

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2100 POLARIS AVENUE IN THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0059, on file at the Housing and Planning Department, as follows:

3.373 acres of land out of the George W. Davis Survey No. 15, in Travis County, Texas, being all of a called 3.375 acre tract conveyed to the C&K Polaris Property, LLC, in a Deed recorded in Document No. 2012216826, Real Property Records of Travis County, Texas, said 3.373 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2100 Polaris 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:

A. The following uses are prohibited uses on the Property:

Automotive rentals
Automotive sales
Bail bond services
Commercial off-street parking
Drop-off recycling collection facilities
Equipment sales

Automotive repair services
Automotive washing (of any type)
Commercial blood plasma center
Construction sales and services
Equipment repair services
Exterminating services

Maintenance and service facilities
Outdoor sports and recreation
Service station

Outdoor entertainment
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. The Property is subject to Ordinance No. 040401-32A that established zoning for the Wooten Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

_____, 2021 §
 §
 §

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

2100 Polaris Ave, Austin, TX

3.373 acre tract

August 6, 2021

Being a 3.373 acre tract of land situated in the George W Davis Survey Abstract No. 15, Travis County, Texas and being all of a called 3.375 acre tract of land described in Deed to C&K Polaris Property LLC as recorded in Instrument Number 2012216826 of the Real Property Records, Travis County, Texas and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found at the southerly corner of Polaris Avenue (a 50 foot right-of-way) and being the easterly corner of Lot 6, Block H, Bowling Green, an Addition to the City of Austin recorded in Volume 4, Page 327 and on the westerly line of this tract;

THENCE North 31°36'26" East along the southeasterly terminus line for said Polaris Avenue and this tract for a distance of 54.49 feet to a 1/2 inch iron rod found for the southerly corner of Lot A, 8711 Burnet Road, Section 2, an Addition to the City of Austin;

THENCE North 31°54'52" East along said Lot A for a distance of 181.87 feet to a P-K nail found;

THENCE South 58°03'24" East along said Lot A for a distance of 149.96 feet to a 1/2 inch iron rod found on the westerly line of the Southern Pacific Railway (a variable width right-of-way);

THENCE South 00°26'45" East along said westerly line of the Southern Pacific Railway for a distance of 269.53 feet to a 1/2 inch iron rod found;

THENCE North 59°34'54" West departing said westerly line of the Southern Pacific Railway and along a tract of land described in deed to the Austin Independent School District recorded in Volume 2059, Page 318, Real Property Records, Travis County, Texas for a distance of 29.19 feet to a 1/2 inch iron rod found;

THENCE South 00°25'12" East along said Austin Independent School District tract for a distance of 325.78 feet to a 1/2 inch iron rod found;

THENCE North 57°45'38" West along said Austin Independent School District for a distance of 438.39 feet to a 1/2 inch iron rod found for the northerly right-of-way line of Colfax Avenue (a 50 foot right-of-way) and the easterly line of said Block H, Bowling Green;

THENCE North 32°02'44" East along said Block H, Bowling Green for a distance of 132.88 feet to a 1/2 inch iron rod found;

THENCE North 31°31'08" East along said Block H, Bowling Green for a distance of 132.04 feet to the POINT OF BEGINNING.



Exhibit A

