ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8605, 8607, AND 8613 NORTH LAMAR BOULEVARD AND 604, 606, 608, AND 706 BEAVER STREET 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 GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-V-CO-DB90-NP) COMBINING DISTRICT ON TRACT 1, FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-V-CO-DB90-NP) COMBINING DISTRICT, WITH A MODIFICATION OF THE GROUND FLOOR COMMERCIAL REQUIREMENT, ON TRACT 2, AND FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED OFFICE-DENSITY BONUS 90-NEIGHBORHOOD PLAN (LO-DB90-NP) COMBINING DISTRICT, WITH A MODIFICATION OF THE GROUND FLOOR COMMERCIAL REQUIREMENT, ON TRACT 3.

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 general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district on Tract 1, from general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district, with a modification of the ground floor commercial requirement, on Tract 2, and from family residence-neighborhood plan (SF-3-NP) combining district to limited office-density bonus 90-neighborhood plan (LO-DB90-NP) combining district, with a modification of the ground floor commercial requirement, on Tract 3. on the property described in Zoning Case No. C14-2026-0030, on file at the Planning Department, as follows:

DRAFT

Tract 1:
LOTS 3 AND 4, BLOCK 2, FISKVILLE SCHOOL ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 169, of the Plat Records of Travis County, Texas; and

Tract 2:
A 0.2962 acre tract of land, being all of LOT 5 less the west 142 feet, BLOCK 2, FISKVILLE SCHOOL ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 168, said 0.2962 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,

Tract 3:
LOTS 6 AND 7, BLOCK 2, FISKVILLE SCHOOL ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 169, of the Plat Records of Travis County, Texas; and

(Tract 1, Tract 2 and Tract 3, collectively, the "Property"),

locally known as 8605, 8607, and 8613 North Lamar Boulevard and 604, 606, 608, and 706 Beaver Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. Tract 1 and Tract 2 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following uses are prohibited uses of Tract 1 and Tract 2:

Automotive Repair services	Automotive Sales
Automotive washing (of any type)	Hotel-Motel
Drive-in Service as an accessory use to a commercial use	

PART 3. Except as specifically restricted under this ordinance, Tract 1 and Tract 2 may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. Tract 1 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.

DRAFT

PART 5. Except as specifically provided in this Part 5, Tract 2 and Tract 3 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:

A building is not required to be designed with one or more commercial or civic uses located along the principal street and on the ground floor.

PART 6. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20100624-112 that established zoning for the Georgian Acres Neighborhood Plan.

PART 7. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

§
§
_____, 2026 § _____
Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas
City Attorney

Erika Brady
City Clerk

DRAFT

Exhibit "A"

ZONING EXHIBIT

LOT 5 LESS THE WEST 142 FEET
BLOCK NO. 2 FISKVILLE SCHOOL ADDITION
VOLUME 4, PAGE 169
PLAT RECORDS, TRAVIS COUNTY, TEXAS

0 30 60
SCALE: 1" = 30'

LEGEND

△	CALCULATED POINT
———	DEED LINE
— — —	ADJOINER LINE
VOL. PG.	VOLUME AND PAGE
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
POB	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

FIELD NOTE DESCRIPTION

A 0.2962 ACRE TRACT OF LAND BEING ALL OF LOT 5 LESS THE WEST 142 FEET, BLOCK NO. 2, FISKVILLE SCHOOL ADDITION, AS RECORDED IN VOLUME 4, PAGE 169, PLAT RECORDS, TRAVIS COUNTY, TEXAS (P.R.T.C.), TO 8609 N LAMAR LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 01, 2021, AS RECORDED IN DOCUMENT NO. 2021244294, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.), AS SURVEYED BY SURVEY WORKS, LLC ON NOVEMBER 02, 2026, PROJECT NO. 26-0121, ALL BEARINGS PER FISKVILLE SCHOOL ADDITION (PLAT OF RECORD), DISTANCES IN U.S. SURVEY FEET, THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF THE LIKE DATE, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on the northeast right of way line (R.O.W.) line of Beaver Street ((Ferncroft Street) 50 foot R.O.W.), at the south corner of said Lot 5, common with the west corner of Lot 6 of said Block No. 2, for the south corner of the herein described tract;

