

**ORDINANCE NO. 20250424-109**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2100 POLARIS AVENUE IN THE CRESTVIEW/WOOTEN 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-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-CO-DB90-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-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0158, on file at the Planning Department, as follows:

3.372 acres of land, more or less, out of the George W. Davis Survey, Abstract No. 15, situated in the City of Austin, Travis County, Texas, being the same tract of land conveyed by deed recorded in Document No. 2012216826 of the Official Public Records of Travis County, Texas, said 3.372 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2100 Polaris Avenue 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:

Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Commercial Blood Plasma Center
Commercial Off-Street Parking	Construction Sales and Services
Drop-Off Recycling Collection Facility	Equipment Repair Services
Equipment Sales	Exterminating Services
Maintenance and Service Facilities	Outdoor Entertainment
Outdoor Sports and Recreation	Pawn Shop Services
Service Station	Vehicle Storage

Veterinary Services

**PART 3.** The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

**PART 4.** 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, the mixed use combining district, and other applicable requirements of the City Code.

**PART 5.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040401-32A that established zoning for the Wooten Neighborhood Plan.

**PART 6.** This ordinance takes effect on May 5, 2025.

**PASSED AND APPROVED**

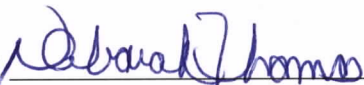
\_\_\_\_\_, April 24, 2025

§  
§  
§



Kirk Watson  
Mayor

**APPROVED:**



Deborah Thomas  
City Attorney

**ATTEST:**



Erika Brady  
Acting City Clerk



# EXHIBIT "A"

## FIELD NOTES

**BEING 3.372 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE W. DAVIS SURVEY ABSTRACT NO. 15, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (3.373 ACRE) TRACT AS CONVEYED TO C & K POLARIS PROPERTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN DOC. NO. 2012216826, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a **mag nail found** on top of curb at an ELL corner of Lot A, 8711 Burnet Road Section 2, a subdivision in Travis County, Texas, according to the map or plat as recorded in Vol. 80, Pg. 122, Plat Records, Travis County, Texas, for the Northwest corner of the said (3.373 Acre) tract, for the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE: S 60°33'43" E 150.27 feet**, along a south line of said Lot A, same being the north line of the said (3.373 Acre) tract, to a **½ inch iron rod found** in the westerly right-of-way line of the Southern Pacific Railway, also known as the H. & T.C. RR (Llano Branch), (a variable width right-of-way) for the most Easterly Southeast corner of said Lot A, and for the Northeast corner of the said (3.373 Acre) tract, for the Northeast corner of the herein described tract;

**THENCE:** along the westerly right-of-way line of said Railway, and the east line of the said (3.373 Acre) tract, the following three (3) courses:

- 1) **S 03°02'45" E 269.04 feet** to a **"MAG" nail found**;
- 2) **N 62°10'05" W 29.18 feet** to a **½ inch iron rod found capped 'ATS-Engineers'**;
- 3) **S 03°01'36" E 325.71 feet** to a **½ inch iron rod found** for the Northeast corner of that certain (22.32 Acre) tract of land conveyed to the Board of Trustees of the Austin Independent School District by deed as recorded in Vol. 2059, Pg. 318, Deed Records, Travis County, Texas, same being for the Southeast corner of the said (3.373 Acre) tract, for the Southeast corner of the herein described tract;

**THENCE: N 60°22'42" W 438.43 feet**, along the north line of the said Austin Independent School District (22.32 Acre) tract and the south line of the said (3.373 Acre) tract, to a **½ inch iron rod found** in the east right-of-way line of Colfax Avenue, a 50 foot wide right-of-way, for the Northwest corner of the said Austin Independent School District (22.32 Acre) tract, same being the Southwest corner of the said (3.373 Acre) tract, and the Southwest corner of the herein described tract;

