

ORDINANCE NO. 20241121-110

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 1500 WEST 35TH STREET IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-VERTICAL MIXED BUILDING-NEIGHBORHOOD PLAN (GR-V-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 community commercial-vertical mixed building-neighborhood plan (GR-V-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. C14-2024-0079, on file at the Planning Department, as follows:

0.7824 acres of land, being a portion of Block 15 and Block 16, GLEN RIDGE, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 1, Page 65, of the Plat Records of Travis County, Texas, being also a portion of West 37th Street lying between Block 15 and Block 16, GLEN RIDGE, and a portion of a 16 foot alley in said Block 16 vacated by the City of Austin in Ordinance No. 700820-A, recorded in Volume 3922, Page 1594, of the Deed Records of Travis County, Texas, and being a portion of a 16 foot alley in said Block 15, vacated by the City of Austin in Ordinance No. 501214-A, recorded in Volume 1061, Page 425, of the Deed Records of Travis County, said tract also being a portion of a called 1.666 acre tract (Parcel I) and a 0.676 acre tract (Parcel A), both conveyed by deed recorded in Document No. 2014046269 of the Official Public Records Of Travis County, Texas, said 0.7824 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1500 West 35th Street 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 Business
Automotive Rentals
Automotive Sales

Agriculture Sales and Services
Automotive Repair Services
Automotive Washing (of any type)

Bail Bonds Services
Cocktail Lounge
Community Garden
Convenience Storage
Drop-Off Recycling Collection
Facility
Equipment Sales
Hotel/Motel
Laundry Services

Outdoor Entertainment
Pedicab Storage & Dispatch
Urban Farm

Campgrounds
Commercial Blood Plasma Center
Construction Sales & Services
Custom Manufacturing
Equipment Repair Services

Funeral Services
Kennels
Limited Warehousing &
Distribution
Pawn Shop Services
Service Station
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. 20100923-103 that established zoning for the Windsor Road Neighborhood Plan.

PART 5. This ordinance takes effect on December 2, 2024.

PASSED AND APPROVED

_____, November 21, 2024

§
§
§

Kirk Watson

Kirk Watson
Mayor

APPROVED:

Deborah Thomas

Deborah Thomas
Interim City Attorney

ATTEST:

Stephanie Huel

Myrna Rios
City Clerk

EXHIBIT "A"

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.7824 ACRE (34,080 SQUARE FEET), BEING A PORTION OF BLOCK 15 AND BLOCK 16 OF GLEN RIDGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 65 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), ALSO BEING A PORTION OF WEST 37TH STREET LYING BETWEEN SAID BLOCK 15 AND BLOCK 16, AND A PORTION OF A 16' ALLEY IN SAID BLOCK 16, VACATED BY COA ORDINANCE NO. 700820-A, RECORDED IN VOLUME 3922, PAGE 1594 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND A PORTION OF A 16' ALLEY IN SAID BLOCK 15, VACATED BY COA ORDINANCE NO. 501214-A, RECORDED IN VOLUME 1061, PAGE 425 (D.R.T.C.T.), SAID TRACT ALSO BEING A PORTION OF A CALLED 1.666 ACRE TRACT (PARCEL I) AND A 0.676 ACRE TRACT (PARCEL A), BOTH CONVEYED TO MASCOT, LLC, IN DOCUMENT NO. 2014046269 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.7824 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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www.4wardls.com

COMMENCING, at a 1/2-inch iron rod found at the intersection of the north right-of-way line of West 35th Street (right-of-way varies) with the west right-of-way line of Mills Avenue (60' right-of-way), and being the southeast corner of said Mascot Parcel A, from which a 5/8-inch iron rod found at the intersection of the east right-of-way line of Crawford Street (60' right-of-way) with the north right-of-way line of said West 35th Street, and being the southwest corner of said Mascot Parcel A bears, N48°33'15"W, a distance of 274.62 feet;

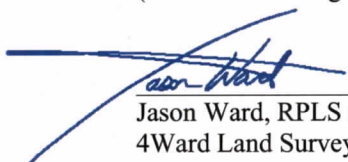
THENCE, leaving the right-of-way intersection, over and across Mascot Parcel A, N24°16'53"E, a distance of 97.13 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, over and across said Mascot Parcels A and I, the following eight (8) courses and distances:

