

**ORDINANCE NO. 20230420-048**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3100 GUADALUPE STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-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 commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district on the property described in Zoning Case No. C14-2022-0076, on file at the Planning Department, as follows:

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

locally known as 3100 Guadalupe Street in the City of Austin, Travis County, Texas, and 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 40 feet.
- (B) The following uses are conditional uses of the Property:

Automotive repair services  
Club or Lodge  
Commercial off-street parking

Building maintenance services  
Commercial blood plasma center  
Construction sales and services

Convenience storage

Drive-in service as an accessory use  
to a commercial use

Drop-off recycling collection  
center

Equipment repair services

Equipment sales

Hospital services (general)

Laundry services

Off-site accessory parking

Service station

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

Art workshops

Campground

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

Exterminating services

Kennels

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. 040826-57 that established zoning for the West University Neighborhood Plan.

**PART 5.** This ordinance takes effect on May 1, 2023.

**PASSED AND APPROVED**

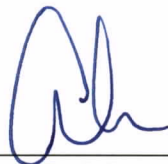
\_\_\_\_\_, April 20, 2023

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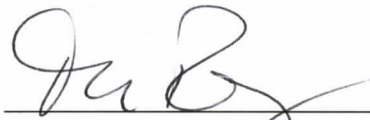
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



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

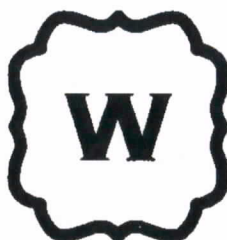
**DESCRIPTION OF A 0.075 ACRE (3,277 SQUARE FEET) TRACT OF LAND SITUATED IN THE T.J. CHAMBERS SURVEY, A-7, TRAVIS COUNTY, TEXAS; BEING OUT OF A PORTION OF THAT CERTAIN 113 FEET BY 170-1/2 FEET TRACT OF LAND CONVEYED TO ALICE KASPAR, TRUSTEE OF THE LEIGH FAMILY TRUST IN DOCUMENT #2004220063, OFFICIAL 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

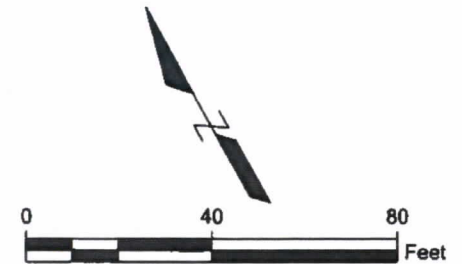
Date



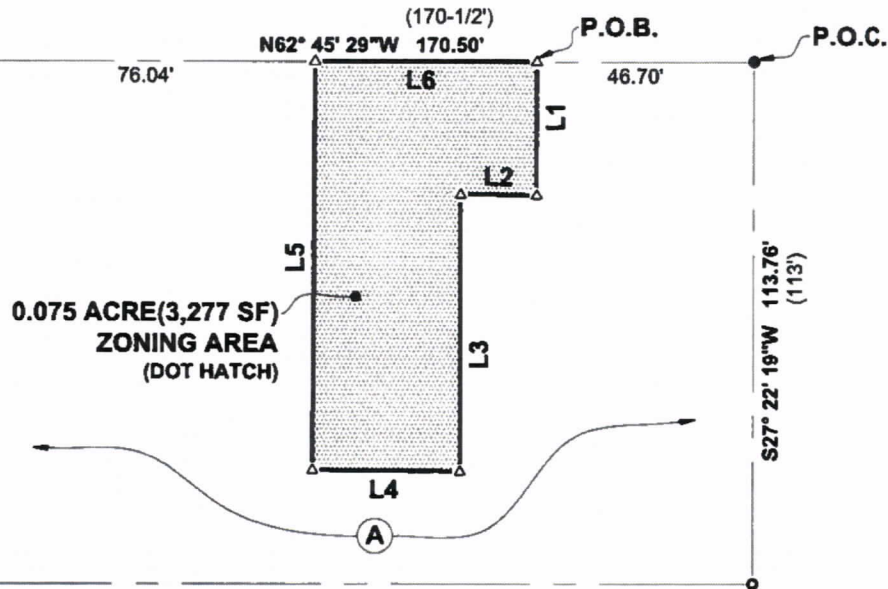
EXHIBIT "\_\_\_"  
SKETCH TO ACCOMPANY FIELD NOTES DESCRIPTION

WEST 31ST 1/2 STREET

(50' R.O.W.)



