

**ORDINANCE NO. 20181129-056**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8100, 8102, AND 8104 SOUTH CONGRESS AVENUE FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) 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-conditional overlay (CS-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0091, on file at the Planning and Zoning Department, as follows:

6.670 acres (approximately 290,558 square feet) in the William Cannon League, Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 8100, 8102, and 8104 South Congress 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:

The following uses are prohibited uses on the Property:

Adult-oriented businesses	Automotive repair services
Automotive rentals	Automotive sales
Automotive washing (of any type)	Commercial blood plasma center
Pawn shop services	

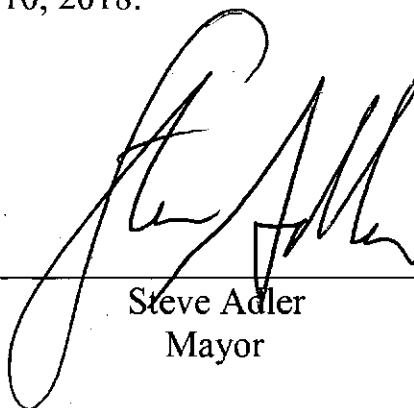
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on December 10, 2018.

**PASSED AND APPROVED**

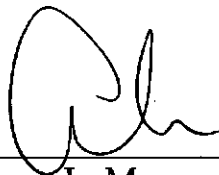
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November 29, 2018

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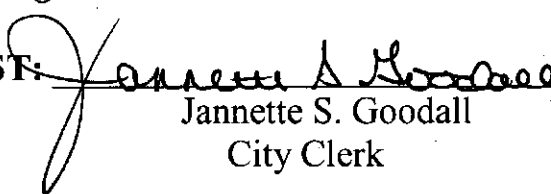
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

C14-2018-0091

**6.670 ACRES  
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 6.670 ACRES (APPROXIMATELY 290,558 SQUARE FEET) IN THE WILLIAM CANNON LEAGUE, TRAVIS COUNTY TEXAS, BEING ALL OF A 4.00 ACRE TRACT CONVEYED TO RONI CLARK AND CHRIS CLARK BY WARRANTY DEED OF RECORD IN DOCUMENT NO. 2017176316 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 1.00 ACRE TRACT CONVEYED TO RONI CLARK AND CHRIS CLARK BY WARRANTY DEED DATED OF RECORD IN DOCUMENT NO. 1999028621 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 1.667 ACRE TRACT CONVEYED TO RONI CLARK AND CHRIS CLARK BY GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2007180704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.670 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 3/4" iron pipe found in the west right-of-way line of South Congress Avenue (right-of-way width varies), for the southeast corner of the 4.00 acre tract, and being the northeast corner of Lot 1, Block A of Southside Storage Subdivision, a subdivision of record in Document No. 201100155 of the Official Public Records of Travis County, Texas;

**THENCE** North 76°00'01" West, with the south line of the 4.00 acre tract, being also the north line of said Lot 1, a distance of 667.98 feet to a 1/2" iron pipe found for the southwest corner of the 4.00 acre tract, being also the southeast corner of the 1.667 acre tract;

**THENCE** North 75°55'19" West, with the south line of the 1.667 acre tract, and the north line of Lot 1, a distance of 416.89 feet to a 1/2" rebar found with illegible cap, for the southwest corner of the 1.667 acre tract, being also in the east line of a 7.51 acre tract described in Volume 6605, Page 2194 of the Deed Records of Travis County, Texas;

**THENCE** North 43°03'56" East, with the northwest line of the 1.667 acre tract, and the east line of the said 7.51 acre tract, a distance of 399.03 feet to a 1/2" rebar found for the north corner of the 1.667 acre tract, being in the southwest line of a 2.891 acre tract described in Document No. 2017090198 of the Official Public Records of Travis County, Texas;

**Exhibit A**

**THENCE** South  $18^{\circ}13'28''$  East, with the common of the 1.667 acre tract and the 2.891 acre tract, a distance of 72.69 feet to a 1/2" rebar found for the northwest corner of the 4.00 acre tract;

**THENCE** South  $75^{\circ}50'50''$  East, with the north line of the 4.00 acre tract, and the south line of the 2.891 acre tract, a distance of 335.20 feet to a 1/2" rebar with "RDS" cap found for the northwest corner of the said 1.00 ac tract;