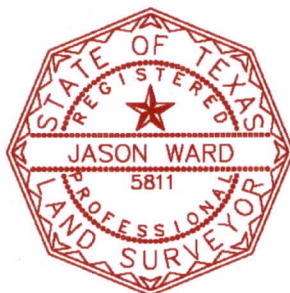
- 1) N62°39'08"W, a distance of 139.50 feet to a calculated point for the southwest corner hereof,
- 2) N27°20'52"E, a distance of 201.85 feet to a calculated point for an angle point hereof,
- 3) S62°39'08"E, a distance of 9.50 feet to a calculated point for an angle point hereof,
- 4) N27°20'52"E, a distance of 39.95 feet to a calculated point for an angle point hereof,
- 5) S62°39'08"E, a distance of 88.00 feet to a calculated point for an angle point hereof,
- 6) N27°20'52"E, a distance of 17.35 feet to a calculated point for an angle point hereof,
- 7) S62°39'08"E, a distance of 42.00 feet to a calculated point for the northeast corner hereof, from which a 5/8-inch iron rod found at the intersection of West 35th Street Cutoff (right-of-way varies) with the west right-of-way line of said Mills Avenue, and being the northeast corner of said Mascot Parcel I bears, N29°14'44"E, a distance of 128.62 feet, and
- 8) S27°20'52"W, a distance of 259.15 feet to the **POINT OF BEGINNING** and containing 0.7824 Acre (34,080 Square Feet) of land, more or less.

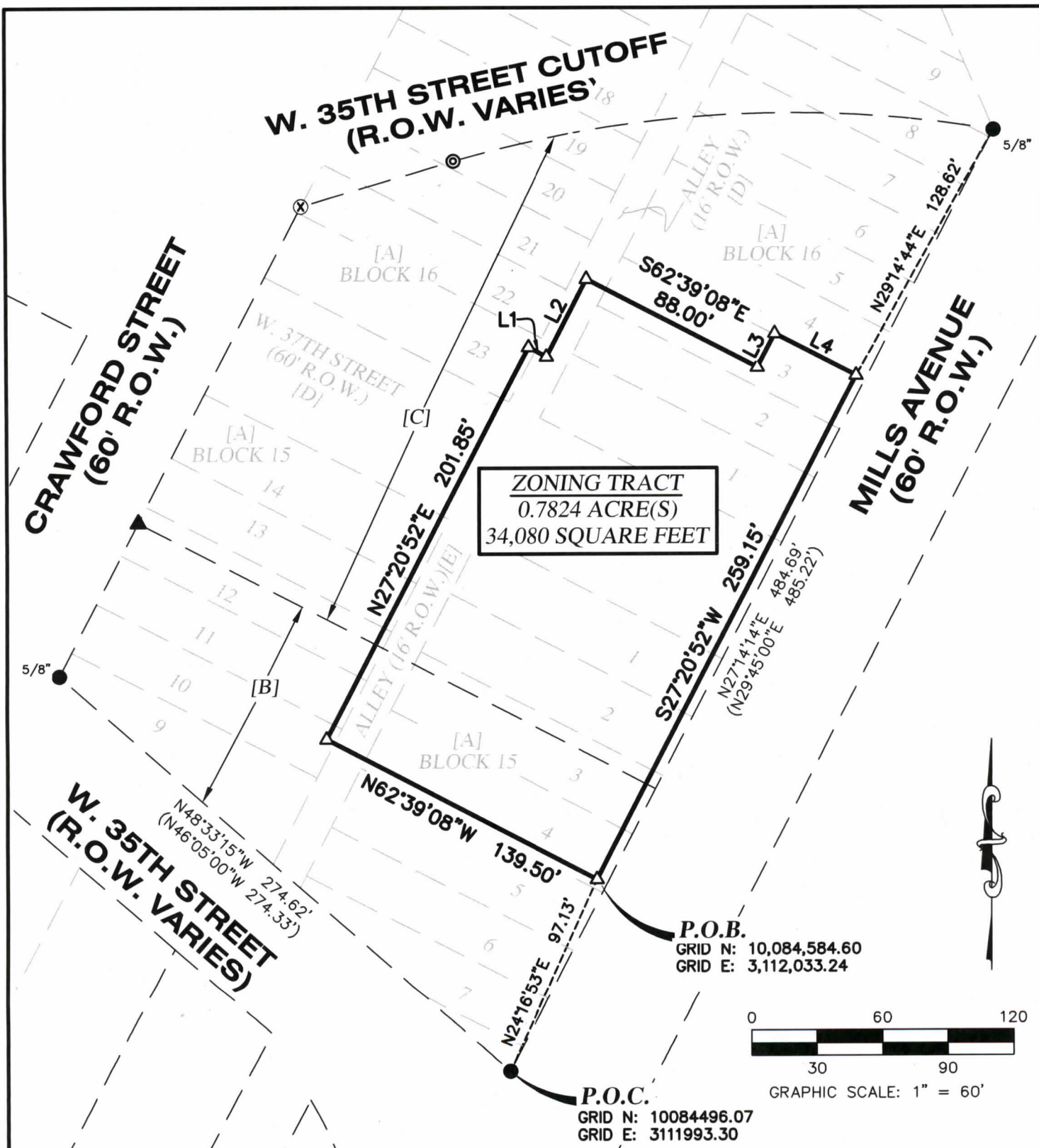
NOTE:

