

ORDINANCE NO. 20260924-085

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1801, 1803, AND 1805 WEST 35TH STREET IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-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 limited office-neighborhood plan (LO-NP) combining district to neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district on the property described in Zoning Case No. C14-2026-0048, on file at the Planning Department, as follows:

0.744 acres of land out of the T.J. Chambers Survey, Abstract No. 7, in the City of Austin, Travis County, Texas, being all of a called "Tract One" and "Tract Two" conveyed by deed recorded in Volume 12387, Page 401, Deed Records of Travis County, Texas, together with a 43.7 foot by 215 foot tract described in deed recorded in Document No. 2013218956, of the Official Public Records of Travis County, Texas, said 0.744 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1801, 1803, and 1805 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:

- (A) Service Station use is a prohibited use of the Property.
- (B) The maximum height of a building or structure on the Property shall not exceed 39 feet.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) 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 October 5, 2026.

PASSED AND APPROVED

September 24, 2026

§
§
§



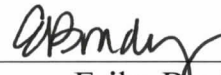
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

5725 West Hwy 290, Suite 103
Austin, Texas 78735

EXHIBIT "A"

T. J. CHAMBERS SURVEY, ABSTRACT NO. 7

**0.744 ACRES
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.744 ACRES (APPROXIMATELY 32,421 SQ. FT.) IN THE T. J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN TRAVIS COUNTY, TEXAS, BEING ALL OF TRACT 1 AND TRACT 2, CONVEYED TO RAY A. ZVONEK, ET EX, GEORGIANNA W. ZVONEK, IN VOLUME 12387, PAGES 401-405, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A CALLED 43.7 FOOT BY 215 FOOT TRACT DESCRIBED IN WARRANTY DEED TO JOAN JOHNSON CULVER RECORDED IN DOCUMENT NO. 2013218956, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.744 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Waterloo RPLS 4233" cap found on the south right-of-way line of West 35th Street, being the northeast corner of said Tract 1, and the northwest corner of said 43.7 foot by 215 foot tract;

THENCE South 75°50'03" East, with the south right-of-way line of West 35th Street, same being the north line of said 43.7 foot by 215 foot tract, a distance of 45.19 feet to a mag nail with "Chaparral" washer set being the northwest corner of said 43.7 foot by 215 foot tract and the herein described tract;

THENCE South 26°31'39" West, with the east line of said 43.7 foot by 215 foot tract along a jog in the south right-of-way line of West 35th Street, a distance of 6.29 feet to a 1/2" iron bolt found being the northwest corner of Lot 2, Mayberry Addition, a subdivision recorded in Volume 50, Page 100, Plat Records of Travis County, Texas, and an angle point in the east line of the herein described tract;

THENCE, with the common line of said 43.7 foot by 215 foot tract and said Lot 2, along a boundary line agreement recorded in Volume 3847, Page 1610, Deed Records of Travis County, Texas, the following two (2) courses and distances:

1. South 26°31'39" West, a distance of 102.69 feet to a 1/2" rebar found for an angle point in the east line of the herein described tract;

2. South 27°26'19" West, a distance of 107.85 feet to a 1/2" rebar with "Chaparral" cap set on the north line of Lot 8, Block 3, Bryker Woods "E", a subdivision recorded in Volume 4, Page 104, Plat Records of Travis County, Texas, being the southwest corner of said Lot 2 and the southeast corner of said 43.7 foot by 215 foot tract and the herein described tract;

THENCE North 76°05'25" West, with the north line of Lots 7 and 8, Block 3 of said Bryker Woods "E" subdivision, same being the south line of said 43.7 foot by 215 foot tract, a distance of 44.50 feet to a 1/2" rebar found on the north line of said Lot 7, being the southeast corner of said Tract 1, and the southwest corner of said 43.7 foot by 215 foot tract;

