

ORDINANCE NO. 20211118-087

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2700, 2706, 2708, 2710 AND 2714 SOUTH LAMAR BOULEVARD, A PORTION OF 2738 SOUTH LAMAR BOULEVARD AND 2803 SKYWAY CIRCLE FROM COMMUNITY COMMERCIAL (GR) DISTRICT, COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING (CS-1-V) COMBINING DISTRICT, COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING (GR-V) COMBINING DISTRICT, COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-V-CO) COMBINING DISTRICT, AND MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) 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 community commercial (GR) district, commercial-liquor sales-vertical mixed use building (CS-1-V) combining district, community commercial-vertical mixed use building (GR-V) combining district, community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district, and multifamily residence medium density (MF-3) district to multifamily residence highest density (MF-6) district on the property described in Zoning Case No. C14-2020-0144, on file at the Housing and Planning Department, as follows:

A 2.814 acre (approximately 122,576 square feet) tract of land being a portion of Lot 8A-1, REPLAT OF LOTS 8-A and 13-A OF THE RESUBDIVISION NO. ONE BARTON VILLAGE SECTION THREE, a subdivision recorded in Document No. 202100045, Official Public Records of Travis County, Texas ("O.P.R.T.C.T."), conveyed to Seamless LMA, LTD., in Document No. 2021070342 O.P.R.T.C.T. and being all of Lot 7-A of the RESUBDIVISION NO ONE BARTON VILLAGE SECTION THREE, a subdivision recorded in Volume 45, Page 12, Plat Records of Travis County, Texas, conveyed to 2803 Skyway, LLC, in Document No. 2020185046 O.P.R.T.C.T., and being all of Lot 2, RESUBDIVISION OF PART OF BLOCK J, BARTON HILLS SECTION 1, an addition in Travis County, Texas, according to the map or plat thereof, recorded in Volume 16, Page 66, Plat Records of Travis County, Texas, conveyed to Blue Crow Properties, Ltd., in Document No. 2017081274 O.P.R.T.C.T., and being all of a called 14,674.76 square feet PORTION OF BLOCK "J" OF SAID BARTON HILLS SECTION 1, , and being all of a called .50 acre tract conveyed to Davis 2708 Lamar, LLC, in Document No. 2013097236 O.P.R.T.C.T., and being all of a called .50 acre tract conveyed to Sola 2706, LLC, in Document No. 2018150498

O.P.R.T.C.T., and being all of a called 0.512 acre tract conveyed to Huaylas, LLC, in Document No. 2018102885 O.P.R.T.C.T., said 2.814 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2700, 2706, 2708, 2710 and 2714 South Lamar Boulevard, a portion of 2738 South Lamar Boulevard and 2803 Skyway Circle in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on November 29, 2021.

