

**ORDINANCE NO. 20250410-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4910 AND 4930 SOUTH CONGRESS AVENUE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT ON TRACT 1 AND FROM COMMERCIAL-LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-V-CO-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-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on Tract 1 and from commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district to commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district on Tract 2 on the property described in Zoning Case No. C14-2024-0184, on file at the Planning Department, as follows:

Tract 1

A 5.940 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 LOT 3, VON ACH PARK SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 86, Page 119A, of the Plat Records of Travis County, Texas, conveyed by deed recorded in Document No. 2017007562, said 5.940 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance; and

## Tract 2

A 0.689 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 LOT 3, VON ACH PARK SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 86, Page 119A, of the Plat Records of Travis County, Texas, conveyed by deed recorded in Document No. 2017007562, said 0.689 acre tract of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance,

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

locally known as 4910 and 4930 South Congress Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

**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:

Agricultural Sale and Services	Campground
Commercial Blood Plasma Center	Commercial Off-Street Parking
Communications Services	Construction Sales and Services
Convenience Storage	Electronic Testing
Equipment Repair Services	Equipment Sales
Exterminating Services	Indoor Crop Production
Pawn Shop 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 general commercial services (CS) base district on Tract 1, the commercial-liquor sales (CS-1) base district on Tract 2, the mixed use combining district on Tract 1 and Tract 2, and other applicable requirements of the City Code.

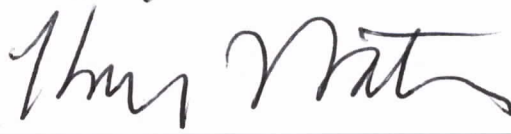
**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20050818-Z003 that established zoning for the West Congress Neighborhood Plan.

**PART 5.** This ordinance takes effect on April 21, 2025.

**PASSED AND APPROVED**

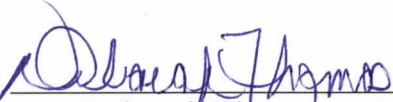
\_\_\_\_\_, April 10, 2025

§  
§  
§



Kirk Watson  
Mayor

**APPROVED:**



Deborah Thomas  
Interim City Attorney

**ATTEST:**



Myrna Rios  
City Clerk



## EXHIBIT "A"

Exhibit " "

### REZONING DESCRIPTION

BEING a 5.940 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 Lot 3 of the VON ARCH PARK SUBDIVISION as recorded in Volume 86, Page 119A of the Plat Records of Travis County, Texas, being the same property described in that Special Warranty Deed with Vendor's Lien to 4930 SOCO LLC in Document No. 2017007562; said 5.940 tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a calculated point on the western right-of-way line of South Congress Avenue (variable width right-of-way) for the southeastern of said Lot 3, the northeastern corner of Lot 2 of said VON ARCH PARK SUBDIVISION, for the POINT OF BEGINNING and the southeastern corner of this herein described tract, from which a punch mark in concrete found bears South 59°38'19" West a distance of 0.28 feet;

THENCE: North 63°49'38" West with the southern line of said Lot 3, the northern line of said Lot 2 passing at 349.64 feet a 1/2-inch iron rod found for a corner of a Variable Width Drainage Easement shown on said VON ARCH PARK SUBDIVISION, continuing for a total distance of 573.78 feet to a 1/2-inch iron rod found for the southwestern corner of said Lot 3, the northwestern corner of said Lot 2, the easternmost corner of Lot 7, Block A of the COMMUNITY OF FAIRVIEW, SECTION SIX subdivision as recorded in Volume 56, Page 6 of the Plat Records of Travis County, Texas, the southernmost corner of Lot 6, Block A of said COMMUNITY OF FAIRVIEW, SECTION SIX, for the southwestern corner of this herein described tract;

THENCE: with the western line of said Lot 3, the eastern line of Block A of said COMMUNITY OF FAIRVIEW, SECTION SIX the following courses and distances;

