

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1311 AND 1401 SOUTH LAMAR BOULEVARD FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-V-CO) COMBINING DISTRICT FOR TRACT ONE AND FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-V-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-V-CO) COMBINING DISTRICT FOR TRACT 2.

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-conditional overlay (CS-CO) combining district to general commercial services-vertical mixed use building-conditional overlay (CS-V-CO) combining district for Tract 1 and from general commercial services-vertical mixed use building-conditional overlay (CS-V-CO) combining district to general commercial services-vertical mixed use building-conditional overlay (CS-V-CO) combining district for Tract 2 on the property described in Zoning Case No. C14-2017-0122, on file at the Planning and Zoning Department, as follows:

Tract 1:

0.6066 acre (26,422 square feet) out of Lot 1, Maufrais Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 90, Page 90-91, of the Plat Records of Travis County, Texas, and being the same tract conveyed to Seamless GCW, Ltd., called Tract 2, recorded in Document No. 2009197813, said 0.6066 acre being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance; and

Tract 2:

0.8928 acre (38,890 square feet) out of Lot 1, Maufrais Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 90, Page 90-91, of the Plat Records of Travis County, Texas, said 0.8928 acre being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (cumulatively known as the "Property"),

1 locally known as 1311 and 1401 South Lamar Boulevard in the City of Austin, Travis
2 County, Texas, generally identified in the map attached as **Exhibit "C"**.

3
4 **PART 2.** The Property within the boundaries of the conditional overlay combining district
5 established by this ordinance is subject to the following conditions:

6
7 A. The following uses are prohibited uses for the Property:

8
Adult-oriented businesses
Alternative financial services
Automotive sales
Campground
Drive-in service
Equipment sales
Exterminating services
Kennels
Limited warehousing and
distribution
Outdoor sports and recreation
Plant nursery
Vehicle storage
Agricultural sales and services
Automotive rentals
Bail bond services
Construction sales and services
Drop-off recycling collection
facility
Equipment services
Funeral services
Laundry services
Outdoor entertainment
Pawn shop services
Service station

9
10 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
11 developed and used in accordance with the regulations established for the general
12 commercial services (CS) district and other applicable requirements of the City Code.

13
14 **PART 4.** This ordinance takes effect on _____, 2018.

15
16 **PASSED AND APPROVED**

17
18
19 _____, 2018

§
§
§

Steve Adler
Mayor

22
23 **APPROVED:** _____
24 Anne L. Morgan
25 City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

EXHIBIT " _____ "



TBPLS Firm #10174300

PO Box 90876

Austin, TX 78709

512.537.2384

www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.6066 ACRE (26,422 SQUARE FEET) OUT OF LOT 1 OF THE MAUFRAIS SUBDIVISION, RECORDED IN VOLUME 90, PAGE 90-91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AND BEING THE SAME TRACT CONVEYED TO SEAMLESS GCW, LTD, CALLED TRACT 2, RECORDED IN DOCUMENT NUMBER 2009197813 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.6066 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod found in the east right-of-way line of South Lamar Boulevard (Right-of-way Varies), and being in the north line of Lot 1 of said Maufrais Subdivision, and being the southwest corner of Lot 3 of Commercial Square Subdivision, recorded in Volume 29, Page 26 (P.R.T.C.T.), from which a 1/2-inch iron rod with "RPLS 4337" cap found at the northwest corner of said Lot 1, and being in the east right-of-way line of said South Lamar Boulevard bears, N57°20'38"W, a distance of 4.93 feet, also from which a 1/2-inch iron rod found at a point of curvature in the west line of said Lot 3, and being a point of curvature in the east right-of-way line of said South Lamar Boulevard bears, along the arc of a curve to the left, whose radius is 1960.50 feet, whose arc length is 170.62 feet and whose chord bears N29°04'28"E, a distance of 170.56 feet;

THENCE, with the south line of said Lot 3, and the north line of said Lot 1, S57°20'38"E, a distance of 195.00 feet to a 1/2-inch iron rod with an illegible cap found for the southwest corner and **POINT OF BEGINNING** hereof, said point being the most southerly corner of said Lot 3, and being an angle point in the north line of said Lot 1, and being the southwest corner of said 0.606 acre Seamless GCW tract;

THENCE, with the common line between said Lot 3 and said Lot 1, and with the west and north line of said 0.606 acre Seamless GCW tract, the following three (3) courses and distances:

- 1) N50°51'00"E, a distance of 145.48 feet to a calculated point for an angle point hereof,
- 2) S63°28'00"E, a distance of 60.18 feet to a calculated point for an angle point hereof, and
- 3) S73°56'00"E, a distance of 88.13 feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being the northeast corner of said 0.606 acre Seamless GCW tract, the northeast corner of said Lot 1 and being the southeast corner of said Lot 3 and being in the west right-of-way line of the Union Pacific Railroad (called the International and Great Northern Railroad per plat, Volume 90, Pages 90-61), (100' Right-of-way), from which a 1/2-inch iron rod with illegible cap found at the northeast corner of said Lot 3, and being the southeast corner of Lot 2A of Commercial Square Resubd., recorded in Volume 47, Page 47 (P.R.T.C.T.), and being in the west right-of-way line of said railroad right-of-way bears, N25°43'03"E, a distance of 65.08 feet;