PASSED AND APPROVED

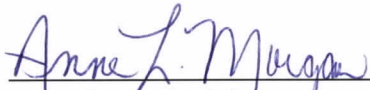
_____, November 18, 2021

§
§
§



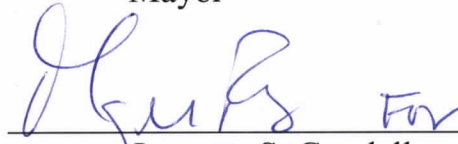
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.8140 ACRES (122,576 SQUARE FEET), BEING A PORTION OF LOT 8A-1, REPLAT OF LOTS 8-A AND 13-A OF THE RESUBDIVISION NO. ONE BARTON VILLAGE SECTION THREE, A SUBDIVISION RECORDED IN DOCUMENT NO. 202100045 OF THE OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), CONVEYED TO SEAMLESS LMA, LTD., IN DOCUMENT NO. 2021070342 (O.P.R.T.C.T.), AND BEING ALL OF LOT 7-A OF THE RESUBDIVISION NO. ONE BARTON VILLAGE SECTION THREE, A SUBDIVISION RECORDED IN VOLUME 45, PAGE 12 OF THE OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), CONVEYED TO 2803 SKYWAY, LLC, IN DOCUMENT NO. 2020185046 (O.P.R.T.C.T.), AND BEING ALL OF LOT 2, RESUBDIVISION OF PART OF BLOCK "J", BARTON HILLS SECTION 1, A SUBDIVISION RECORDED IN VOLUME 16, PAGE 66 (P.R.T.C.T.) CONVEYED TO BLUE CROW PROPERTIES, LTD. IN DOCUMENT NO. 2017081274 (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 14,674.76 SQUARE FEET PORTION OF BLOCK "J" OF SAID BARTON HILLS SECTION 1, CONVEYED TO DAVIS S LAMAR, LLC, IN DOCUMENT NO. 2017138539 (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 0.50 ACRE TRACT CONVEYED TO DAVIS 2708 S LAMAR, LLC, IN DOCUMENT NO. 2013097236 (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 0.50 ACRE TRACT CONVEYED TO SOLA 2706, LLC, IN DOCUMENT NO. 2018150498 (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 0.512 ACRE TRACT (DESCRIBED IN DOCUMENT NO. 2006199577 (O.P.R.T.C.T.)) CONVEYED TO HUAYLAS, LLC, IN DOCUMENT NO. 2018102885 (O.P.R.T.C.T.), SAID 2.8140 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a chiseled "X" found in concrete in the northwest right-of-way line of South Lamar Boulevard (right-of-way varies) and being the east corner of Lot 13A-1 of said Replat of Lots 8-A and 13-A of the Resubdivision No. One Barton Village Section Three, and being the south corner of said Lot 2, for the south corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the northwest right-of-way line of said South Lamar Boulevard, with the common line of said Lot 13A-1 and said Lot 2, **N41°13'46"W**, a distance of **138.60** feet to 1/2-inch iron rod found for an angle point hereof, said point being a common corner of said Lot 2, said Lot 13A-1 and said Lot 8A-1;

THENCE, over and across said Lot 8A-1, **N45°51'36"W**, a distance of **62.50** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common south corner of said Lot 8A-1 and said Lot 7-A;

THENCE, with the common line of said Lot 8A-1 and said Lot 7-A, **N45°54'43"W**, a distance of **66.63** feet to a 1-inch iron pipe found for a non-tangent point of curvature hereof, said point being in the curving right-of-way of Skyway Circle (cul-de-sac, 60' right-of-way), and being the common north corner of said Lot 8A-1 and said Lot 7-A;



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Exhibit A

THENCE, with the curving right-of-way line of said Skyway Circle and the northwest line of said Lot 7-A, along the arc of a curve to the left, whose radius is **60.00** feet, whose arc length is **38.76** feet and whose chord bears **N23°48'20"E**, a distance of **38.09** feet to a 1-inch iron pipe found for an angle point hereof, said point being at the common west corner of Lots 6-A and 7-A, both of said Resubdivision No. One Barton Village Section Three;

THENCE, leaving the curving right-of-way line of said Skyway Circle, with the common line of said Lot 6-A and said Lot 7-A, **S82°36'40"E**, a distance of **121.21** feet to a cotton spindle found for an angle point hereof, said point being a common corner of said Lot 8A-1, said Lot 6-A and said Lot 7-A;

THENCE, with the common line of said Lot 6-A and said Lot 8A-1, the following two (2) courses and distances:

- 1) **N12°11'42"W**, a distance of **78.94** feet to a 60D nail found for an angle point hereof, and
- 2) **N38°06'34"W**, a distance of **35.43** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the southeast line of Lot 5 of Barton Village Section Three, a subdivision recorded in Volume 39, Page 24 (P.R.T.C.T.);

THENCE, with the common line of said Lot 5 and said Lot 8A-1, **N59°44'00"E**, a distance of **52.00** feet to an iron rod with "Holt Carson" cap found for an angle point hereof, said point being in the southwest line of Lot 1, The K. Carr Addition Phase Two, a subdivision recorded in Volume 79, Page 21 (P.R.T.C.T.), conveyed to Hanly Happy Trails Ltd. in Document No. 2007116753 (O.P.R.T.C.T.), and being the north corner of said Lot 13-A, and being the east corner of said Lot 5;

THENCE, with the common line of said Lot 1 and said Lot 8A-1, **S47°26'03"E**, a distance of **6.75** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, being the south corner of said Lot 1, and being the west corner of said Davis 2708 S Lamar tract;

THENCE, with the southeast line of said Lot 1, in part with the northwest line of said Davis 2708 S Lamar tract, and in part with the with the northwest and northeast lines of SOLA 2706 tract, the following two (2) courses and distances:

- 1) **N49°06'32"E**, a distance of **149.09** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **S48°49'27"E**, a distance of **142.65** feet to a 1/2-inch iron rod with "B&G" cap found for an angle point hereof, said point being at the west corner of said Huaylas tract, and being in the northeast line of said SOLA 2706 tract;

THENCE, with the common line of said Lot 1 and said Huaylas tract, **N48°50'09"E**, a distance of **150.17** feet to a 1/2-inch iron rod found for an angle point hereof, said point being in the southwest right-of-way line of Dickson Drive (60' right-of-way), and being the common east corner of said Lot 1 and said Huaylas tract;

THENCE, with the southwest right-of-way line of said Dickson Drive and the northeast line of said Huaylas tract, **S48°43'20"E**, a distance of **150.08** feet to a 1/2-inch iron rod with "B&G" cap found for the east corner hereof, said point being at the intersection of the southwest right-of-way line of said Dickson Drive with the northwest right-of-way line of said South Lamar, and being the east corner of said Huaylas tract;

THENCE, with the northwest right-of-way line of said South Lamar Boulevard and the southeast line of said Huaylas tract, **S48°52'35"W**, a distance of **149.92** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the common south corner of said Huaylas tract and said SOLA 2706 tract;

THENCE, with the northwest right-of-way line of said South Lamar Boulevard and the southeast line of said SOLA 2706 tract, **S48°34'07"W**, a distance of **75.05** feet to a chiseled "X" found in concrete for an angle point hereof, said point being at the common south corner of said SOLA 2706 tract and said Davis 2708 S Lamar tract;

THENCE, with the northwest right-of-way line of said South Lamar Boulevard and the southeast line of said Davis 2708 S Lamar tract, **S49°15'03"W**, a distance of **74.74** feet to a 1/2-inch iron rod with "Chaparral" cap found for an angle point hereof, said point being at the common south corner of said Davis 2708 S Lamar tract and said Davis S Lamar tract;

THENCE, with the northwest right-of-way line of said South Lamar Boulevard and the southeast line of said Davis S Lamar tract, the following two (2) courses and distances:

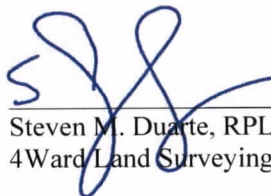
- 1) **S49°01'30"W**, a distance of **49.74** feet to a 1/2-inch iron rod with "Chaparral" cap found for an angle point hereof, and
- 2) **S54°22'45"W**, a distance of **59.94** feet to a 1/2-inch iron rod with "Tri-Tech" cap found for an angle point hereof, said point being at the common south corner of said Davis S Lamar tract and said Lot 2;

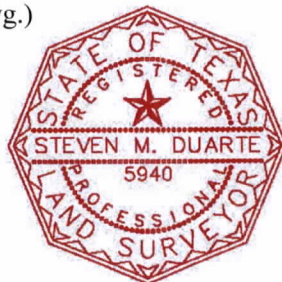
THENCE, with the northwest right-of-way line of said South Lamar Boulevard and the southeast line of said Lot 2, the following two (2) courses and distances:

- 1) **S54°36'30"W**, a distance of **40.43** feet to a 1/2-inch iron rod with "Tri-Tech" cap found for an angle point hereof, and
- 2) **S48°53'27"W**, a distance of **84.56** feet to the **POINT OF BEGINNING** and containing 2.8140 Acres (122,576 Square Feet) of land, more or less.

Notes:

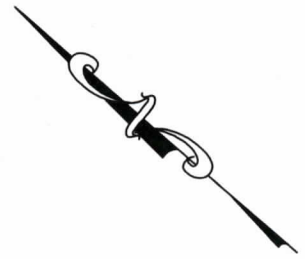
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000063715744. See attached sketch (reference drawing: 00528-zoning-2.dwg.)


