

**ORDINANCE NO. 20250410-061**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 10503 NORTH LAMAR BOULEVARD IN THE NORTH LAMAR COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-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-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district to commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0164, on file at the Planning Department, as follows:

5,888 square feet of land, more or less, out of LOT 1, BLOCK I, MOCKINGBIRD HILL, SECTION 1, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 5, Page 159, of the Plat Records of Travis County, Texas, said 5,888 square feet of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 10503 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:

(A) The following uses are conditional uses of the Property:

Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Drive-In Service as an accessory use to a commercial use
Hotel-Motel	

(B) Adult-Oriented Businesses is a prohibited use of the Property.

**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. 20100624-111 that established zoning for the North Lamar Neighborhood Plan.

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

**PASSED AND APPROVED**

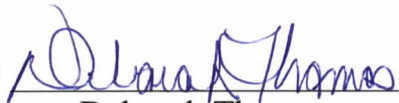
\_\_\_\_\_, April 10, 2025

§  
§  
§



Kirk Watson  
Mayor

**APPROVED:**



Deborah Thomas  
Interim City Attorney

**ATTEST:**



Myrna Rios  
City Clerk

## EXHIBIT "A"

### EXHIBIT "A"

FIELD NOTES DESCRIBING 5888 SQUARE FEET OF LAND MORE OR LESS OUT OF LOT 1, BLOCK I, MOCKINGBIRD HILL, SECTION 1, A SUBDIVISION RECORDED IN VOLUME 5, PAGE 159, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT PROPERTY CONVEYED TO NOE RAMSES PONCE IN DOCUMENT NO. 2018149473, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 5888 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a MAG nail found in the southeast right of way line of North Lamar Boulevard, at the southwest corner of Lot A of Lordstone, a subdivision of record in Volume 85, Page 57D, Plat Records of Travis County, Texas, and the northwest corner of said Lot 1;

THENCE along the southwest line of said Lot A and the northeast line of said Lot 1, S 59° 58' 00" E, 54.11 feet to a point for the **Place of Beginning** hereof;

THENCE continuing along the southwest line of said Lot A and the northeast line of said Lot 1, S 59° 58' 00" E, 96.54 feet to a MAG nail set at the northwest corner of Lot 4, Block I of said Mockingbird Hill, Section 1, and the northeast corner of said Lot 1, for the northeast corner hereof, from which a ½" iron pipe found in the northwest right of way line of Motheral, at the northwest corner of said Lot 4 bears S 59° 58' 00" E, 150.66 feet;

THENCE along the northwest line of said Lot 4 and the southeast line of said Lot 1, S 27° 20' 26" W, 60.00 feet to a MAG nail set at the northwest corner of Lot 3, and the northeast corner of Lot 2, both in Block I of said Mockingbird Hill, Section 1, same being the southwest corner of said Lot 4, and the southeast corner of said Lot 1, for the southeast corner hereof;

THENCE along the northeast line of said Lot 2 and the southwest line of said Lot 1, N 59° 58' 00" W, 99.93 feet to a point for the southwest corner hereof, from which a punch hole found in the southeast right of way line of North Lamar Boulevard, at the northwest corner of said Lot 2 and the southwest corner of said Lot 1 bears N 59° 58' 00" W, 50.72 feet;

THENCE over and across said Lot 1, N 30° 34' 38" E, 59.94 feet to the **Place of Beginning** and containing 5888 square feet of land, more or less.

Bearing Basis is the common line between said Lot A, of said Lordstone subdivision, and said Block I, of said Mockingbird Hill Section 1: S 59° 58' 00" E.

THIS DESCRIPTION TO BE USED WITH ATTACHED SKETCH ONLY.

  
Victor M. Garza R.P.L.S. 4740

7/23/24  
Date

B&G Surveying, LLC  
1404 W. North Loop Blvd.  
Austin, TX 78756  
512-458-6969  
[www.bandgsurvey.com](http://www.bandgsurvey.com)  
Firm Registration No. 100363-00