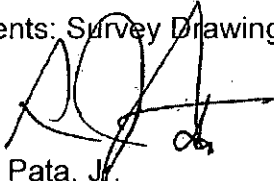
**THENCE** South  $75^{\circ}52'48''$  East, with the north line of the 1.00 acre tract and the south line of the 2.891 acre tract, a distance of 516.92 feet to a 1/2" rebar with "RDS" cap found in the west line of Congress Avenue, from which a 1/2" rebar with "Watson" cap found for the southeast corner of the 2.891 acre tract bears North  $47^{\circ}43'09''$  West, a distance of 1.49 feet;

**THENCE** South  $13^{\circ}58'23''$  West, with the west line of South Congress Avenue, being also the east line of the 1.00 acre tract, a distance of 84.20 feet to a 1/2" rebar with "RDS" cap found for the southeast corner of the 1.00 acre tract, and the northeast corner of the 4.00 acre tract;

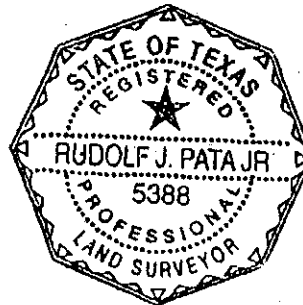
**THENCE** South  $13^{\circ}58'23''$  West, with the west line of South Congress Avenue, being also the east line of the 4.00 acre tract, a distance of 201.68 feet to the **POINT OF BEGINNING**, containing 6.670 acres of land, more or less.

Surveyed on the ground July 27, 2018. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

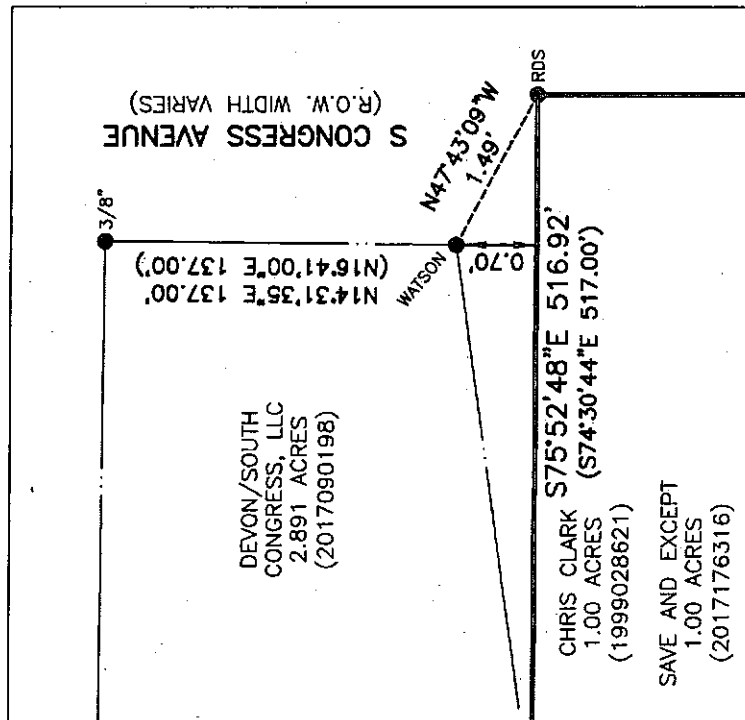
Attachments: Survey Drawing No. 562-063-SOCO2.

  
Rudolf J. Pata, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 5388  
T.B.P.L.S. Firm No. 10124500

Date 11/7/18



SKETCH TO ACCOMPANY A DESCRIPTION OF 6.670 ACRES (APPROXIMATELY 290,558 SQUARE FEET) IN THE WILLIAM CANNON LEAGUE, TRAVIS COUNTY TEXAS, BEING ALL OF A 4.00 ACRE TRACT CONVEYED TO RONI CLARK AND CHRIS CLARK BY WARRANTY DEED OF RECORD IN DOCUMENT NO. 2017176316 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 1.00 ACRE TRACT CONVEYED TO RONI CLARK AND CHRIS CLARK BY WARRANTY DEED DATED OF RECORD IN DOCUMENT NO. 1999028621 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 1.667 ACRE TRACT CONVEYED TO RONI CLARK AND CHRIS CLARK BY GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2007180704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