1. North 48°50'26" East a distance of 250.31 feet to a 1/2-inch iron rod found for the easternmost corner of Lot 3 of said Block A, the southernmost corner of Lot 2, of said Block A, a corner of said Lot 3, VON ARCH PARK SUBDIVISION;
2. North 21°52'31" East pass at 90.23 feet a 1/2-inch iron rod found for the northeastern corner of Lot 2 of said Block A, the southeastern corner of Lot 1 of said Block A, for a total distance of 166.49 feet to a 1/2-inch iron rod found for the northeastern corner of Lot 1 of said Block A, the southeastern corner of Lot 22, Block A of the COMMUNITY OF FAIRVIEW, SECTION FOUR subdivision as recorded in Volume 42, Page 50 of the Plat Records of Travis County, Texas, for a corner of said Lot 3, VON ARCH PARK SUBDIVISION;

THENCE: North 11°22'07" East a distance of 175.23 feet with the western line of said Lot 3, the eastern line of said Block A, COMMUNITY OF FAIRVIEW, SECTION FOUR to a 5/8-inch iron rod found on the eastern line of Lot 20, Block A of said COMMUNITY OF FAIRVIEW, SECTION FOUR for the northwestern corner of said Lot 3, the southwestern corner of a called 8.161 acre tract of land described in that General Warranty Deed to the City of Austin, Texas in Volume 10768, Page 1849 of the Real Property Records of Travis County, Texas, for the northwestern corner of this herein described tract;

THENCE: South 63°28'11" East with the northern line of said Lot 3, the southern line of said 8.161 acre tract, the southern line of a called 2.42 acre tract of land described in that Gift Deed to the City of Austin, Texas in Volume 5726, Page 2107 of the Deed Records of Travis County, Texas pass at 143.67 feet a 1/2-inch iron rod found, for a total distance of 158.53 feet to a 1/2-inch iron rod found for a corner of said Lot 3, the southeastern corner of said 2.42 acre tract, the southwestern corner of a called 1.6973 acre tract of land described in that Special Warranty Deed to the City of Austin, Texas in Document No. 2022155408 of the Official Public Records of Travis County, Texas, for a corner of this herein described tract;

THENCE: South 61°15'58" East a distance of 390.75 feet continuing with the northern line of said Lot 3, the southern line of said 1.6973 acre tract, the southern line of the remainder portion of a called 5.496 acre tract of land described in that General Warranty Deed with Vendor's Lien to Congress 4802, LLC in Document No. 2019178639 of the Official Public Records of Travis County, Texas to a calculated point on the western right-of-way line of South Congress Avenue for the northeastern corner of said Lot 3, the northeastern corner of this herein described tract;

THENCE: South 27°40'12" West a distance of 214.36 feet with the western right-of-way line of South Congress Avenue, with the eastern line of said Lot 3 to a calculated point for a corner of this herein described tract;

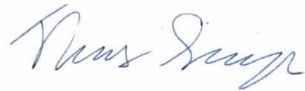
THENCE: across said Lot 3 the following courses and distances;

1. North 62°19'48" West a distance of 150.00 feet to a calculated point;
2. South 27°40'12" West a distance of 200.00 feet to a calculated point;
3. South 62°19'48" East a distance of 150.00 feet to a calculated point on the western right-of-way line of South Congress Avenue, the eastern line of said Lot 3;

THENCE: South 27°40'12" West a distance of 133.79 feet with the western right-of-way line of South Congress Avenue, the eastern line of said Lot 3 to the POINT OF BEGINNING and CONTAINING an area of 5.940 acres of land.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83.



Thomas J. Sawyer  
Registered Professional Land Surveyor No. 7082  
[tsawyer@quiddity.com](mailto:tsawyer@quiddity.com)

04/02/2025  
Date



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.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF AUSTIN, TEXAS  
GIFT DEED  
CALLED 2.42 ACRES  
VOL. 5726 PG. 2107  
D.R.T.C.T.

SCALE 1" = 100'