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 1.000073555284. See attached sketch (reference drawing: 00814_zoning.dwg).


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

10/30/2023





**0.7824 ACRE
ZONING TRACT
City of Austin,
Travis County, Texas**



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

| | |
|--------------|------------|
| Date: | 10/30/2023 |
| Project: | 00814 |
| Scale: | 1" = 60' |
| Reviewer: | SMD |
| Tech: | SMD |
| Field Crew: | JO/NJ |
| Survey Date: | FEB. 2021 |
| Sheet: | 1 OF 2 |

[A]
GLEN RIDGE
ADDITION
VOL. 1, PG. 65
P.R.T.C.T.

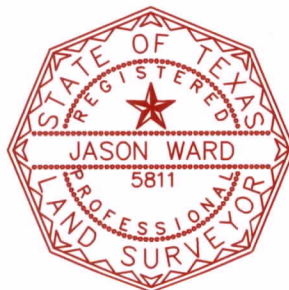
[B]
CALLED 0.676 ACRES
(PARCEL A)
MASCOT LLC
DOC. NO. 2014046269
O.P.R.T.C.T.

[C]
CALLED 1.666 ACRES
(PARCEL I)
MASCOT, LLC
DOC. NO. 2014046269
O.P.R.T.C.T.

[D]
VACATED PER
COA ORDINANCE # 700820-A
VOL. 3922, PG. 1594
D.R.T.C.T.

[E]
VACATED PER
COA ORDINANCE #501214-A
VOL. 1061, PG. 425
D.R.T.C.T.

10/30/2023



LEGEND

| | |
|--------------|--|
| | PROPOSED EASEMENT LINE |
| | EXISTING PROPERTY LINES |
| | CALCULATED POINT |
| | 1/2" IRON ROD FOUND (UNLESS NOTED) |
| | MAG NAIL FOUND IN ASPHALT |
| VOL./PG. | VOLUME, PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| R.O.W. | RIGHT-OF-WAY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS |
| P.R.T.C.T. | PLAT RECORDS, TRAVIS COUNTY, TEXAS |
| (.....) | RECORD INFORMATION PER DOC. NO. 2014046269 |

LINE TABLE

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | S62°39'08"E | 9.50' |
| L2 | N27°20'52"E | 39.95' |
| L3 | N27°20'52"E | 17.35' |
| L4 | S62°39'08"E | 42.00' |

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 1.000073555284.

