

**ORDINANCE NO. 20240418-080**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5555 NORTH LAMAR BOULEVARD IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT AND COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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-conditional overlay-neighborhood plan (CS-CO-NP) combining district and commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district on the property described in Zoning Case No. C14-2023-0133, on file at the Planning Department, as follows:

A 9.328 acre tract of land situated in the T.J. Chambers Survey, Abstract No. 7, in the City of Austin, Travis County, Texas, being a portion of LOT 1, CENTURY ADDITION, an addition to the City of Austin, Travis County, Texas, according to the map or plat recorded in Volume 80, Page 169 of the Plat Records of Travis County, Texas, said LOT 1 described by deed recorded in Document No. 2022126759 of the Official Public Records of Travis County, Texas, said 9.328 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 5555 North Lamar Boulevard 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:

The following uses are prohibited uses of the Property:

Adult Oriented Businesses	Agricultural Sales and Services
Automotive Sales	Campground
Commercial Blood Plasma Center	Construction Sales and Services
Convenience Storage	Equipment Repair Services
Equipment Sales	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 general commercial services (CS) base district and other applicable requirements of the City Code.

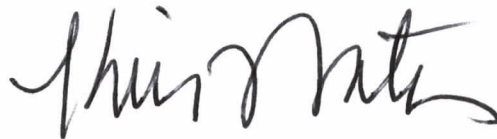
**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020523-31 that established zoning for the North Loop Neighborhood Plan.

**PART 5.** This ordinance takes effect on April 29, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, April 18, 2024

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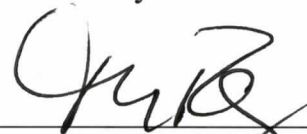
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Ries  
City Clerk



# EXHIBIT "A"

## DESCRIPTION OF PROPERTY

**BEING** a 9.328 acre (406,316 square foot) tract of land situated in the T.J. Chambers Survey, Abstract No. 7, City of Austin, Travis County, Texas, and being a portion of Lot 1 of Century Addition, an addition to the City of Austin, Travis County, Texas recorded in Volume 80, Page 169 of the Plat Records of Travis County, Texas, said Lot 1 being described in the deed to B9 Sequoia Lamar Owner LP recorded in Document No. 2022126759 of said Official Public Records of Travis County, Texas, said 9.328 acre (406,316 square foot) tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 60D Nail found for the most southerly west corner of said Lot 1 and the south corner of Lot A of Commerce Square Addition, an addition to the City of Austin, Travis County, Texas recorded in Volume 76, Page 75 of said Plat Records of Travis County, Texas, said 60D Nail also being in the northeasterly right-of-way line of Nelray Boulevard (variable width right-of-way);

**THENCE** North 27°21'47" East, with a common northwesterly line of said Lot 1 and the southeasterly line of said Lot A, passing at a distance of 345.06 feet, a 1/2 inch iron rod with cap stamped "All Points" found for the east corner of said Lot A, in all, a distance of 374.96 feet to a point for corner;

**THENCE** South 62°48'59" East, a distance of 166.66 feet to a point for corner;

**THENCE** North 27°11'01" East, a distance of 403.16 feet to a point for corner in the common northeasterly line of said Lot 1 and southwesterly line of Lot 1 of TRG N Lamar Subdivision, an addition to the City of Austin, Travis County, Texas recorded in Document No. 201900179 of said Plat Records of Travis County, Texas;

**THENCE** South 62°50'26" East, with a common northeasterly line of Lot 1 of said Century Addition and southwesterly line of Lot 1 of said TRG N Lamar Subdivision, a distance of 576.48 feet to a 1/2 inch iron rod with cap stamped "Wells TX 5499" found for the east corner of Lot 1 of said Century Addition, said 1/2 inch iron rod with cap stamped "Wells TX 5499" also being in the northwesterly right-of-way line of Guadalupe Street (variable width right-of-way);

**THENCE** South 27°50'07" West, with a common southeasterly line of Lot 1 of said Century Addition and northwesterly right-of-way line of said Guadalupe Street, a distance of 281.81 feet to a cotton spindle found for the beginning of a non-tangent curve to the right having a radius of 295.01 feet, a central angle of 41°59'59", and a chord that bears South 48°58'25" West, a distance of 211.44 feet

**THENCE** Southwesterly, with a common southeasterly line of Lot 1 of said Century Addition and northwesterly right-of-way line of said Guadalupe Street, and with said non-tangent curve to the right, an arc length of 216.25 feet to a 1/2 inch iron rod found for corner;

**THENCE** South 70°31'34" West, with a common southeasterly line of Lot 1 of said Century Addition and northwesterly right-of-way line of said Guadalupe Street, a distance of 94.05 feet to a Mag Nail found for the beginning of a non-tangent curve to the left, having a radius of 345.10 feet, a central angle of 26°51'23", and a chord that bears South 56°42'50" West, a distance of 160.28 feet;

