

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4329 AND 4341 SOUTH CONGRESS AVENUE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-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-mixed use-neighborhood plan (CS-MU-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2020-0093, on file at the Housing and Planning Department, as follows:

Being a 2.376 acre tract of land out of the Isaac Decker League No. 20, situated in the City of Austin, Travis County, Texas, said 2.376 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4329 and 4341 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:

1 The following uses are not permitted uses of the Property:

2 Adult oriented businesses
3 Bail bond services

Alternative financial services
Outdoor entertainment

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

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9 **PART 4.** The Property is subject to Ordinance No. 20050818-Z004 that established zoning
10 for the East Congress Neighborhood Plan.

11
12 **PART 5.** This ordinance takes effect on _____, 2020.

13
14 **PASSED AND APPROVED**

15
16 §
17 §
18 _____, 2020 § _____
19 Steve Adler
20 Mayor

21
22
23 **APPROVED:** _____ **ATTEST:** _____
24 Anne L. Morgan Jannette S. Goodall
25 City Attorney City Clerk
26

2.376 ACRES
ISAAC DECKER LEAGUE
AUSTIN, TX

PROJECT NO.: 303-245
JULY 21, 2020

LEGAL DESCRIPTION

BEING A 2.376 ACRE TRACT OUT OF THE ISAAC DECKER LEAGUE NO. 20, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING COMPRISED OF THAT CERTAIN CALLED 1.22 ACRE TRACT AND THAT CERTAIN CALLED 1.154 ACRE TRACT, BOTH CONVEYED TO SOUTH CONGRESS DEVELOPMENT, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2019205586, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 2.376 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch iron rod with "KBGE" cap found in the easterly right-of-way line of S. Congress Avenue (120' right-of-way) at the westerly common corner of said 2.376 acre tract and of a called 0.006 acre tract described in that Street Deed conveyed to the City of Austin in Document No. 2019093198;

THENCE, partially along the common line of said 2.376 acre tract and said 0.006 acre tract, S62°53'05"E, passing at 7.00 feet a ½ inch iron rod with "KBGE" cap found at the southerly common corner of said 0.006 acre tract and of Lot 1, Saint Elmo Subdivision: A Resubdivision of William S. Drake Lot A, a subdivision of record in Document No. 201900114 and then continuing along the common line of said 2.376 acre tract and of said Lot 1 for a total distance of 356.40 feet to a found ½ inch iron pipe;

THENCE, continuing along the common line of said 2.376 acre tract and of said Lot 1, S27°22'20"W, a distance of 150.23 feet to a ½ inch iron pipe found at the easterly common corner of said 1.22 acre tract and of said 1.154 acre tract.;

THENCE, continuing partially along the common line of said 2.376 acre tract and of said Lot 1 and then of Tract 1, Lone Star Subdivision, a subdivision of record in Volume 56, Page 60 of the Plat Records of Travis County Texas (P.R.T.C.T.), S27°19'05"W, a distance of 140.71 feet to a ½ inch iron rod found at the easterly common corner of said 2.376 acre tract and of Lot 2, St. Elmo-Tel Addition, a subdivision of record in Volume 56, Page 12, P.R.T.C.T.;

THENCE, along the common line of said 2.376 acre tract and of said Lot 2, N62°37'15"W, a distance of 357.74 feet to a ½ inch iron rod with "CEC" cap set in the easterly right-of-way line of S. Congress Avenue at the westerly common corner of said 2.376 acre tract and of said Lot 2;

THENCE, along the common line of said 2.376 acre tract and of the easterly right-of-way line of S. Congress Avenue, the following two (2) courses and distances:

1. N27°51'47"E, a distance of 140.71 feet to a ½ inch iron rod found at the westerly common corner of said 1.22 acre tract and of said 1.154 acre tract;

2.376 ACRES
ISAAC DECKER LEAGUE
AUSTIN, TX

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2. N27°22'33"E, a distance of 148.60 feet to the **POINT OF BEGINNING**, and containing 2.376 acres (103,497 square feet) of land more or less.