THENCE North 76°14'12" West, with the north line of Lots 5-7, Block 3 of said Bryker Woods "E" subdivision, same being the south line of said Tract 1 and Tract 2, a distance of 108.02 feet to a 1/2" rebar with "Chaparral" cap set on the north line of said Lot 5, being the southeast corner of a 50 foot by 210 foot tract conveyed to Betty R. Brady in Volume 7919, Page 530, Deed Records of Travis County, Texas, and the southwest corner of said Tract 2 and the herein described tract;

THENCE North 26°49'57" East, with the common line of said 50 foot by 210 foot tract and said Tract 2, a distance of 217.68 feet to a 1/2" rebar with an illegible plastic cap found on the south right-of-way line of West 35th Street being the northeast corner of said 50 foot by 210 foot tract and the northwest corner of said Tract 2 and the herein described tract, from which a 1/2" rebar with "Early" cap found being the northwest corner of said 50 foot by 210 foot tract bears North 75°50'09" West a distance of 51.07 feet;

THENCE South 75°50'03" East, with the south right-of-way line of West 35th Street, same being the north line of said Tract 1 and Tract 2, a distance of 107.69 feet to the **POINT OF BEGINNING** and containing 0.744 acre of land, more or less.

Surveyed on the ground on May 14, 2026.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from real-time kinematic (RTK) virtual reference station (VRS).

Attachments: Survey Drawing 1931-010-TT 1801-1805

Michael Bohuslav
Michael S. Bohuslav
Registered Professional Land Surveyor
State of Texas No. 7229
TBPELS Firm No. 10124500

06/03/2026
Date

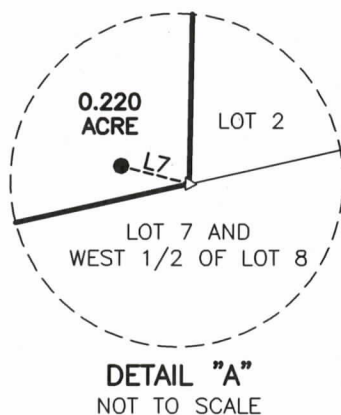


REFERENCES
TCAD Parcel Nos. 120329 and 120331

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF 0.744 ACRES
(APPROXIMATELY 32,421 SQ. FT.) IN THE GEORGE W. SPEAR LEAGUE, ABSTRACT NO. 697,
IN TRAVIS COUNTY, TEXAS, BEING ALL OF TRACT 1 AND TRACT 2, CONVEYED TO RAY A.
ZVONEK, ET EX, GEORGIANNA W. ZVONEK, IN VOLUME 12387, PAGES 401-405, DEED
RECORDS OF TRAVIS COUNTY, TEXAS, AND A CALLED 43.7 FOOT BY 215 FOOT TRACT
DESCRIBED IN WARRANTY DEED TO JOAN JOHNSON CULVER RECORDED IN DOCUMENT NO.
2013218956, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^{ER} 1/2" REBAR WITH "EARLY" CAP FOUND
- ^{WL} 1/2" REBAR WITH "WATERLOO RPLS 4233" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ 60D NAIL FOUND
- ⊗ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ⊙ 1/2" IRON BOLT FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°50'03"E	45.19'
(L1)	(S74°29'00"E)	(45.45')
L2	S26°31'39"W	6.29'
(L2)	(S28°33'00"W)	(6.38')
L3	S76°05'25"E	44.50'
(L3)	(S73°50'00"E)	(45.50')
L4	S75°55'52"E	91.62'
L5	N75°50'09"W	51.07'
L6	S26°47'35"W	216.87'
(L6)	(N29°03'00"W)	(216.67')
L7	N48°52'22"W	1.74'

