

**ORDINANCE NO. 20240530-148**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2101, 2105, AND 2109 SOUTH CONGRESS AVENUE, 110 EAST LIVE OAK STREET, AND 2113 NICKERSON STREET IN THE GREATER SOUTH RIVER CITY COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-DB90-NP) COMBINING DISTRICT ON TRACT 1 AND FROM COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (GR-MU-V-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-DENSITY BONUS 90-NEIGHBORHOOD PLAN (GR-MU-V-DB90-NP) COMBINING DISTRICT ON TRACT 2.**

**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-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district to general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district on Tract 1 and from community commercial-mixed use-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district to community commercial-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (GR-MU-V-DB90-NP) combining district on Tract 2 on the property described in Zoning Case No. C14-2024-0031, on file at the Planning Department, as follows:

Tract 1:

A 2.489 acre tract of land situated in the Isaac Decker Survey, Abstract No. 8, in the City of Austin, Travis County, Texas, being all of a called 0.4924 acre tract of land conveyed in deed recorded in Document No. 2002156120 of the Official Public Records of Travis County, Texas, being a portion of a called 1.16 acre tract of land described in the deed recorded in Document No. 2012106342 of the Official Public Records of Travis County, Texas, and being all of the called 1.183 acre tract of land described in the deed recorded in Document No. 2007166793 of the Official Public Records of Travis County, Texas, said 2.489 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance;

and

Tract 2:

A 0.3450 acre tract of land situated in the Isaac Decker Survey, Abstract No. 8, in the City of Austin, Travis County, Texas, being a portion of a called 1.16 acre tract of land described in the deed recorded in Document No. 2012106342 of the Official Public Records of Travis County, Texas, said 0.3450 acre tract of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance,

(Tract 1 and Tract 2 collectively, the "Property"),

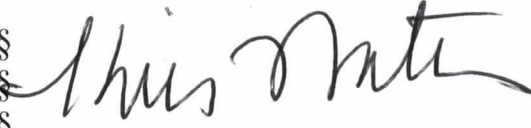
locally known as 2101, 2105, and 2109 South Congress Avenue, 110 East Live Oak Street, and 2113 Nickerson Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20050929-Z003 that established zoning for the South River City Neighborhood Plan.

**PART 3.** This ordinance takes effect on June 10, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, May 30, 2024

§  
§   
§

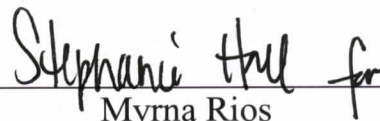
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk



LEGAL DESCRIPTION

2.489 ACRE TRACT

**Tract 1**

**BEING** a 2.489 acre (108,417 square foot) tract of land situated in the Isaac Decker Survey, Abstract No. 8, City of Austin, Travis County, Texas, and being all of a called 0.4924 acre tract of land described in the deed to 720 Lamar Place, L.C. recorded in Document No. 2002156120 of the Official Public Records of Travis County, Texas, being a portion of a called 1.16 acre tract of land described in the deed to NGB Land Management, LLC recorded in Document No. 2012106342 of said Official Public Records of Travis County, Texas, and being all of the called 1.183 acre tract of land described in the deed to Karan Associates, L.L.C. recorded in Document No. 2007166793 of said Official Public Records of Travis County, Texas, said 2.489 acre (108,417 square foot) tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a mag nail with washer stamped "Sherwood" found for the northwest corner of said 0.4924 acre tract of land, said mag nail with washer stamped "Sherwood" also being in the southeasterly right-of-way line of South Congress Avenue (variable width right-of-way);

**THENCE** South 62 degrees 14 minutes 17 seconds East, with the northeasterly line of said 0.4924 acre tract of land, a distance of 150.45 feet to a point for the northeast corner of said 0.4924 acre tract of land;

**THENCE** South 17 degrees 17 minutes 47 seconds West, with the southeasterly line of said 0.4924 acre tract of land, a distance of 11.13 feet to a point for corner;

**THENCE** South 16 degrees 41 minutes 18 seconds West, with the southeasterly line of said 0.4924 acre tract of land, a distance of 134.26 feet to a point for the southeast corner of said 0.4924 acre tract of land, said point also being in the northeasterly line of said 1.16 acre tract of land;

**THENCE** South 62 degrees 09 minutes 17 seconds East, with the northeasterly line of said 1.16 acre tract of land, a distance of 188.28 feet to a point for corner;

**THENCE** South 18 degrees 20 minutes 16 seconds West, a distance of 104.49 feet to a 1/2 inch iron pipe found for the northeast corner of said 1.183 acre tract of land;