SCALE: 1" = 40'



GUADALUPE STREET  
(80' R.O.W.)



3100 GUADALUPE ST  
AUSTIN, TX 78705  
MAY, 2022  
PROJECT NO. 0246-001

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

(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'

*MA Mercado*

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

*5/10/2022*

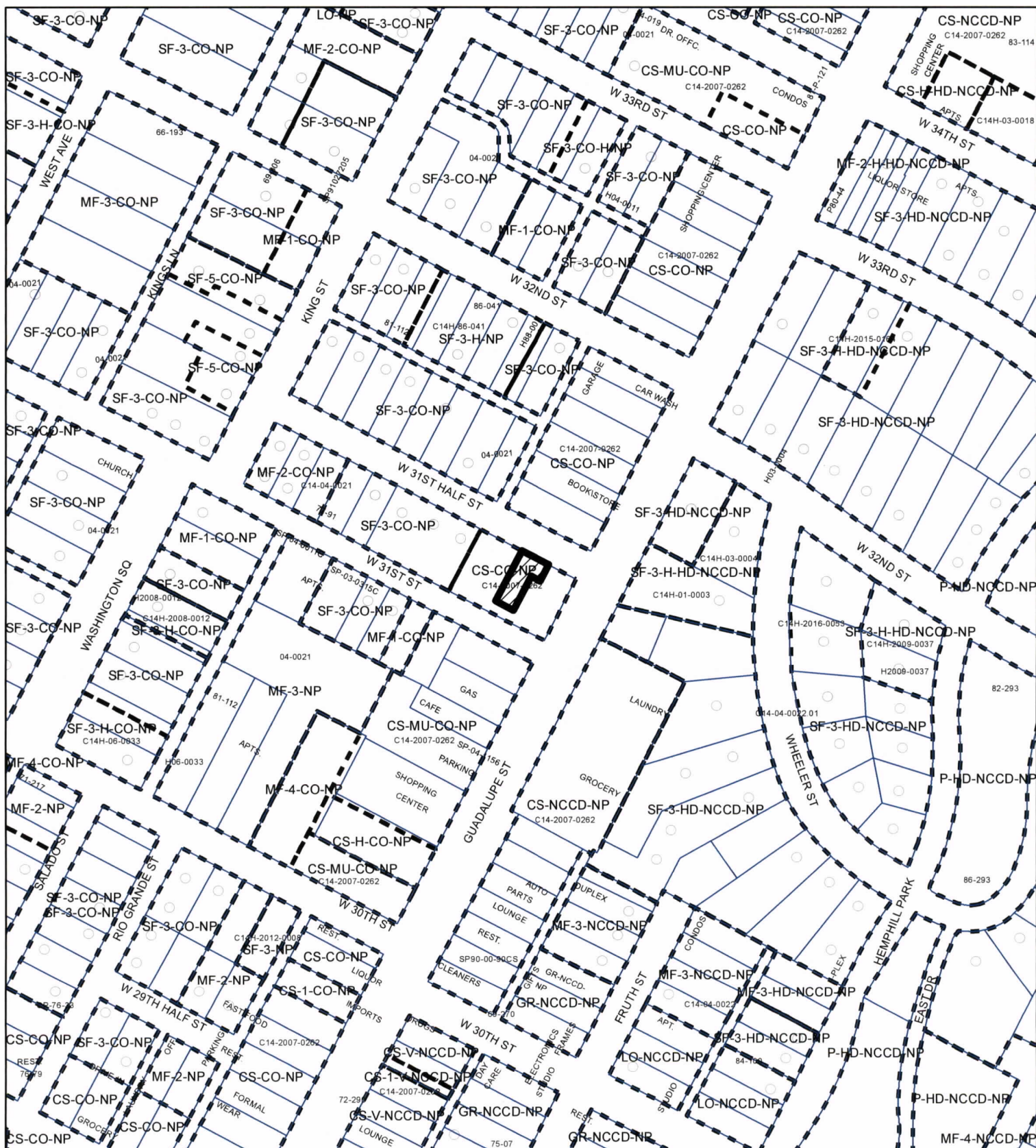
DATE:



3100 GUADALUPE ST  
AUSTIN, TX 78705  
MAY, 2022  
PROJECT NO. 0246-001

TBPELS FIRM # F-15324 &  
# 10194507  
5207 AIRPORT BOULEVARD  
AUSTIN, TEXAS 78751  
(512)394-1900  
SHEET  
4 OF 4





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2022-0076

1" = 200'

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: 6/13/2022