**EXHIBIT "A"**

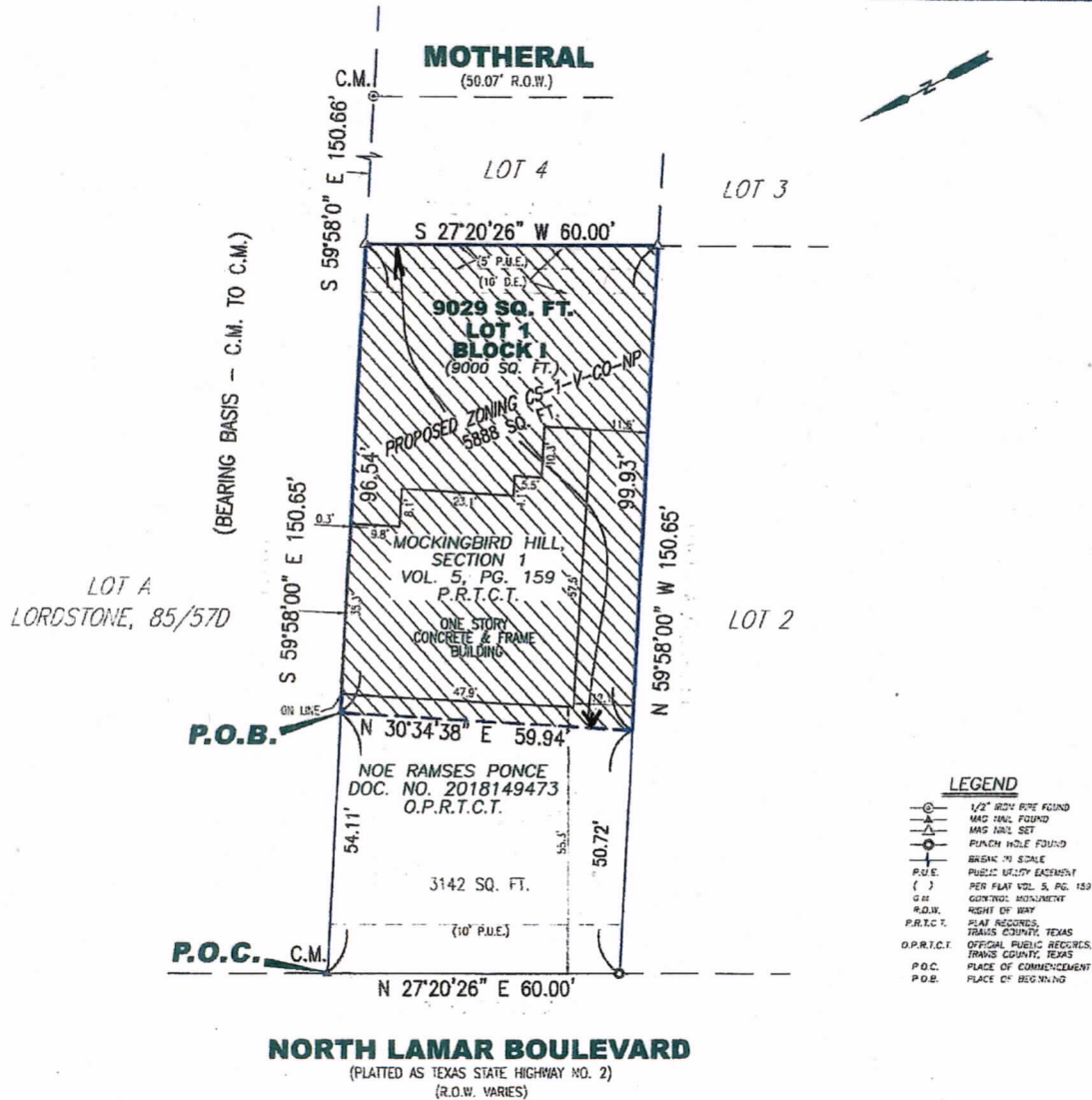
SHEET 2 OF 2

**SKETCH TO ACCOMPANY FIELD NOTES  
FOR AREA TO BE RE-ZONED**

JOB #: B0701724\_TA

DATE: 07/23/24

SCALE: 1" = 30'

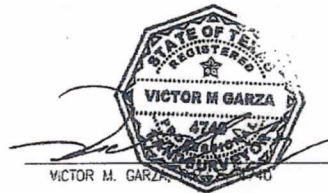
**B & G SURVEYING, LLC**

FIRM REGISTRATION NO. 100363-GO

[WWW.BANDGSURVEY.COM](http://WWW.BANDGSURVEY.COM)