**THENCE** South 16 degrees 35 minutes 55 seconds West, with the southeasterly line of said 1.183 acre tract of land, a distance of 161.68 feet to a 1/2 inch iron rod found for the southeast corner of said 1.183 acre tract of land, said 1/2 inch iron rod also being in the northeasterly right-of-way line of East Live Oak Street (variable width right-of-way);

**THENCE** North 61 degrees 17 minutes 18 seconds West, with the common southwesterly line of said 1.183 acre tract of land and northeasterly right-of-way line of said East Live Oak Street, a distance of 336.18 feet to a point for the southwest corner of said 1.183 acre tract of land, said point also being the intersection of the northeasterly right-of-way line of said East Live Oak Street with the southeasterly right-of-way line of said South Congress Avenue;

**THENCE** North 16 degrees 35 minutes 29 seconds East, with the common northwesterly line of said 1.183 acre tract of land and southeasterly right-of-way line of said South Congress Avenue, passing at a distance of 151.59 feet, a 1/2 inch iron pipe found for the common northwest corner of said 1.183 acre tract of land and southwest corner of said 1.16 acre tract of land, passing at a distance of 261.57 feet, a 1/2 inch iron rod with cap found for the common northwest corner of said 1.16 acre tract of land and southwest corner of said 0.4924 acre tract of land, in all, a distance of 406.82 feet to the **POINT OF BEGINNING** and containing 108,417 square feet or 2.489 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 §18.95, 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 MARVIN PIEPKORN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6432  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
shaun.piepkorn@kimley-horn.com



**ZONING EXHIBIT**  
**ALL OF CALLED 0.4924 ACRE TRACT**  
**DOCUMENT NO. 2002156120**  
**PART OF CALLED 1.16 ACRE TRACT**  
**DOCUMENT NO. 2012106342**  
**ALL OF CALLED 1.183 ACRE TRACT**  
**DOCUMENT NO. 2007166793**  
**OUT OF THE ISAAC DECKER SURVEY**  
**ABSTRACT NO. 8**  
**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	BSG	SMP	3/11/2024	000000000	1 OF 2

P.O.B.  
MAG NAIL FOUND  
WITH WASHER  
STAMPED "SHERWOOD"

SOUTH CONGRESS AVENUE  
(VARIABLE WIDTH RIGHT-OF-WAY)

1/2" IRFC

FOUND 1/2"  
IRON PIPE

N16°35'29"E  
406.82'

151.59'

N61°17'18"W 336.18'

EAST LIVE OAK STREET  
(VARIABLE WIDTH RIGHT-OF-WAY)

NICKERSON STREET  
(40.43' RIGHT-OF-WAY)

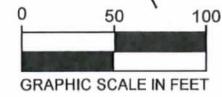
LOT 2, BLOCK A  
BURNS SERIES NO. 1  
SUBDIVISION  
DOCUMENT NO. 200400123  
O.P.R.T.C.T.

REMAINDER OF  
CALLED 1.16 ACRES  
NGB LAND MANAGEMENT, LLC  
DOCUMENT NO. 2012106342  
O.P.R.T.C.T.

FOUND 1/2"  
IRON PIPE

CALLED 0.333 ACRES  
DOCUMENT NO. 2005120198  
O.P.R.T.C.T.

1/2" IRF



# LINE TABLE

NO.	BEARING	LENGTH
L1	S62°14'17"E	150.45'
L2	S17°17'47"W	11.13'
L3	S16°41'18"W	134.26'
L4	S62°09'17"E	188.28'
L5	S18°20'16"W	104.49'
L6	S16°35'55"W	161.68'

## LEGEND

P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
IRF = IRON ROD FOUND

## NOTES:

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

A metes and 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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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BSG	SMP	3/11/2024	000000000	2 OF 2



**LEGAL DESCRIPTION**

0.3450 ACRES

**Tract 2**

**BEING** a 0.3450 acre (15,028 square foot) tract of land situated in the Isaac Decker Survey, Abstract No. 8, City of Austin, Travis County, Texas, and being a portion of a called 1.16 acre tract of land described in the deed to NGB Land Management, LLC recorded in Document No. 2012106342 of the Official Public Records of Travis County, Texas, said 0.3450 acre (15,028 square foot) tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron pipe found in the southwesterly line of said 1.16 acre tract of land, said 1/2 inch iron pipe also being the northeast corner of a called 1.183 acre tract of land described in the deed to Karan Associates, L.L.C. recorded in Document No. 2007166793 of said Official Public Records of Travis County, Texas;

**THENCE** North 18 degrees 20 minutes 16 seconds East, a distance of 104.49 feet to a point for corner in the northeasterly line of said 1.16 acre tract of land;

