

**ORDINANCE NO. 20220324-090**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4700 WEIDEMAR LANE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-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 general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0015, on file at the Housing and Planning Department, as follows:

8.00 acres (348,481 square feet), more or less, being out of the Isaac Decker Survey No. 20, Abstract No. 8 in Travis County, Texas, said 8.000 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4700 Weidemar Lane 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 maximum height of a building or structure on the Property shall not exceed 60 feet.
- (B) A 25-foot wide building setback shall be established and maintained along the north and east property lines.
- (C) A 30-foot wide vegetative buffer along the west property line shall be provided and maintained. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) district and other applicable requirements of the City Code.

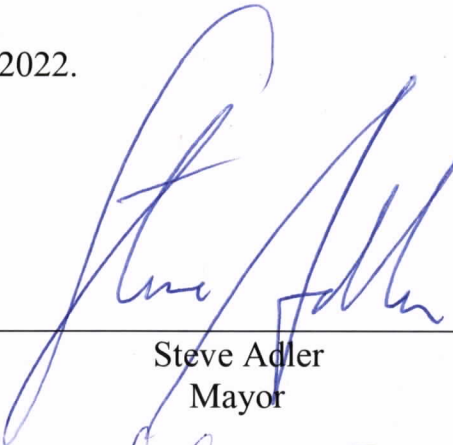
**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20050818-Z004 that established zoning for the East Congress Neighborhood Plan.


**PART 5.** This ordinance takes effect on April 4, 2022.

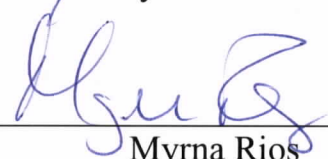
**PASSED AND APPROVED**

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March 24, 2022

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§  
§

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

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**   
\_\_\_\_\_  
Myrna Rios  
City Clerk

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 8.0000 ACRES (348,481 SQUARE FEET), MORE OR LESS, BEING OUT OF THE ISAAC DECKER SURVEY NO. 20, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 18.201 ACRE TRACT CONVEYED TO RI/RMT ACQUISITION, LTD IN DOCUMENT NO. 2005180622 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 8.0000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 1/2-inch iron rod found in the northwest right-of-way line of Weidemar Lane (Right-of-way varies), being the southeast line of said RI/RMT remainder tract, for the southeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "Waterloo 4324" cap found in the northwest right-of-way line of said Weidemar Lane, being the southeast corner of said RI/RMT remainder tract, and being the northeast corner of Lot 1, Block A, Champion Toyota Weidemar Subdivision, a subdivision in Travis County, Texas, recorded in Document No. 201000040 (O.P.R.T.C.T.) bears, S28°05'07"W, a distance of 179.62 feet;

**THENCE**, leaving the northwest right-of-way line of said Weidemar Lane, over and across said RI/RMT remainder tract, **N61°53'00"W**, a distance of **395.15** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the southwest corner hereof, said point being in the northwest line of said RI/RMT remainder tract, and being in the southeast line of Lot 23, Block "A", Colonial Trails Section One, a subdivision in Travis County, Texas, recorded in Document No. 200500048 (O.P.R.T.C.T.), from which a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point in the northwest line of said RI/RMT remainder tract, and being the common east corner of said Lot 23 and Lot 22 of said Block "A", Colonial Trails Section One bears, S20°04'47"W, a distance of 9.18 feet;

**THENCE**, with the northwest line of said RI/RMT remainder tract and the southeast line of Lots 23-34, all of said Block "A", Colonial Trails Section One, the following nine (9) courses and distances:

- 1) **N20°04'47"E**, a distance of **52.80** feet to a 1/2-inch iron rod with "Landmark" cap found for an angle point hereof,
- 2) **N16°03'03"E**, a distance of **61.86** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **N12°10'35"E**, a distance of **62.07** feet to a 1/2-inch iron rod with "Landmark" cap found for an angle point hereof,
- 4) **N07°58'35"E**, a distance of **62.14** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof,
- 5) **N03°57'53"E**, a distance of **61.88** feet to a 1/2-inch iron rod with "CFE" cap found for an angle point hereof,
- 6) **N02°01'08"E**, a distance of **220.00** feet to a 1/2-inch iron rod with "CFE" cap found for an angle point hereof,
- 7) **N02°11'12"E**, a distance of **57.89** feet to a 1/2-inch iron rod with "CFE" cap found for an angle point hereof,
- 8) **N07°05'49"E**, a distance of **60.08** feet to a 1/2-inch iron rod with "CFE" cap found for an angle point hereof, and
- 9) **N13°25'55"E**, a distance of **60.07** feet to a 1/2-inch iron rod with "Landmark" cap found for the northwest corner hereof, said point being in the south right-of-way line of Shelby Lane (80' Right-of-way), being the northwest corner of said RI/RMT remainder tract, and being the northeast corner of said Lot 34, Block "A", Colonial Trails Section One;