1404 West North Loop Blvd.

Austin, Texas 78756 - Office 512-458-6969



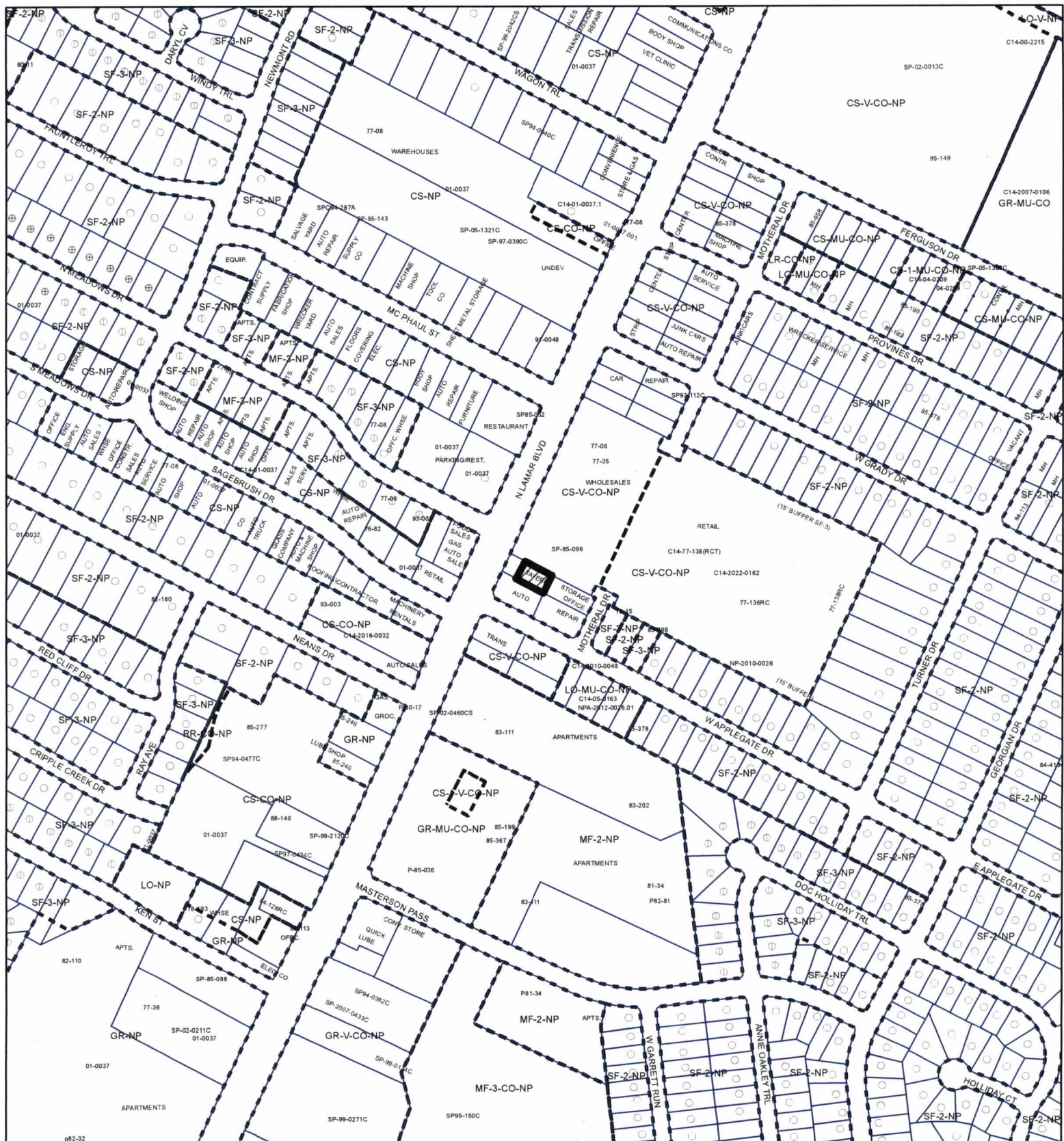
VICTOR M. GARZA




DATE

8/27/24

I, Victor M. Garza, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on or on the ground survey.

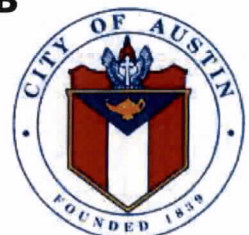




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2024-0164**

**EXHIBIT "B"**



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: 11/13/2024**