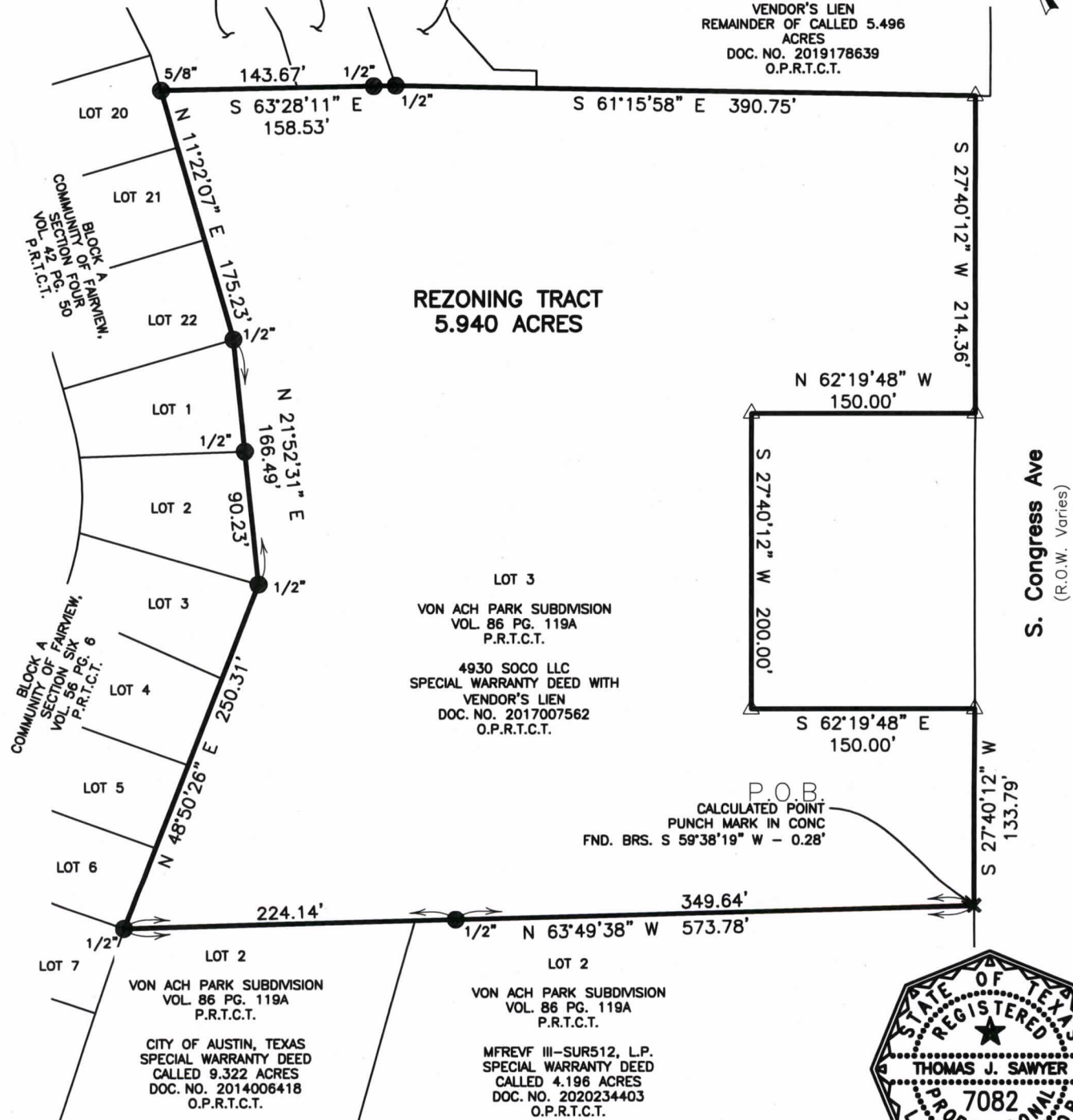
CITY OF AUSTIN, TEXAS  
GENERAL WARRANTY DEED  
CALLED 8.161 ACRES  
VOL. 10768 PG. 1849  
R.P.R.T.C.T.

CITY OF AUSTIN, TEXAS  
SPECIAL WARRANTY DEED  
CALLED 1.6973 ACRES  
DOC. NO. 2022155408  
O.P.R.T.C.T.

CONGRESS 4802, LLC  
GENERAL WARRANTY DEED WITH  
VENDOR'S LIEN  
REMAINDER OF CALLED 5.496  
ACRES  
DOC. NO. 2019178639  
O.P.R.T.C.T.