**THENCE: N 29°28'48" E** at 1.68 feet passing a **½ inch iron rod found capped 'Premier'** for the Southeast corner of Lot 6, Block H, Bowling Green, a subdivision in Travis County, Texas, as recorded in Vol. 4, Pg. 327, Plat Records, Travis County, Texas, for the Southeast corner of that certain tract of land conveyed to Stephen Randall Cochran by deed as recorded in Doc. No. 2020081277, Official Public Records, Travis County, Texas, and continuing along the same course for a total distance of **132.87 feet** to a **calculated point** for the Northeast corner of the said Cochran tract, same being the Southeast corner of the Polaris Condominiums, according to the Declaration of Condominium Regime as recorded in Doc. No. 2008166255, Official Public Records, Travis County, Texas, for an angle point in the west line of the said (3.373 Acre) tract, for an angle point in the west line of the herein described tract;

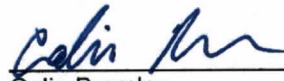
**THENCE: N 28°55'28" E 132.10 feet**, along the east line of said Polaris Condominiums, and the west line of the said (3.373 Acre) tract to a **½ inch iron rod found** for the Northeast corner of

Polaris Condominiums, for the Southeast of Polaris Avenue, a variable width right-of-way, for an angle point of the herein described tract;

**THENCE: N 28°58'39" E 54.39 feet**, along the east right-of-way line of Polaris Avenue, and west line of the said (3.373 Acre) tract, to a **½ inch iron rod found** for a Southerly Southeast corner of said Lot A, 8711 Burnet Road Section 2, same being at an angle point of the said (3.373 Acre) tract, for an angle point of the herein described tract;

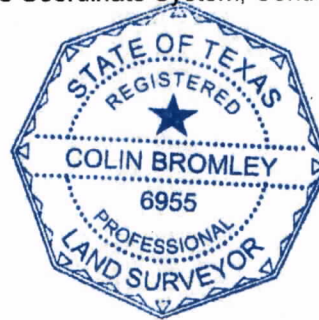
**THENCE: N 29°17'22" E 181.82 feet**, along an easterly line of said Lot A, and a westerly line of said (3.373 Acre) tract to the **POINT OF BEGINNING**, containing 3.372 Acres of land, more or less.

Bearings cited hereon are based on Texas State Plane Coordinate System, Central Zone (FIPS Code 4203), NAD 83.



10/01/24

Colin Bromley  
Registered Professional Land Surveyor No. 6955  
October 01, 2024  
ATS Engineers, Inspectors, Surveyors  
TBPLS FIRM REG. #10126000





# EXHIBIT "A"

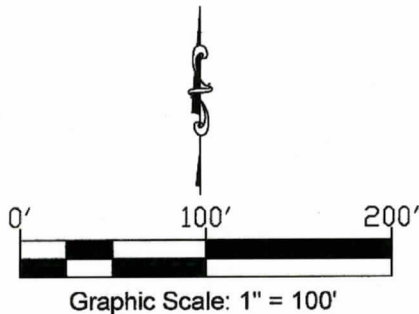
ATS Job # 24092501s

## SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

Reference: Lynd Living

Address: 2100 Polaris Avenue, Austin, TX

BEING 3.372 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE W. DAVIS SURVEY ABSTRACT NO. 15, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (3.373 ACRE) TRACT AS CONVEYED TO SB-POLARIS, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOC. NO. 2022008242, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS,



### Notes:

- 1) Surveyor makes no expressed or implied warranties as to the fee ownership of the property shown.
- 2) Directional control is based on the Texas State Plane Coordinate System, Central Zone (4203).

LEGEND	
●	1/2" (IRF) IRON ROD FOUND
○	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
⊙	MAG NAIL
△	CALCULATED POINT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY TEXAS
E.T.E.	ELECTRIC TELEPHONE EASEMENT
TCAD	TRAVIS COUNTY APPRAISAL DISTRICT (GEOGRAPHIC ID NO.)
P.O.B.	POINT OF BEGINNING
( )	RECORD INFORMATION

SURVEYED:

*Colin Bromley*  
COLIN BROMLEY, RPLS No. 6955

Client: Lynd Living

Field: MAlfaro

Date Field: 10/1/24

Tech: CCarter

Date Drawn: 10/14/24

Path: Projects\BULK\M-R\PolarisAve2100\Production\Dwgs\Boundary\_2100PolarisAve\_211112.dwg



