

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 3100 GUADALUPE STREET IN THE CENTRAL**
3 **AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL**
4 **COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD**
5 **PLAN (CS-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR**
6 **SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-CO-NP)**
7 **COMBINING DISTRICT.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from general commercial services-conditional overlay-
13 neighborhood plan (CS-CO-NP) combining district to commercial-liquor sales-conditional
14 overlay-neighborhood plan (CS-1-CO-NP) combining district on the property described in
15 Zoning Case No. C14-2022-0076, on file at the Planning Department, as follows:

16
17 Being a 0.075 acre (3,277 square feet) tract of land, situated in the T.J.
18 CHAMBERS SURVEY, ABSTRACT NO. 7, Travis County, Texas, being a
19 portion of a that 113 feet by 170 1/2 feet tract of land described in Volume 11485,
20 Page 272, Deed Records of Travis County, Texas, and as described as the Cliesdale
21 Property, GYPSY GROVE, a subdivision of part of Outlots 75 and 76, Division
22 "D", according to the map or plat thereof as recorded in Plat Book 1, Page 68, of
23 the Plat Records of Travis County, Texas, said 0.075 acres being more particularly
24 described by metes and bounds in **Exhibit "A"** incorporated into this ordinance
25 (the "Property"),

26
27 locally known as 3100 Guadalupe Street in the City of Austin, Travis County, Texas, and
28 generally identified in the map attached as **Exhibit "B"**.

29
30 **PART 2.** The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:

- 32
33 (A) The maximum height of a building or structure on the Property shall not exceed
34 40 feet.
- 35
36 (B) The following uses are conditional uses of the Property:
- 37
- | | |
|----------------------------|--------------------------------|
| Automotive repair services | Building maintenance services |
| Club or Lodge | Commercial blood plasma center |

Commercial off-street parking
Convenience storage

Drop-off recycling collection
center

Equipment sales

Laundry services

Service station

Construction sales and services
Drive-in service as an accessory use
to a commercial use

Equipment repair services

Hospital services (general)

Off-site accessory parking

(C) The following uses are prohibited uses of the Property:

Art workshops

Drive-in service as an accessory
use to a restaurant (general and
limited) use

Kennels

Campground

Exterminating services

Vehicle storage

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base 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. 040826-057 that established zoning for the West University Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023

§
§
§

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

EXHIBIT "A"

TRAVIS COUNTY, TEXAS
WUEST GROUP PROJECT #0246-001
3100 GUADALUPE ST.
_____ ZONING AREA

WUEST GROUP

Firm No. 10194507

EXHIBIT "___"

FIELD NOTES DESCRIPTION

DESCRIPTION OF A 0.075 ACRE (3,277 SQUARE FEET) TRACT OF LAND SITUATED IN THE T.J. CHAMBERS SURVEY, A-7, TRAVIS COUNTY, TEXAS; BEING OUT OF A PORTION OF THAT CERTAIN 113 FEET BY 170-1/2 FEET TRACT OF LAND CONVEYED TO ALICE KASPAR, TRUSTEE OF THE LEIGH FAMILY TRUST IN DOCUMENT #2004220063, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN VOLUME 11485, PAGE 272, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 113 FEET BY 170-1/2 FEET TRACT BEING OUT OF A PORTION OF THAT CERTAIN TRACT KNOWN AS THE "CLIESDALE PROPERTY", AS SHOWN ON THE PLAT OF GYPSY GROVE, A SUBDIVISION OF PART OF OUTLOTS 75 AND 76, DIVISION "D", OF RECORD IN BOOK 1, PAGE 68, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.075 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod found at the intersection of the west right-of-way line of Guadalupe Street (80' R.O.W.) with the south right-of-way line of West 31st-1/2 Street (50' R.O.W.), being the northeast corner of said Alice Kaspar, Trustee tract;

THENCE, N 62°45'29" W, leaving the west line of Guadalupe Street, along the south line of West 31st-1/2 Street, being the north line of said Alice Kaspar, Trustee tract, a distance of 46.70 feet to a calculated point, for the **POINT OF BEGINNING** and northeast corner of the herein described tract;

THENCE, leaving the south line of West 31st-1/2 Street, over and across said Alice Kaspar, Trustee tract, for the east, south, and west lines of the herein described tract, the following five (5) courses and distances:

1. S 27°14'31" W, a distance of 29.05 feet to a calculated point;
2. N 62°17'53" W, a distance of 16.49 feet to a calculated point;
3. S 27°23'21" W, a distance of 60.20 feet to a calculated point for the southeast corner of the herein described tract;
4. N 62°09'45" W, a distance of 31.62 feet to a calculated point for the southwest corner of the herein described tract;