THENCE, with the east line of said Lot 1, the east line of said 0.606 acre Seamless GCW tract, and the west right-of-way line of said Railroad, the following two (2) courses and distances:

- 1) S25°43'03"W, a distance of 24.28 feet to a 1/2-inch iron rod found for a point of curvature hereof, and
- 2) Along the arc of a curve to the right, whose radius is 2,814.79 feet, whose arc length is 146.33 feet and whose chord bears S27°20'21"W, a distance of 146.32 feet to a 1/2-

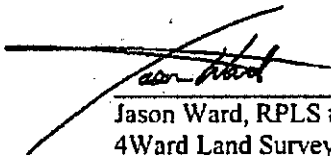
Exhibit A

inch iron rod with "RPLS 4337" cap found for the southeast corner hereof, said point being the southeast corner of said 0.606 acre Seamless GCW tract, and being the northeast corner of a tract conveyed to C.A.C.R. Limited Partnership, recorded in Volume 12444, Page 124 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being in the west right-of-way line of said railroad, and being in the east line of said Lot 1, from which a 1/2-inch iron rod found at the southeast corner of said Lot 1, and being the northeast corner of Lot 2, also of said Maufrais subdivision, and being in the west right-of-way line of said railroad bears, along the arc of a curve to the right, whose radius is 2,814.79 feet, whose arc length is 95.46 feet and whose chord bears S29°48'00"W, a distance of 95.46 feet;

THENCE, leaving the west right-of-way line of said railroad, and the east line of said Lot 1, over and across said Lot 1 with the south line of said 0.606 acre Seamless GCW tract, and the north line of said C.A.C.R. tract, N57°20'38"W, a distance of 206.21 feet to the **POINT OF BEGINNING** and containing 0.6066 Acre (24,422 Square Feet) of land, more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000059212078. See attached sketch (reference drawing: 00555_ALTA.dwg.)


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

1/12/17

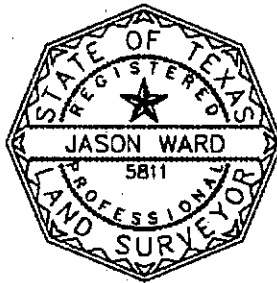


EXHIBIT " _____ "



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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.8928 ACRE (38,890 SQUARE FEET) OUT OF LOT 1 OF THE MAUFRAIS SUBDIVISION, RECORDED IN VOLUME 90, PAGE 90-91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.8928 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with an illegible cap found for angle point in the north line of said Lot 1, same being an angle point in the south line of Lot 3 of Commercial Square Subdivision, recorded in Volume 29, Page 26 (P.R.T.C.T.), said point being the westernmost corner of a 0.606 acre tract of land conveyed to Seamless GCW, LTD, called Tract 2, recorded in Document Number 2009197813 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.);

THENCE, crossing said Lot 1, with the south line of said 0.606 acre Seamless GCW tract, **S57°20'38"E**, a distance of **206.21** feet to a 1/2-inch iron rod with "RPLS 4337" cap found for the southernmost corner of said 0.606 acre Seamless GCW tract, being in the east line of said Lot 1, same being the west right-of-way line of the Union Pacific Railroad (called the International and Great Northern Railroad per plat, Volume 90, Pages 90-61), (100' Right-of-way);

THENCE, with the east line of said Lot 1, same being the west right-of-way line of said Railroad, with a curve to the right, having a radius of **2,814.79** feet, an arc length of **95.46** feet, and a chord which bears **S29°48'00"W**, a distance of **95.46** feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, same being the easternmost corner of Lot 2 of said Maufrais Sudivision;

THENCE, with the south line of said Lot 1, same being the north line of said Lot 2, **N57°16'46"W**, a distance of **411.91** feet to a 1/2-inch iron rod found in the east right-of-way line of South Lamar Boulevard for the southwest corner of said Lot 1, same being the northernmost corner of said Lot 2;

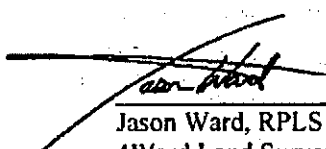
THENCE, with the east right-of-way line of South Lamar Boulevard and the west line of said Lot 1, with a curve to the left, having a radius of **1,954.86** feet, an arc length of **94.89** feet, and a chord which bears **N33°16'11" E**, a distance of **94.88** feet to a 1/2-inch iron rod with "RPLS 4337" cap found for the northwest corner of said Lot 1;

THENCE, with the north line of said Lot 1 and the east right-of-way line of South Lamar Boulevard, **S57°20'38" E**, passing at a distance of **4.93** feet a 1/2-inch iron rod found for the southwest corner of said Lot 3, same being an angle point in the east right-of-way line of South Lamar Boulevard, and continuing with the common line of said Lot 1 and said Lot 3, for a total distance of **199.93** feet to the **POINT OF BEGINNING** and containing **0.8928 Acre (38,890 Square Feet)** of land, more or less.