**THENCE** Southwesterly, with a common southeasterly line of Lot 1 of said Century Addition and northwesterly right-of-way line of said Guadalupe Street, and with said non-tangent curve to the left, an arc length of 161.76 feet to a 1/2 inch iron rod found for the common most southerly south corner of Lot 1 of said Century Addition and the east corner of Corser Subdivision Two, an addition to the City of Austin, Travis County, Texas recorded in Volume 82, Page 289 of said Plat Records of Travis County, Texas;

**THENCE** North 62°51'21" West, with a common southwesterly line of Lot 1 of said Century Addition and northeasterly line of said Corser Subdivision Two, a distance of 471.84 feet to a 1/2 inch iron rod found for a common reentrant corner of Lot 1 of said Century Addition and the north corner of said Corser Subdivision Two;

**THENCE** South 27°15'33" West, with a common southeasterly line of Lot 1 of said Century Addition and northwesterly line of said Corser Subdivision Two, a distance of 92.14 feet to a 1/2 inch iron rod found for the common most westerly south corner of Lot 1 of said Century Addition and the west corner of said Corser Subdivision Two, said 1/2 inch iron rod also being in the northeasterly right-of-way line of said Nelray Boulevard;

**THENCE** North 62°42'54" West, with a common southwesterly line of Lot 1 of said Century Addition and northeasterly right-of-way line of said Nelray Boulevard, a distance of 47.11 feet to the **POINT OF BEGINNING** and containing 406,316 square feet or 9.328 acres of land.

## NOTES:

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone (4203).

A plat of even survey date herewith accompanies this metes and bounds description.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

*Shaun Piepkorn*

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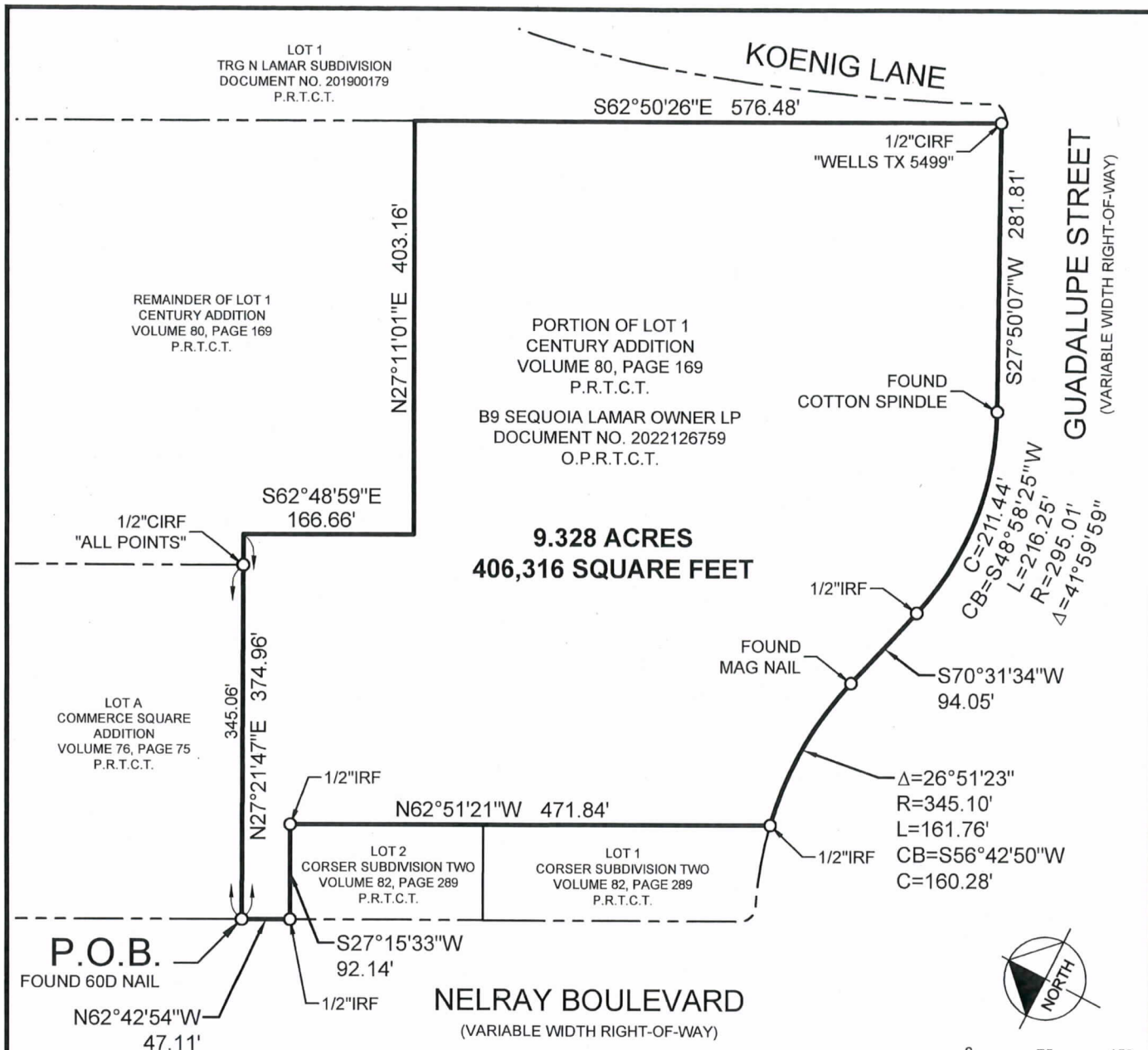
ZONING EXHIBIT  
PORTION OF LOT 1  
CENTURY ADDITION  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	SMP	3/20/2024	069292350	1 OF 2



NOTES:  
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone (4203).