6/7/2021
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC



**HENRY P. HILL SURVEY
ABSTRACT NO. 14**

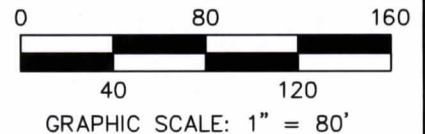
**DICKSON DRIVE
(60' R.O.W.)**



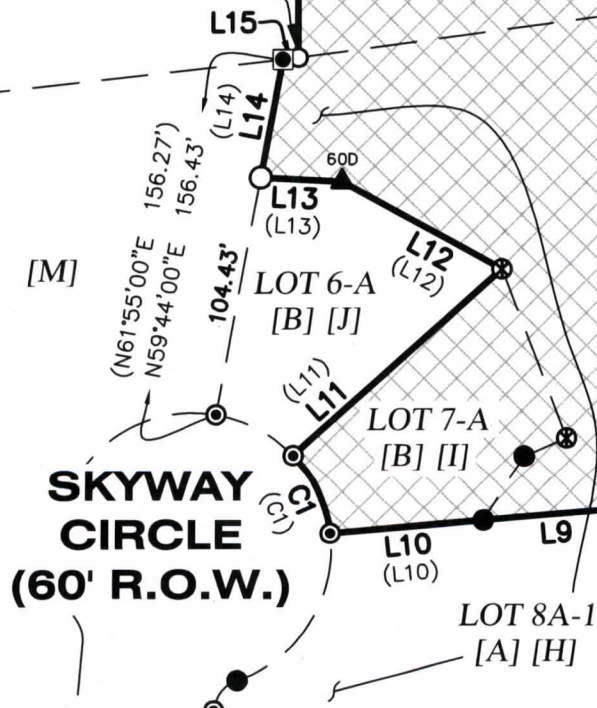
ZONING EXHIBIT
2.8140 ACRE(S)
122,576 SQUARE FEET

**SOUTH LAMAR BLVD.
(R.O.W. VARIES)**

P.O.B.
GRID N: 10061882.58
GRID E: 3102329.00



FROM WHICH A
1/2" IRON ROD
FOUND BEARS
S41°17'59"W 0.53'



**2.8140 ACRE
ZONING EXHIBIT
City of Austin,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	6/7/2021
Project:	00528
Scale:	1" = 80'
Reviewer:	SMD
Tech:	EBD
Field Crew:	SV/DR
Survey Date:	DEC. 2018
Sheet:	1 OF 3

[A]
REPLAT OF LOTS 8-A AND 13-A
OF THE RESUBDIVISION
NO. ONE BARTON VILLAGE
SECTION THREE
DOC. NO. 202100045
O.P.R.T.C.T.

[B]
RESUBDIVISION
NO. ONE BARTON VILLAGE
SECTION THREE
VOL. 45, PG. 12
P.R.T.C.T.

[C]
LOT 1
THE K. CARR ADDITION
PHASE TWO
VOL. 79, PG. 21
P.R.T.C.T.
OWNER: HANLY HAPPY
TRAILS LTD
DOC. NO. 2007116753
O.P.R.T.C.T.

[D]
LOT 2
RESUBDIVISION OF
PART OF BLOCK "J",
BARTON HILLS SECTION 1
VOL. 16, PG. 66
P.R.T.C.T.
OWNER: BLUE CROW
PROPERTIES, LTD.
DOC. NO. 2017081274
O.P.R.T.C.T.

[E]
CALLED 14,674.76 SQ FT
PORTION OF BLOCK "J" BARTON
HILLS SECTION 1
VOL. 16, PG. 66
P.R.T.C.T.
OWNER: DAVIS S LAMAR, LLC
DOC. NO. 2017138539
O.P.R.T.C.T.

[F]
CALLED 0.50 ACRE
DAVIS 2708 S LAMAR, LLC.
DOC. NO. 2013097236
O.P.R.T.C.T.

[G]
OWNER: SEAMLESS LMA, LTD
DOC. NO. 2021070342
O.P.R.T.C.T.

[H]
OWNER: SEAMLESS LMA, LTD
DOC. NO. 2021070342
O.P.R.T.C.T.

[I]
OWNER:
2803 SKYWAY, LLC
DOC. NO. 2020185046
O.P.R.T.C.T.

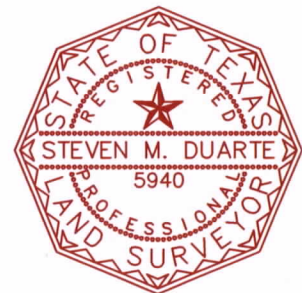
[J]
OWNER: DEBORAH &
LUCILLE OWENS
DOC. NO. 2019078791
O.P.R.T.C.T.