Exhibit A



**THENCE**, with the south right-of-way line of said Shelby Lane and the north line of said RI/RMT remainder tract, the following three (3) courses and distances:

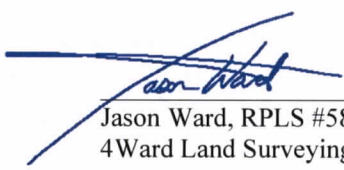
- 1) **S67°45'12"E**, a distance of **418.33** feet to a 1/2-inch iron rod found for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **360.00** feet, whose arc length is **227.91** feet and whose chord bears **S49°42'35"E**, a distance of **224.12** feet to a 1/2-inch iron rod found for a point of tangency hereof, and
- 3) **S31°58'53"E**, a distance of **26.95** feet to a 1/2-inch iron rod with "Terra Firma" cap found for the northeast corner hereof, said point being at the intersection of the south right-of-way line of said Shelby Lane with the northwest right-of-way line of said Weidemar Lane, and being the northeast corner of said RI/RMT remainder tract;

**THENCE**, with the northwest right-of-way line of said Weidemar Lane and the southeast line of said RI/RMT remainder tract, the following three (3) courses and distances:

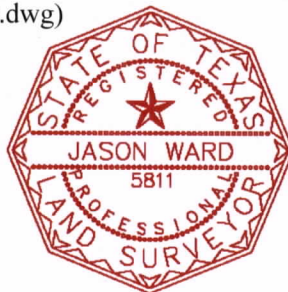
- 1) **S27°54'29"W**, a distance of **138.83** feet to a 1/2-inch iron rod found for a non-tangent point of curvature hereof,
- 2) Along the arc of a curve to the left, whose radius is **340.00** feet, whose arc length is **119.45** feet and whose chord bears **S38°23'25"W**, a distance of **118.84** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 3) **S28°05'07"W**, a distance of **377.41** feet to the **POINT OF BEGINNING** and containing 8.0000 Acres (348,481 Square Feet) of land, more or less.

**NOTE:**

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 1.000055208210. See attached sketch (reference drawing: 01053\_ALTA Survey.dwg)

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

10/20/20





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LOT 25  
OWNER: OST  
INVESTMENTS, INC.  
DOC. NO.  
2013095502

DOC. NO.  
2008093419  
O.P.R.T.C.T.

(N08°52'44"E)  
(62.01')  
(44°E)

20170185  
O.P.R.T.C.T.



| CURVE TABLE |         |         |           |             |          |
|-------------|---------|---------|-----------|-------------|----------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | BEARING     | DISTANCE |
| C1          | 227.91' | 380.00' | 38°16'21" | S49°42'35"E | 224.12'  |
| C2          | 118.45' | 340.00' | 20°07'48" | S38°23'25"W | 118.84'  |

| RECORD CURVE TABLE |         |         |           |             |          |
|--------------------|---------|---------|-----------|-------------|----------|
| CURVE #            | LENGTH  | RADIUS  | DELTA     | BEARING     | DISTANCE |
| C1                 | 227.97' | 380.00' | 38°16'57" | S48°48'16"E | 224.18'  |
| (C2)               | 118.52' | 340.00' | 20°08'31" | S41°15'58"W | 118.91'  |

**ALTA/NSPS LAND TITLE  
SURVEY OF 8.00 ACRES  
OUT OF THE ISAAC  
DECKER SURVEY NO. 20  
ABSTRACT NO. 8  
City of Austin, Travis  
County, Texas**

|   |             |            |
|---|-------------|------------|
| <br><b>4WARD</b><br><i>Land Surveying</i><br><small>A Licensed Land Surveying Company</small><br><b>PO Box 90876, Austin Texas 78709</b><br><b>WWW.4WARDS.COM</b> (512) 537-2384<br><b>TRIPLE FIRM #10174306</b> | Date:       | 10/20/2020 |
|   | Project:    | 010533     |
|   | Scale:      | 1" = 40'   |
|   | Reviewer:   | JW         |
|   | Tech:       | DOL        |
|   | Field Crew: | MC         |
| Survey Date:  | OCT. 2020   |            |
| Sheet:  | 1 OF 1      |            |





**Created: 2/12/2021**