A metes & bounds description of even survey date herewith accompanies this survey plat.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

*Shaun Piepkorn*  
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ZONING EXHIBIT  
PORTION OF LOT 1  
CENTURY ADDITION  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

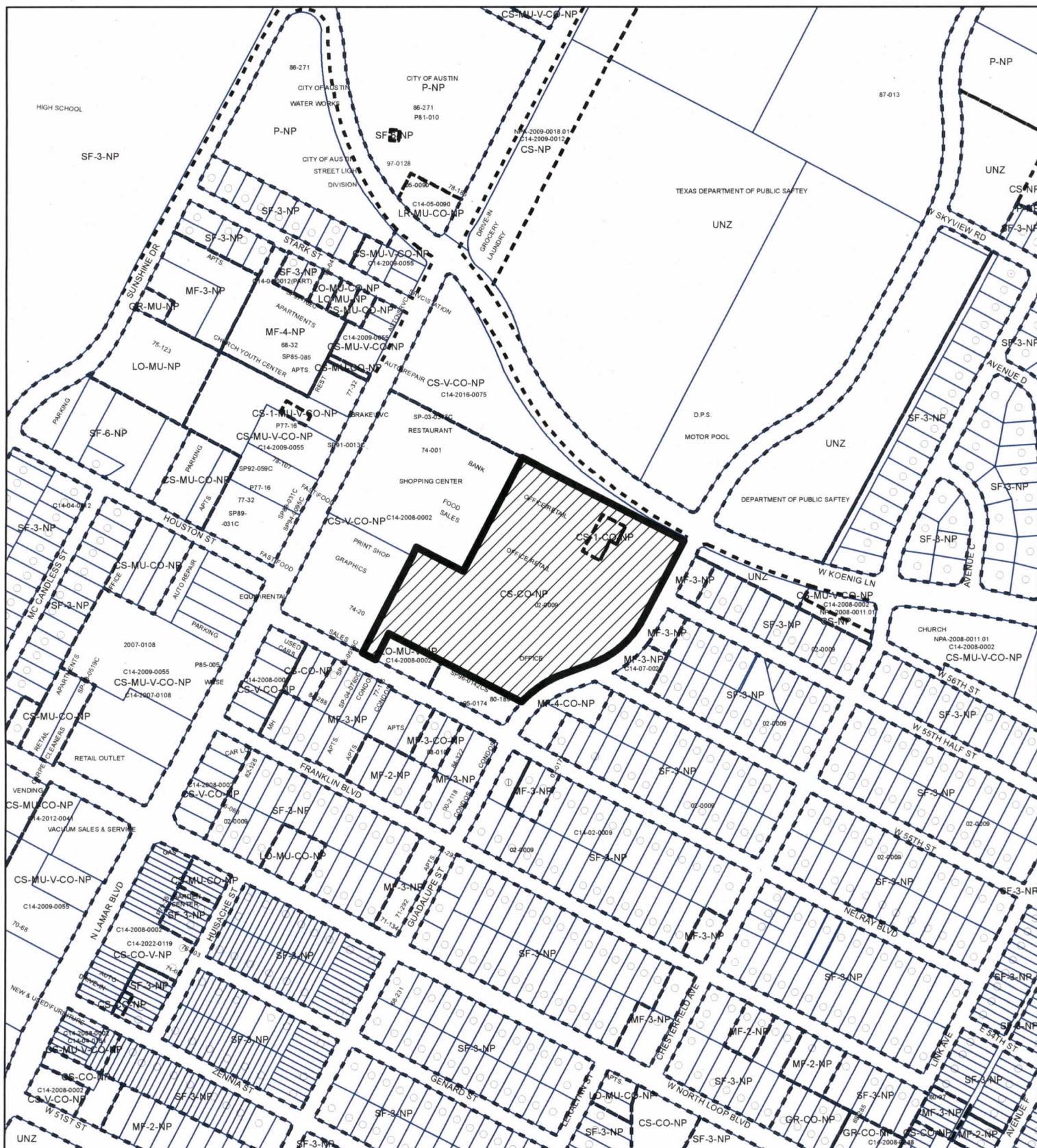
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	CDP	SMP	3/20/2024	069292350	2 OF 2





## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2023-0133



SUBJECT TRACT



PENDING CASE

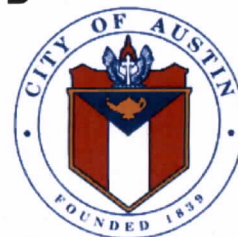


ZONING BOUNDARY

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



Created: 11/6/2023