[K]
CALLED 0.50 ACRE
SOLA 2706, LLC.
VOL. NO. 2018150498
O.P.R.T.C.T.

[L]
CALLED 0.512 ACRE
HUAYLAS, LLC
DOC. NO. 2018102885
O.P.R.T.C.T.
(AS DESCRIBED IN
DOC. NO. 2006199577
O.P.R.T.C.T.)

[M]
LOT 5
BARTON VILLAGE
SECTION THREE
VOL. 39, PG. 24
P.R.T.C.T.
OWNER: CONTEGO
INVESTMENTS LLC
DOC. NO. 2014100101
O.P.R.T.C.T.


6/7/2021



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE,
(4203), NAD83, ALL DISTANCES WERE ADJUSTED TO
SURFACE USING A COMBINED SCALE FACTOR OF
1.000063715744.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**2.8140 ACRE
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	6/7/2021
Project:	00528
Scale:	N/A
Reviewer:	SMD
Tech:	EBD
Field Crew:	SV/DR
Survey Date:	DEC. 2018
Sheet:	2 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S48°52'35"W	149.92'
L2	S48°34'07"W	75.05'
L3	S49°15'03"W	74.74'
L4	S49°01'30"W	49.74'
L5	S54°22'45"W	59.94'
L6	S54°36'30"W	40.43'
L7	S48°53'27"W	84.56'
L8	N41°13'46"W	138.60'
L9	N45°51'36"W	62.50'
L10	N45°54'43"W	66.63'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	S82°36'40"E	121.21'
L12	N12°11'42"W	78.94'
L13	N38°06'34"W	35.43'
L14	N59°44'00"E	52.00'
L15	S47°26'03"E	6.75'
L16	N49°06'32"E	149.09'
L17	S48°49'27"E	142.65'
L18	N48°50'09"E	150.17'
L19	S48°43'20"E	150.08'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L1]	S51°00'00"W	150.00'
<L2>	S51°34'06"W	75.00'
{{L2}}	S51°15'30"W	75.00'
<L3>	S51°13'03"W	74.51'
{{L3}}	S51°15'30"W	74.51'
((L4))	S51°10'00"W	50.09'
((L5))	S56°51'00"W	60.00'
[L6]	S56°51'00"W	40.45'
[L7]	S51°10'00"W	84.55'
[L8]	N38°58'00"W	138.72'
(L8)	N39°03'00"W	138.65'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L10)	N43°37'00"W	67.22'
(L11)	S80°28'00"E	121.13'
(L12)	N09°58'00"W	78.81'
(L13)	N36°00'00"W	35.67'
(L14)	N61°55'00"E	51.99'
[[L16]]	N51°33'00"E	149.93'
[[L17]]	S46°14'00"E	142.88'
[L18]	N51°00'00"E	150.00'
[[L18]]	N51°29'00"E	150.00'
[L19]	S46°14'00"E	150.00'
[[L19]]	S46°14'00"E	150.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	38.76'	60.00'	37°01'04"	N23°48'20"E	38.09'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	38.68'	60.00'	--	N26°04'00"E	38.01'