## REZONING TRACT 5.940 ACRES



### LEGEND

- △ CALCULATED POINT
- × PUNCH MARK FOUND
- IRON ROD FOUND

RWL JOB # 28610-0001-01

04/02/2025



**QUIDDITY**

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
912 S. Capital of Texas Highway, Suite 300 Austin, TX 78746 512.441.9493



## EXHIBIT "B"

Exhibit " "

### REZONING DESCRIPTION

BEING a 0.689 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 Lot 3 of the VON ARCH PARK SUBDIVISION as recorded in Volume 86, Page 119A of the Plat Records of Travis County, Texas, being the same property described in that Special Warranty Deed with Vendor's Lien to 4930 SOCO LLC in Document No. 2017007562; said 0.689 tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

COMMENCING: at a calculated point on the western right-of-way line of South Congress Avenue (variable width right-of-way) for the southeastern of said Lot 3, the northeastern corner of Lot 2 of said VON ARCH PARK SUBDIVISION, from which a punch mark in concrete found bears South 59°38'19" West a distance of 0.28 feet, from which a 1/2-inch iron rod found for the southwestern corner of said Lot 3, the northwestern corner of said Lot 2, the easternmost corner of Lot 7, Block A of the COMMUNITY OF FAIRVIEW, SECTION SIX subdivision as recorded in Volume 56, Page 6 of the Plat Records of Travis County, Texas, the southernmost corner of Lot 6, Block A of said COMMUNITY OF FAIRVIEW, SECTION SIX bears North 63°49'38" West a distance of 573.78 feet;

THENCE: North 27°40'12" East a distance of 133.79 feet with the western right-of-way line of South Congress Avenue, the eastern line of said Lot 3 to a calculated point for the POINT OF BEGINNING and the southeastern corner of this herein described tract;

THENCE: across said Lot 3 the following courses and distances;

1. North 62°19'48" West a distance of 150.00 feet to a calculated point for the southwestern corner of this herein described tract;
2. North 27°40'12" East a distance of 200.00 feet to a calculated point for the northwestern corner of this herein described tract;
3. South 62°19'48" East a distance of 150.00 feet to a calculated point on western right-of-way line of South Congress Avenue, the eastern line of said Lot 3 for the northeastern corner of this herein described tract;

THENCE: South 27°40'12" West a distance of 200.00 feet with the western right-of-way line of South Congress Avenue, the eastern line of said Lot 3 to the POINT OF BEGINNING and CONTAINING an area of 0.689 acres of land.

#### Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83.

*Thomas Sawyer*

Thomas J. Sawyer  
Registered Professional Land Surveyor No. 7082  
[tsawyer@quiddity.com](mailto:tsawyer@quiddity.com)

04/02/2025  
Date



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## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF AUSTIN,  
TEXAS

SCALE 1" = 100'

CITY OF AUSTIN, TEXAS  
GENERAL WARRANTY DEED  
CALLED 8.161 ACRES  
VOL. 10768 PG. 1849  
R.P.R.T.C.T.

GIFT DEED  
CALLED 2.42 ACRES  
VOL. 5726 PG. 2107  
D.R.T.C.T.

CITY OF AUSTIN, TEXAS  
SPECIAL WARRANTY DEED  
- CALLED 1.6973 ACRES  
DOC. NO. 2022155408  
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CONGRESS 4802, LLC  
GENERAL WARRANTY DEED WITH  
VENDOR'S LIEN  
REMAINDER OF CALLED 5.496  
ACRES  
DOC. NO. 2019178639  
O.P.R.T.C.T.

**LOT 20**

**LOT 21**

**LOT 22**

**LOT 1**

**LOT 2**

**LOT 3**

**LOT 4**

**LOT 5**

**LOT 6**

**LOT 7**

**LOT 2**

VON ACH PARK SUBDIVISION  
VOL. 86 PG. 119A  
P.R.T.C.T.

CITY OF AUSTIN, TEXAS  
SPECIAL WARRANTY DEED  
CALLED 9.322 ACRES  
DOC. NO. 2014006418  
O.P.R.T.C.T.

N 63°49'38" W 573.78'

**LOT 2**

VON ACH PARK SUBDIVISION  
VOL. 86 PG. 119A  
P.R.T.C.T.

MFREVF III-SUR512, L.P.  
SPECIAL WARRANTY DEED  
CALLED 4.196 ACRES  
DOC. NO. 2020234403  
O.P.R.T.C.T.