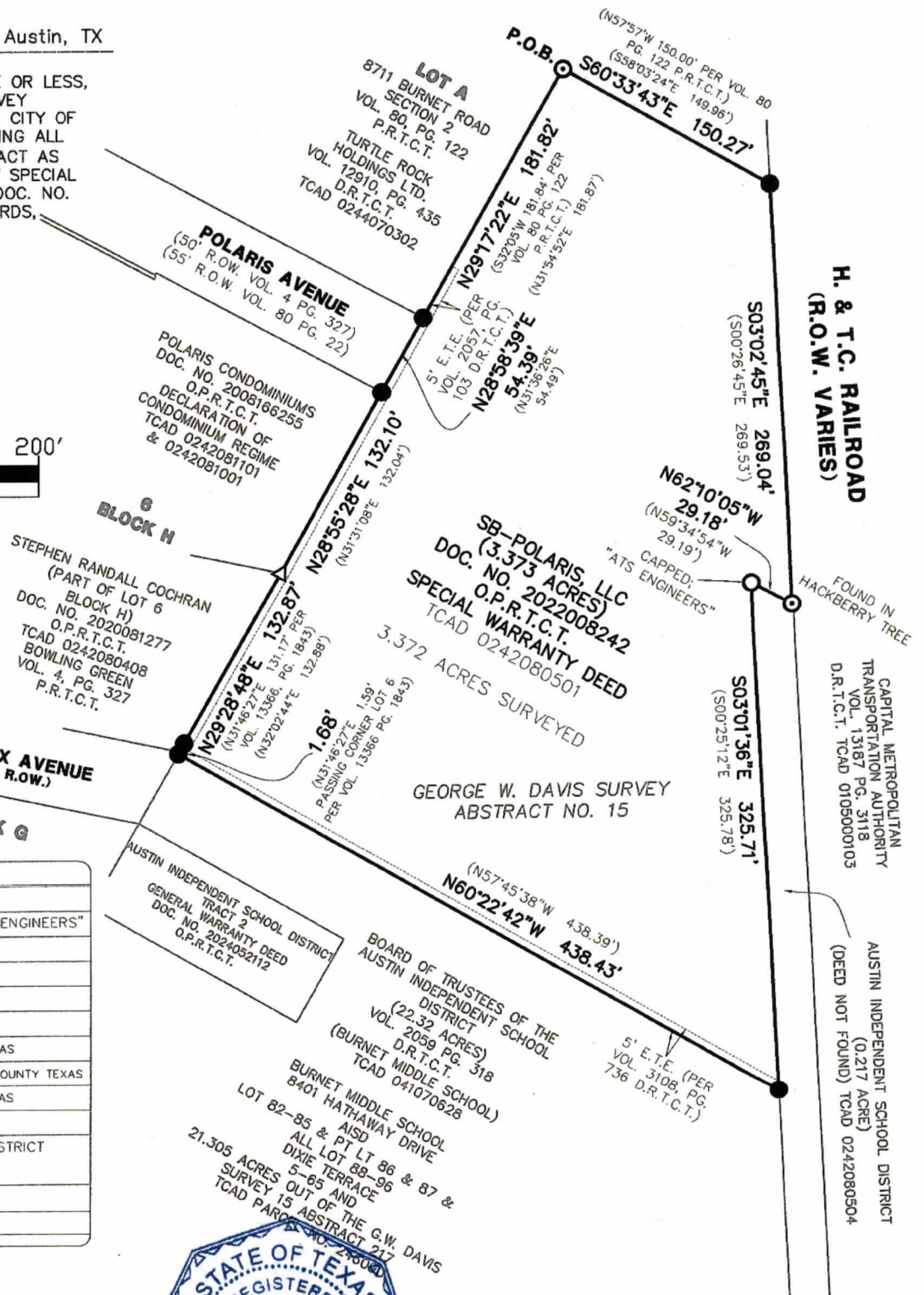
**ATS** Engineers  
Inspectors  
& Surveyors