LEGEND

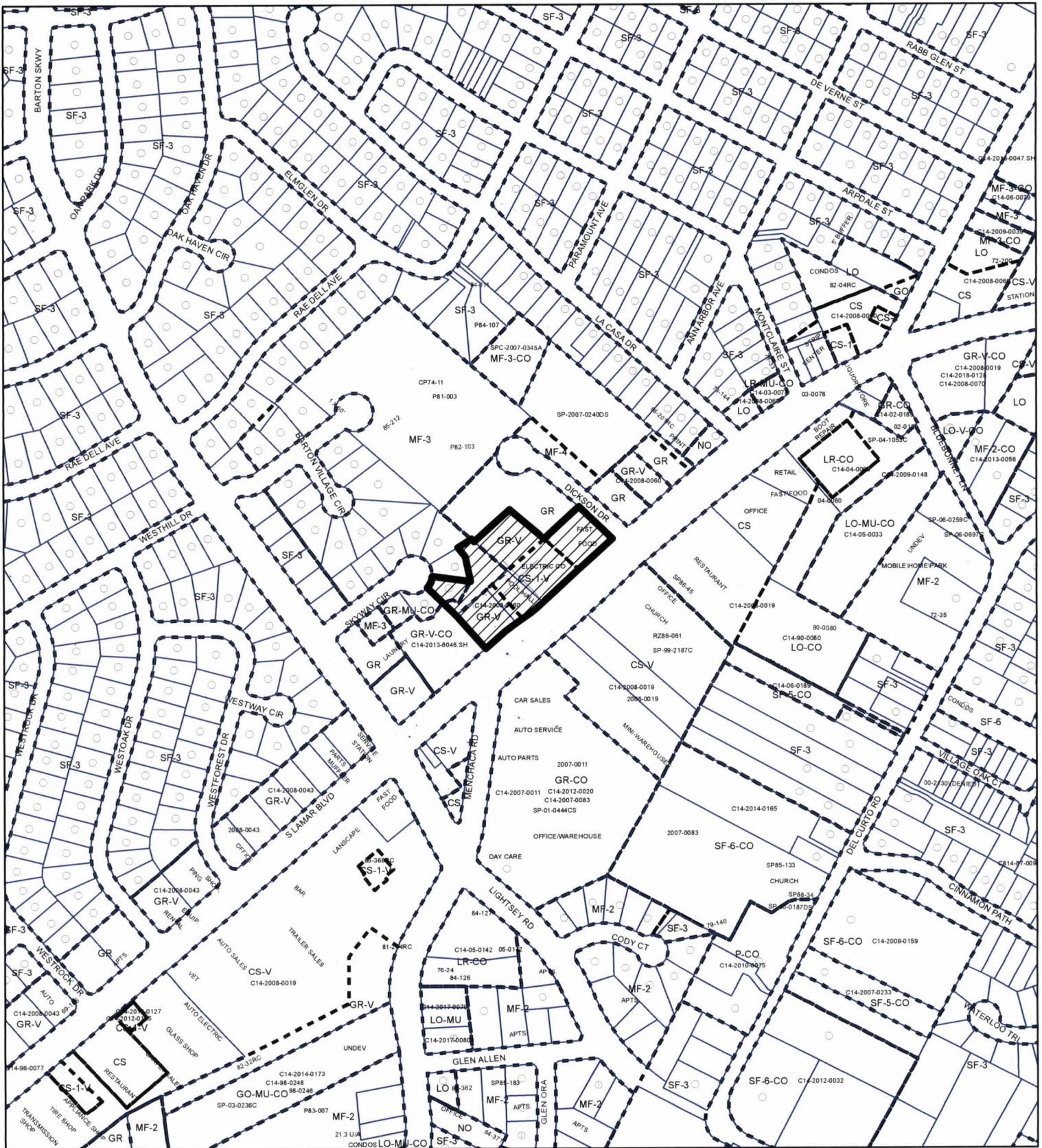
—	PROPERTY LINE
---	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊗	CHISELED "X" FOUND IN CONCRETE
⊙	1" IRON PIPE FOUND (UNLESS NOTED)
■	IRON ROD WITH "HOLT CARSON" CAP FOUND (UNLESS NOTED)
△	CALCULATED POINT
⊗	COTTON SPINDLE FOUND
▲	MAG NAIL WITH "CHAPARRAL" WASHER FOUND (UNLESS NOTED)
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 45, PG. 12
[.....]	RECORD INFORMATION PER PLAT VOL. 16, PG. 66
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2017138539
{{.....}}	RECORD INFORMATION PER DEED DOC. NO. 2013097236
<.....>	RECORD INFORMATION PER DEED DOC. NO. 2009214570
.....	RECORD INFORMATION PER DEED DOC. NO. 2006199577
[[.....]]	RECORD INFORMATION PER PLAT VOL. 79, PG. 21

**2.8140 ACRE
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

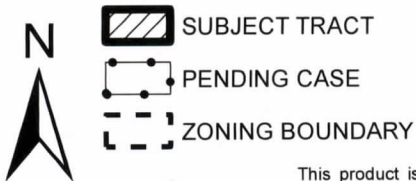
Date:	6/7/2021
Project:	00528
Scale:	N/A
Reviewer:	SMD
Tech:	EBD
Field Crew:	SV/DR
Survey Date:	DEC. 2018
Sheet:	3 OF 3



ZONING

ZONING CASE#: C14-2020-0144

Exhibit B



1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 11/2/2021