**THENCE** South 62 degrees 00 minutes 24 seconds East, with the northeasterly line of said 1.16 acre tract of land, a distance of 149.82 feet to a 1/2 inch iron pipe found for the northeast corner of said 1.16 acre tract of land;

**THENCE** South 22 degrees 38 minutes 29 seconds West, with the southeasterly line of said 1.16 acre tract of land, a distance of 103.47 feet to a point for the southeast corner of said 1.16 acre tract of land;

**THENCE** North 62 degrees 00 minutes 08 seconds West, with the southwesterly line of said 1.16 acre tract of land, a distance of 141.95 feet to the **POINT OF BEGINNING** and containing 15,028 square feet or 0.3450 acres of land.

**NOTES:**

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

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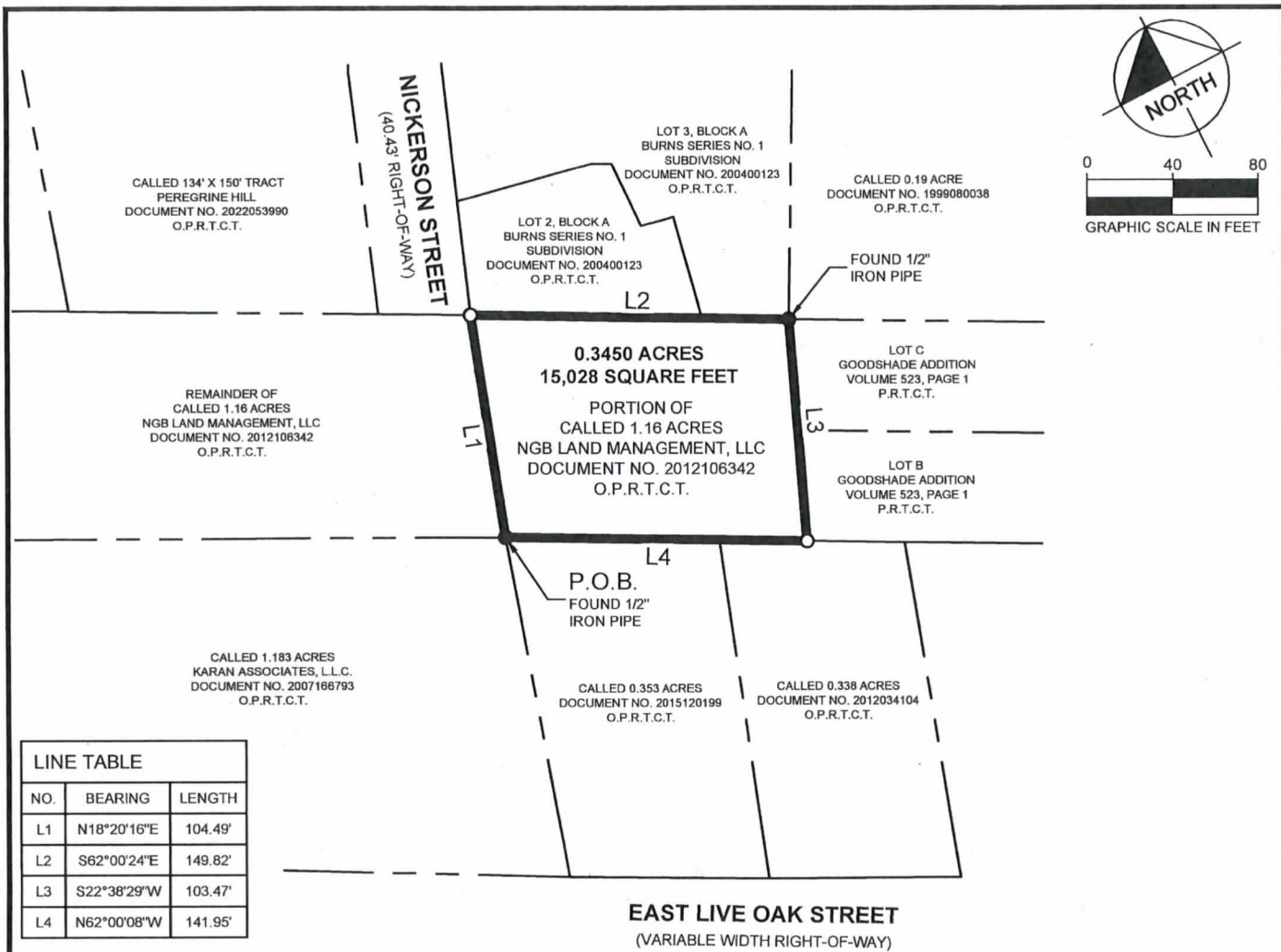
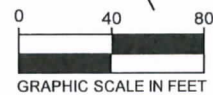
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LINE TABLE		
NO.	BEARING	LENGTH
L1	N18°20'16"E	104.49'
L2	S62°00'24"E	149.82'
L3	S22°38'29"W	103.47'
L4	N62°00'08"W	141.95'