www.ats-engineers.com

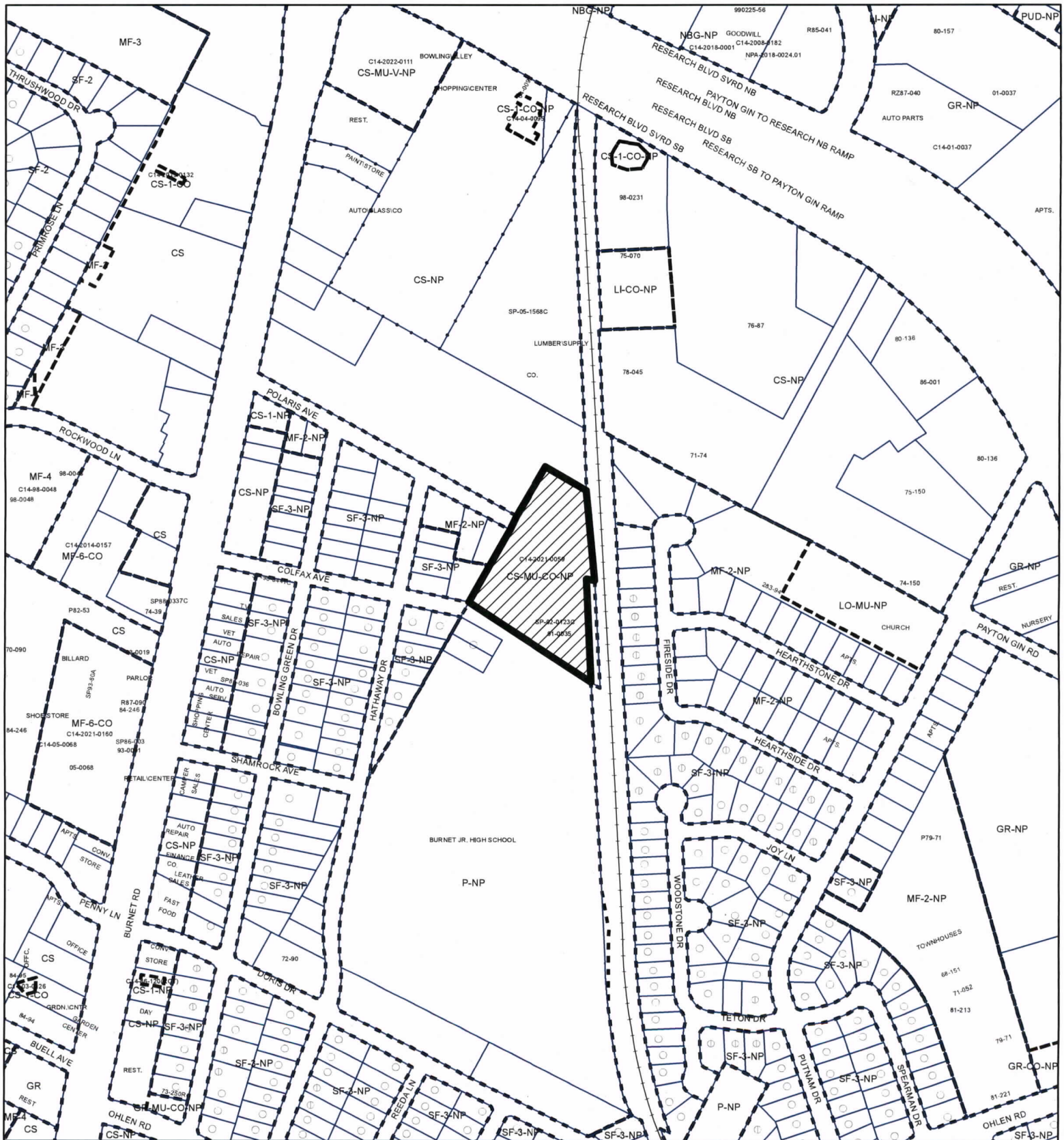
TBPLS FIRM REG. #10128000

4910 West Hwy 290  
AUSTIN, TEXAS 78735

(512) 328-6995  
FAX: (512) 328-6996










## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2024-0158

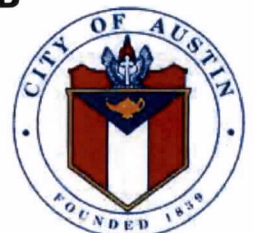


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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: 10/24/2024