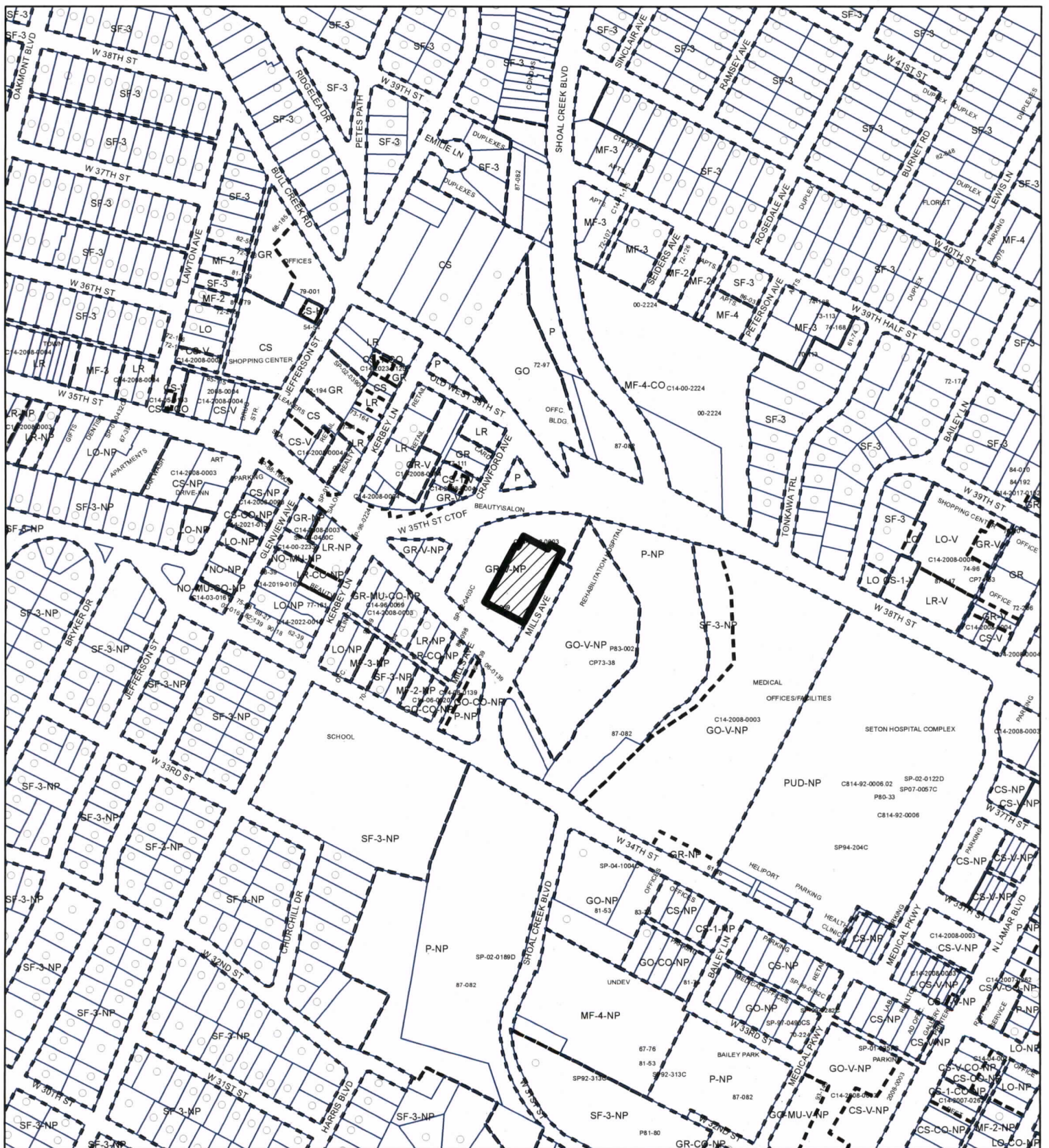
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION

**0.7824 ACRE
ZONING TRACT
City of Austin,
Travis County, Texas**



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TBPELS FIRM #10174300

| | |
|--------------|------------|
| Date: | 10/30/2023 |
| Project: | 00814 |
| Scale: | N/A |
| Reviewer: | SMD |
| Tech: | SMD |
| Field Crew: | JO/NJ |
| Survey Date: | FEB. 2021 |
| Sheet: | 2 OF 2 |






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0079

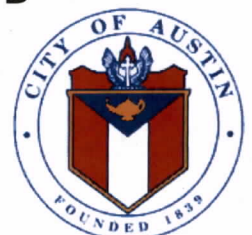


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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: 5/6/2024