S 62°19'48" E  
150.00'

N 27°40'12  
200.00'

**S. Congress Ave**  
(R.O.W. Varies)

N 27°40'12" E  
133.79'

P.O.C.  
CALCULATED POINT  
PUNCH MARK IN CONC  
FND. BRS. S 59°38'19" W - 0.28'

LEGEND

04/02/2025



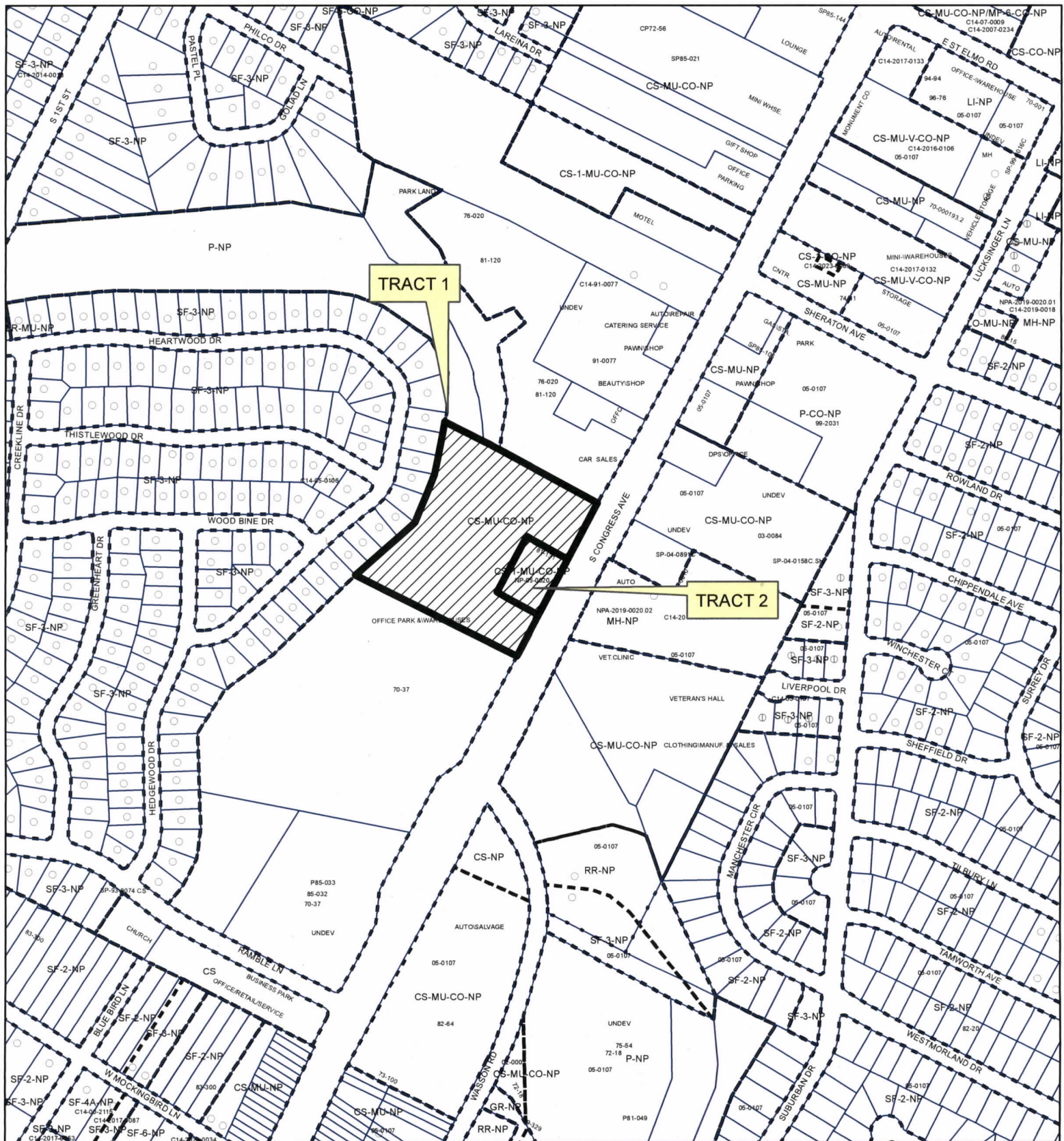
△	CALCULATED POINT
✕	PUNCH MARK IN CONC
●	IRON ROD FOUND

RWL JOB # 28610-0001-01



# QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
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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.