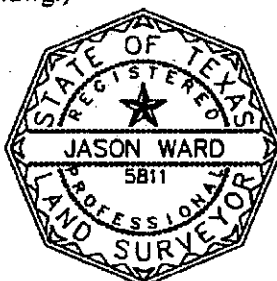
Notes:

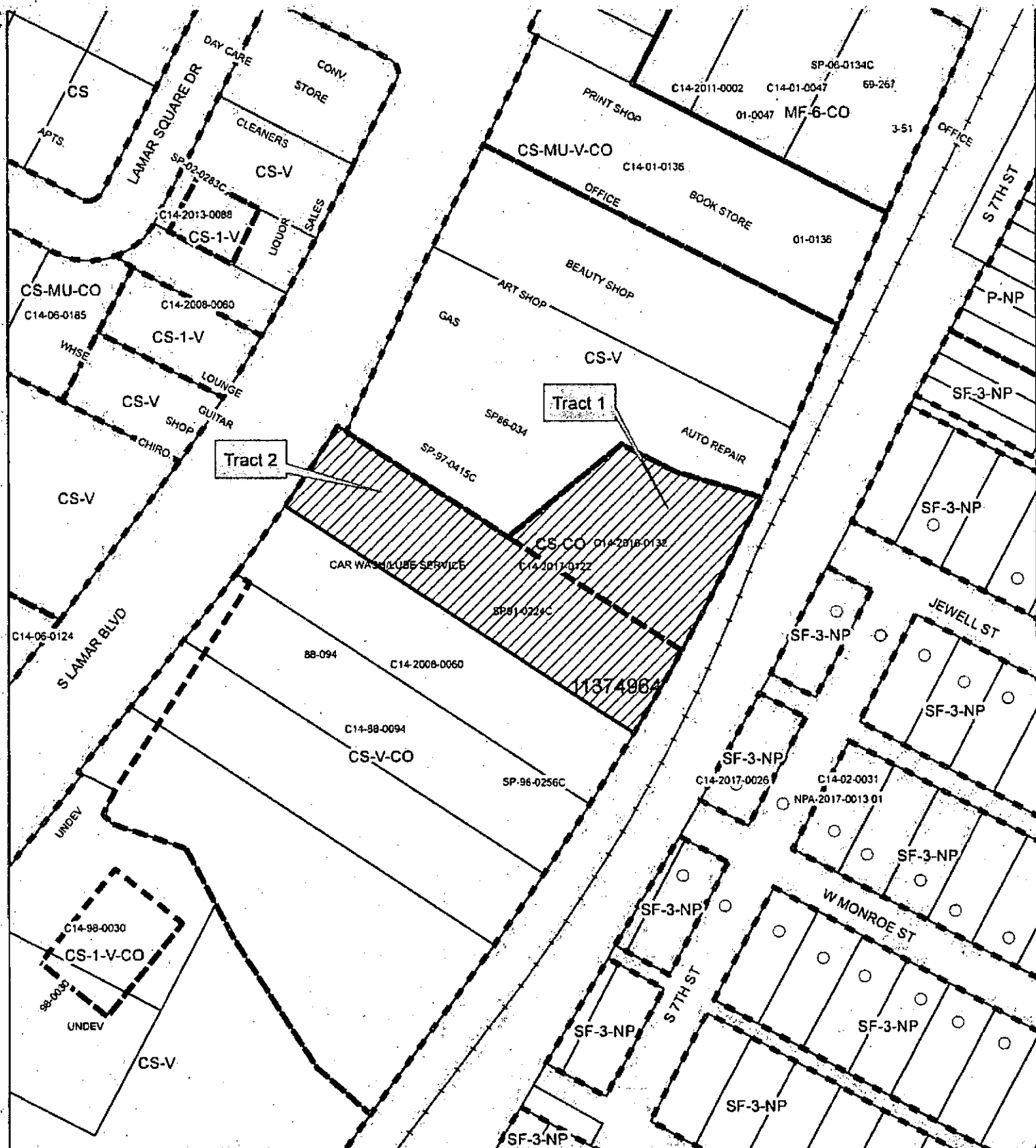
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000059212078. See attached sketch (reference drawing: 00555_ALTA_Rev-2.dwg.)

Exhibit B


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

2/28/18








ZONING

Exhibit C

Zoning Case: C14-2017-0122



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 125'

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