LEGEND  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND

NOTES:  
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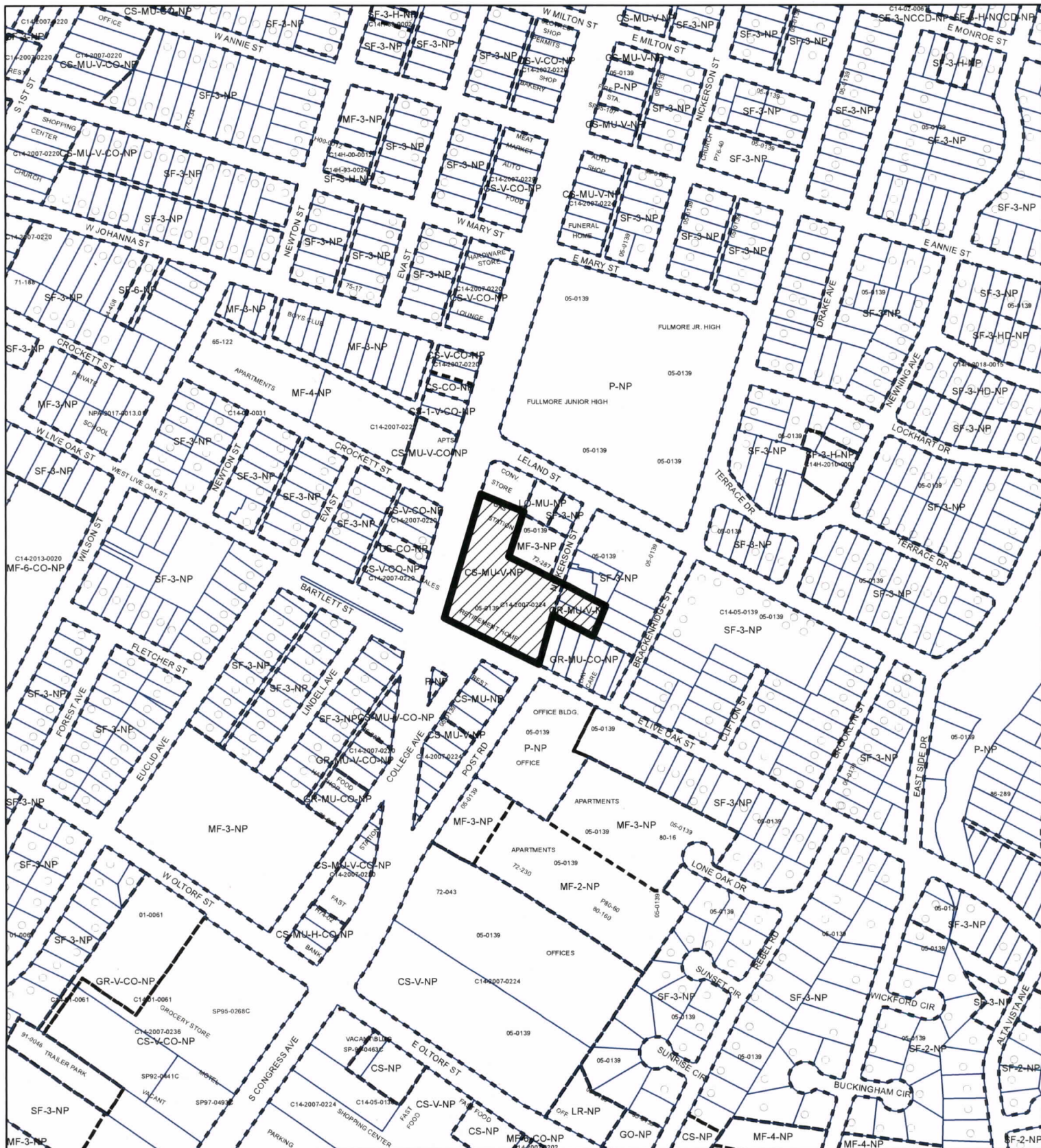
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	BSG	SMP	3/11/2024	000000000	2 OF 2





## ZONING

## EXHIBIT "C"

ZONING CASE#: C14-2024-0031



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: 3/22/2024