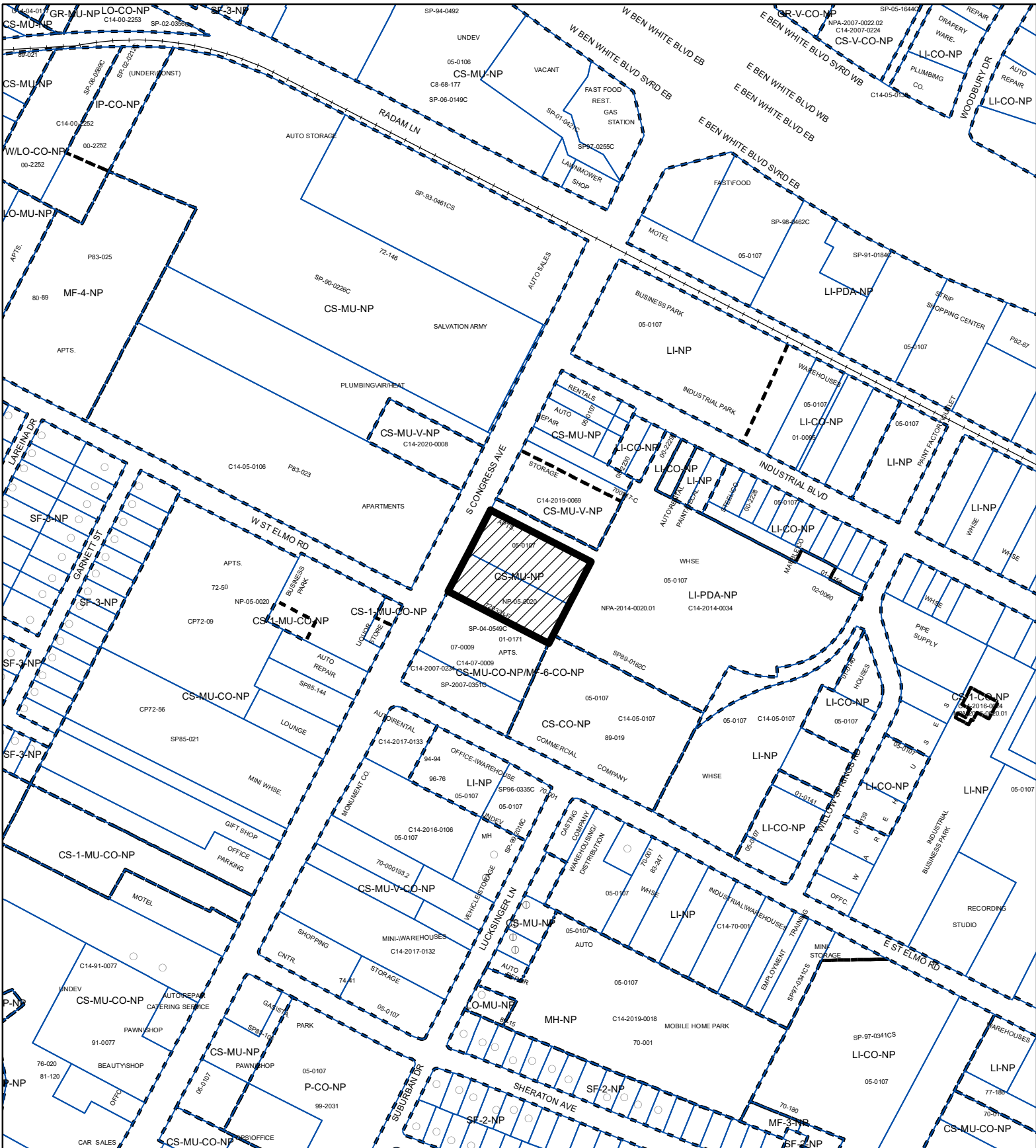
BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

Witness my hand and seal this 21st day of July, 2020



Frank W. Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Survey Firm No. 10194419




$$1'' = 400'$$

ZONING

ZONING CASE#: C14-2020-0093

Exhibit B

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.



Created: 8/18/2020