**ENGINEERING
& SURVEYING**

TBPELS FIRM # 10194507
TBPELS FIRM # F-15324
5207 AIRPORT BLVD.
AUSTIN, TEXAS 78751
(512)394-1900

5. N 27°33'41" E, a distance of 88.79 feet to a calculated point on the south line of West 31st-1/2 Street, being the north line of said Alice Kaspar, Trustee tract, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "Wuest Group" set on the south line of West 31st-1/2 Street, being the common north corner of said Alice Kaspar, Trustee tract and that certain 44 feet by 113 feet tract conveyed to Donald Carl Money and Frances Money in Document #2015170862, Official Public Records, Travis County, Texas, bears N 62°45'29" W, a distance of 76.04 feet;

THENCE, S 62°45'29" E, along the south line of West 31st-1/2 Street, being the north line of said Alice Kaspar, Trustee tract, for the north line of the herein described tract, a distance of 47.76 feet to the **POINT OF BEGINNING** and containing 0.075 acre (3,277 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS: Texas Coordinate System, Central Zone (4203), NAD83, Grid.

That I, Mark A. Mercado, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying survey map are true and correct to the best of my knowledge and belief and was prepared from an actual on-the-ground survey under my direction and supervision.

As Prepared by
WUEST GROUP
Firm Registration No. 10194507





Mark A. Mercado
RPLS No. 6350 – State of Texas
Wuest Group
(512)394-1900

Date



EXHIBIT " " "
SKETCH TO ACCOMPANY FIELD NOTES DESCRIPTION

WEST 31ST 1/2 STREET

(50' R.O.W.)

(170'-1/2')

N62° 45' 29" W 170.50'

76.04'

P.O.B.

46.70'

P.O.C.

0.075 ACRE (3,277 SF)
ZONING AREA
(DOT HATCH)

S27° 22' 19" W 113.76'
(113')

WEST 31ST STREET (30' R.O.W.)

GUADALUPE STREET

(80' R.O.W.)



SCALE: 1" = 40'



3100 GUADALUPE ST
AUSTIN, TX 78705

MAY, 2022

PROJECT NO. 0246-001

(A)

113' x 170'-1/2' PART OF OUTLOT NO. 75,
DIVISION "D", SAME BEING A PORTION OF
THE "CLIESDALE PROPERTY" AS SHOWN ON
THE PLAT OF GYPSY GROVE

BK. 1, PG. 68
P.R.T.C.T.

ALICE KASPAR, TRUSTEE OF THE LEIGH

FAMILY TRUST

DOC. NO. 2004220

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

AS DESCRIBED IN

VOL. 11485, PG. 272

R.P.R.T.C.T.

(B)

A 44' x 113' PART OF OUTLOT NO. 75,
DIVISION "D", SAME BEING A PORTION
OF THE "CLIESDALE PROPERTY" AS
SHOWN ON THE PLAT OF GYPSY GROVE

BK. 1, PG. 68, P.R.T.C.T.

DONALD CARL MONEY
AND FRANCES MONEY

DOC. #2015170862

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

AS DESCRIBED IN VOL. 13150, PG. 2778

R.P.R.T.C.T.

BEARING BASIS & HORIZONTAL DATUM:

TEXAS COORDINATE SYSTEM, GRID NAD 83
(CENTRAL ZONE 4203)

TBPELS FIRM # F-15324 &

10194507

5207 AIRPORT BOULEVARD

AUSTIN, TEXAS 78751

(512)394-1900

SHEET

3 OF 4

EXHIBIT " " SKETCH TO ACCOMPANY FIELD NOTES DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- CAPPED 1/2" IRON ROD SET STAMPED "WUEST GROUP"
- △ CALCULATED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED 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 INFO. PER VOL. 11485, PG. 272, R.P.R.T.C.T.

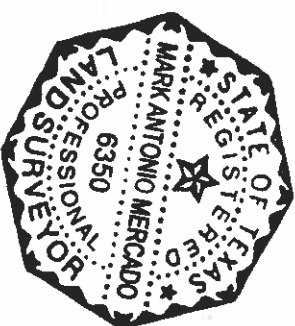
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S27° 14' 31"W	29.05'
L2	N62° 17' 53"W	16.49'
L3	S27° 23' 21"W	60.20'
L4	N62° 09' 45"W	31.62'
L5	N27° 33' 41"E	88.79'
L6	S62° 45' 29"E	47.76'

Mark A. Mercado

5/10/2022

MARK A. MERCADO
RPLS NO. 6350 - STATE OF TEXAS
WUEST GROUP
(512)394-1900

DATE:



3100 GUADALUPE ST
AUSTIN, TX 78705

MAY, 2022
PROJECT NO. 0246-001

TBPELS FIRM # F-15324 &
10194507
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 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

EXHIBIT "B"



Created: 6/13/2022