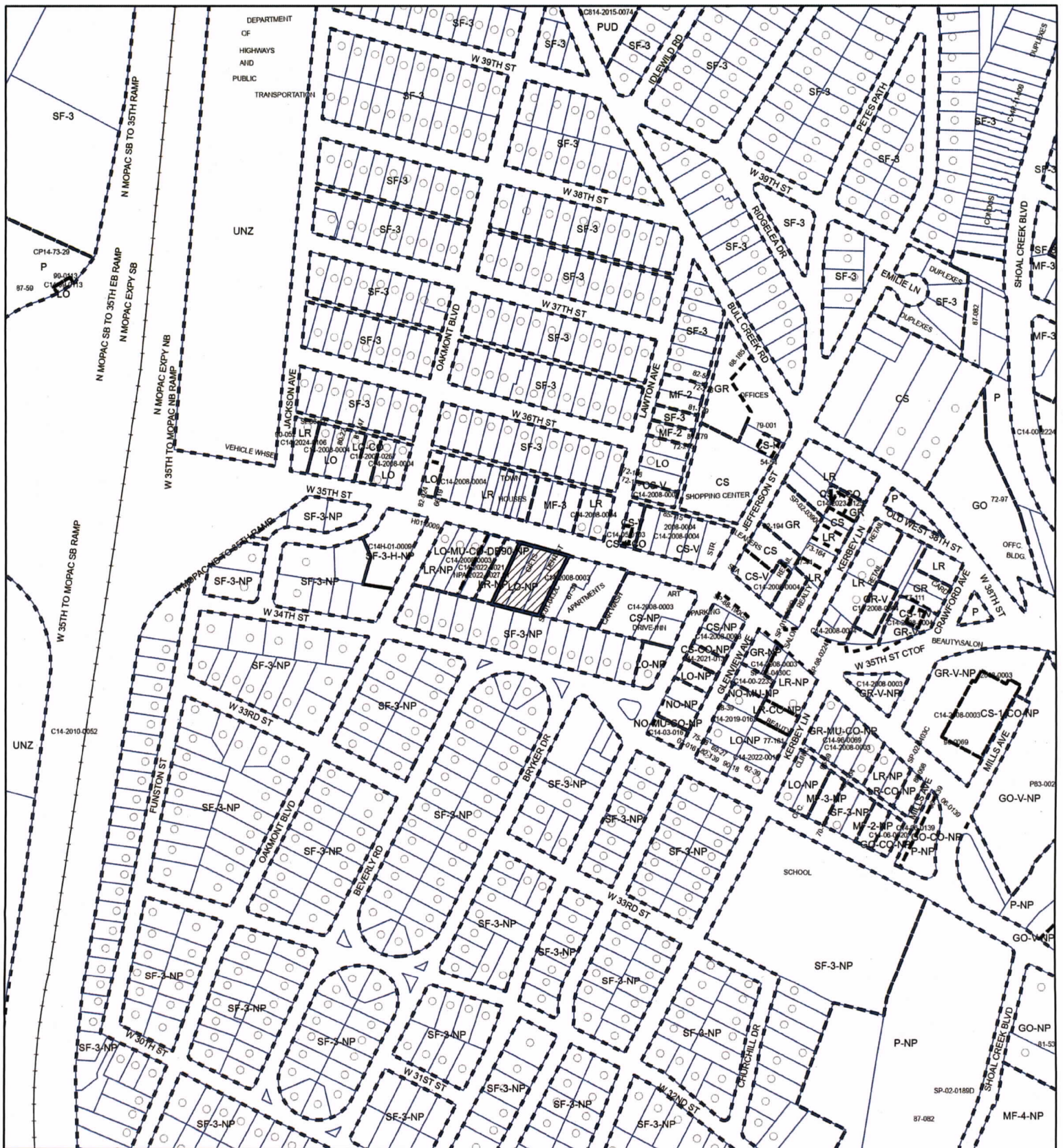


Michael Bohuslav
08/28/26

Chaparral

DATE OF SURVEY: 05/14/26
PLOT DATE: 08/28/26
DRAWING NO.: 1931-010-ZN3
PROJECT NO.: 1931-010
T.B.P.E.L.S. FIRM NO. 10124500
DRAWN BY: MB
SHEET 1 OF 2

Chaparral



ZONING

ZONING CASE#: C14-2026-0048

EXHIBIT "B"



-  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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Austin

Created: 6/18/2026