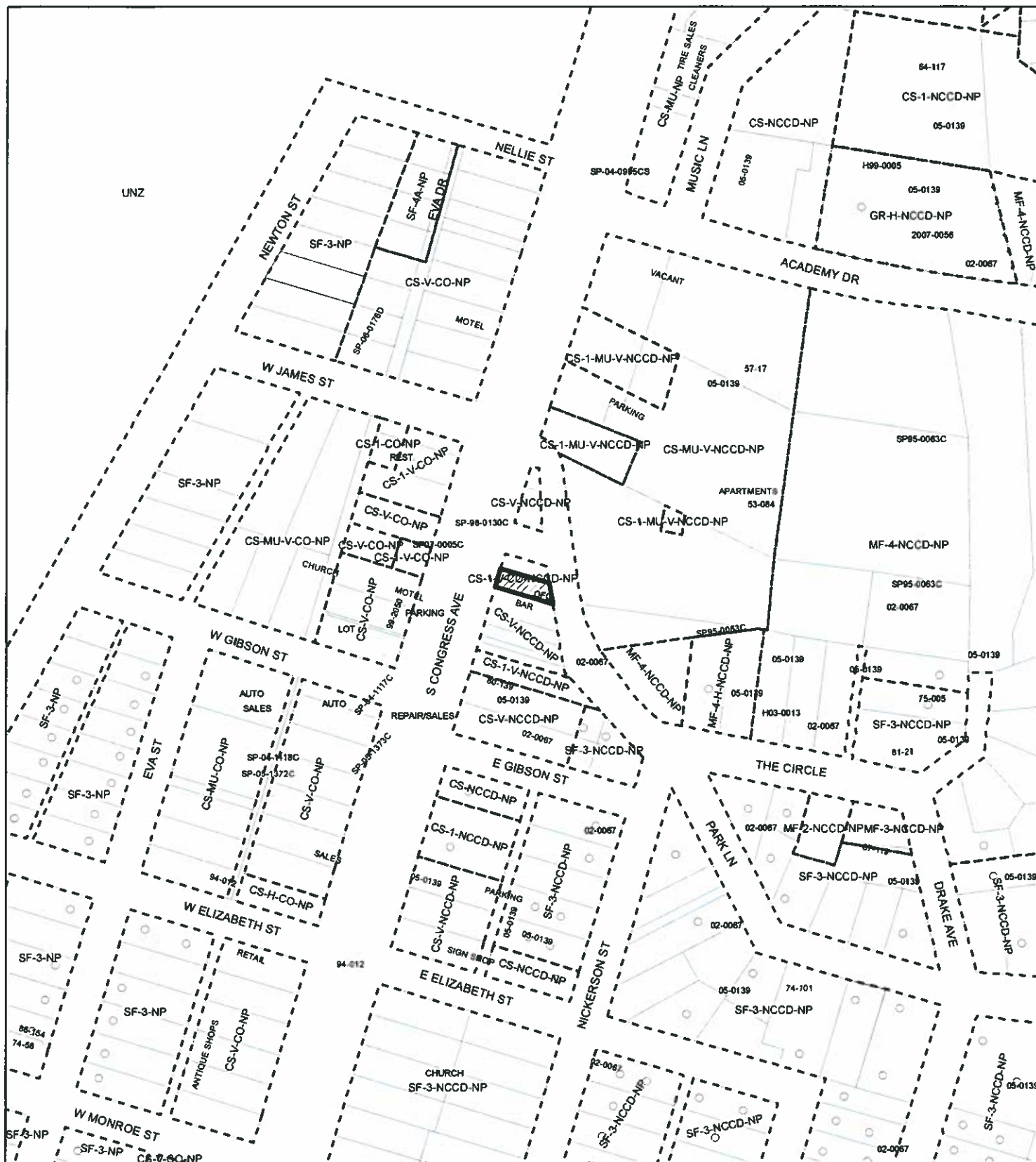
THENCE with the east wall of said building, being the west line of The Circle, S 04°04' E a distance of 33.91 feet to a point on said wall for the southeast corner hereof, said point being at the approximate center of the intersection of a party wall with said east wall;

THENCE with the approximate center of said party wall N 71°16' W a distance of 85.18 feet to a point in said west face of said masonry wall and being in the east right-of-way line of said South Congress Avenue for the southwest corner hereof;

THENCE with the north face of said masonry wall, being the east right-of-way line of said South Congress Avenue, N 00°19' E a distance of 30.00 feet to the PLACE OF BEGINNING and containing 2,409 square feet of land. Bearings herein are oriented to the centerline of South Congress Avenue as shown on City of Austin strip map R-13. These field notes to accompany a sketch of the are herein described.

William D. O'Hara
William D. O'HARA
Registered Professional Land Surveyor No. 4878
J.O. #5R8195

Date 5-23-95



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2008-0018
 ADDRESS: 1315 S CONGRESS AVE
 SUBJECT AREA: 0.055 ACRES
 GRID: J21
 MANAGER: S. SADOWSKY



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.