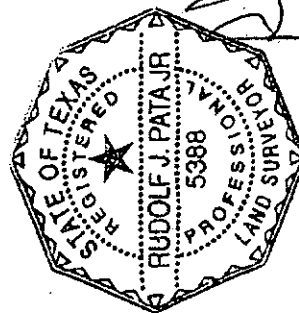


DETAIL A  
NOT TO SCALE

DATE OF SURVEY: 07/27/18  
PLOT DATE: 11/07/18  
DRAWING NO.: 562-063-SOC02  
PROJECT NO.: 562-063  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 1 OF 3

# LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- RDS
- 1/2" REBAR WITH "RDS" CAP FOUND
- ILL
- 1/2" REBAR WITH ILLEGIBLE CAP FOUND
- IRON PIPE FOUND (SIZE NOTED)
- ( ) RECORD INFORMATION



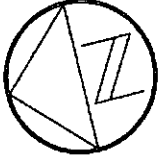
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 562-063-SOC02

Chaparral

DEVON/SOUTH  
CONGRESS, LLC  
2.891 ACRES  
(2017090198)

S75°52'48"E 516.92'  
(S74°30'44"E 517.00')



1" = 60'

SEE DETAIL A

RDS

S13°58'23"W 84.20'  
(S15°19'00"W 84.26')

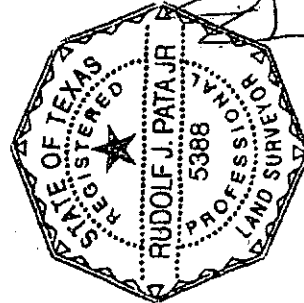
RDS

CHRIS CLARK  
1.00 ACRES  
(1999028621)

SAVE AND EXCEPT  
1.00 ACRES  
(2017176316)

6.670 ACRES  
APPROX. 290,558 SQ. FT.

CHRIS CLARK AND  
RONI CLARK  
4.00 ACRES  
(5.0 ACRE TRACT  
LESS AND EXCEPT  
1.0 ACRE TRACT)  
(2017176316)



MATCH LINE SHEET 2

MATCH LINE SHEET 3

N76°00'01"W 667.98'  
(N74°39'24"W 668.18')

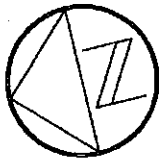
LOT 1  
BLOCK A  
SOUTHSIDE  
STORAGE  
SUBDIVISION  
(201100155)

P.O.B.

DATE OF SURVEY: 07/27/18  
PLOT DATE: 11/07/18  
DRAWING NO.: 562-063-SOC02  
PROJECT NO.: 562-063  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 2 OF 3

Chaparral

S CONGRESS AVENUE  
(R.O.W. WIDTH VARIES)



1" = 60'

HENRY A. HUBACH  
7.51 ACRES  
(6605/2194)

N43°03'56"E 399.03'  
(N45°20'55"E 398.76')

S18°13'28"E  
72.69'  
(S16°07'15"E  
72.78')

DEVON/SOUTH  
CONGRESS, LLC  
2.891 ACRES  
(2017090198)

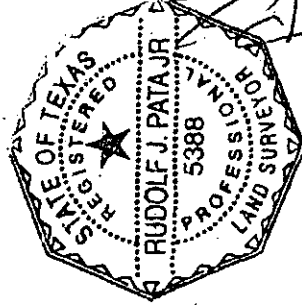
S75°50'50"E 335.20'

RDS

**6.670 ACRES**  
APPROX. 290,558 SQ. FT.

CHRIS CLARK AND  
RONI CLARK  
4.00 ACRES  
(5.0 ACRE TRACT  
LESS AND EXCEPT  
1.0 ACRE TRACT)  
(2017176316)

CHRIS CLARK AND RONI CLARK  
1.667 ACRES  
(2007180704)



MATCH LINE SHEET 3  
MATCH LINE SHEET 2

N75°55'19"W 416.89'  
(N73°38'25"W 416.70')

N76°00'01"W 667.98'  
(N74°39'24"W 668.18')

LOT 1  
BLOCK A  
SOUTHSIDE  
STORAGE  
SUBDIVISION  
(201100155)

DATE OF SURVEY: 07/27/18  
PLOT DATE: 11/07/18  
DRAWING NO.: 562-063-SOC02  
PROJECT NO.: 562-063  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 3 OF 3

**Chaparral**

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.