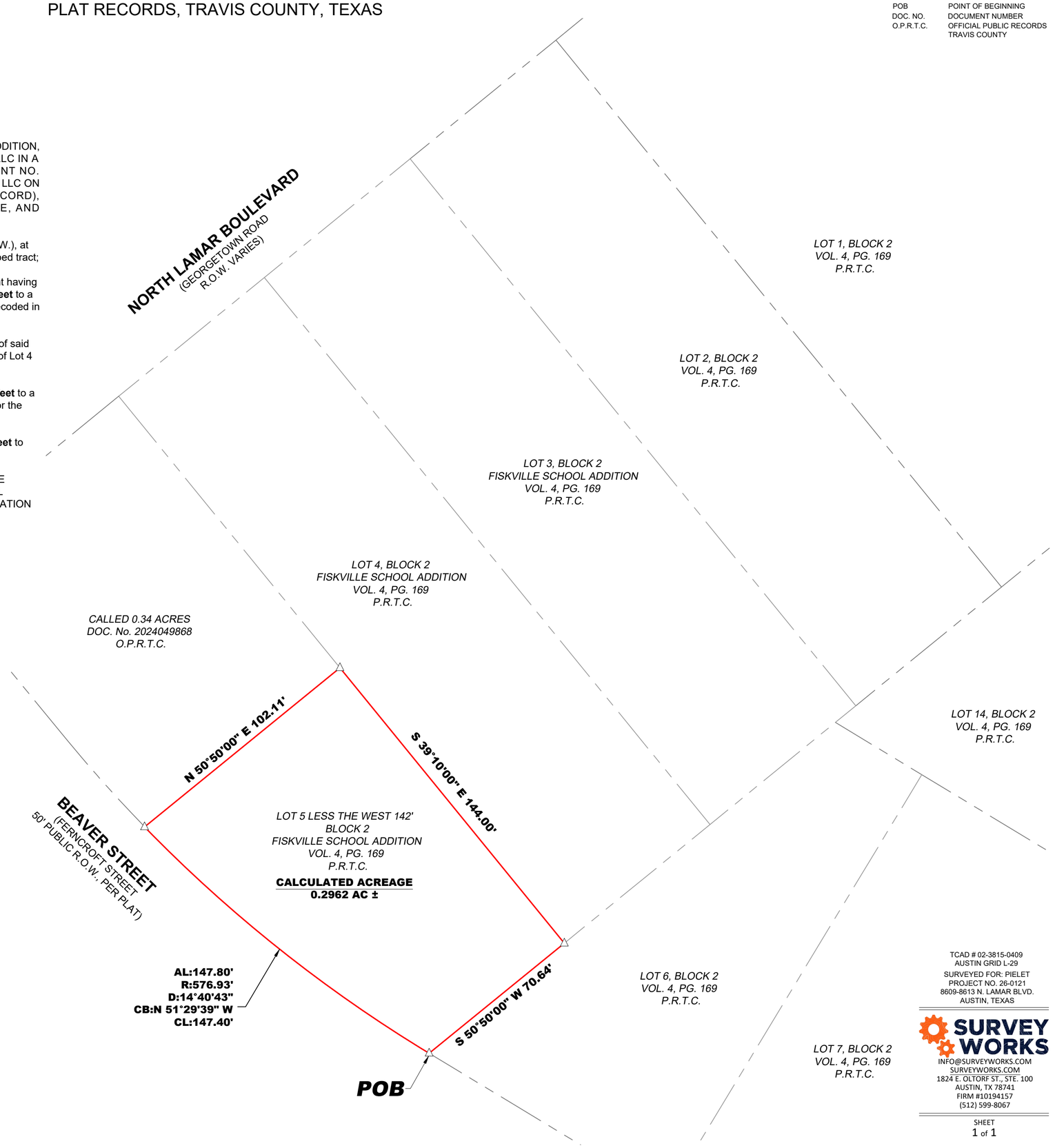
Thence, along the northeast R.O.W. line of Beaver Street, common with the southwest line of said Lot 5, along a curve to the right having an arc length of 147.80 feet, a radius of 576.93 feet, a central angle of 14°40'43" and a chord that bears **N 51°29'39" W, 147.40 feet** to a calculated point, at the west corner of Lot 5 less the west 142 feet, common with the south corner of a called 0.34 acre tract, as recoded in Document No. 2024049868 O.P.R.T.C., for the west corner of the herein described tract;

Thence, **N 50°50'00" E** departing the northeast R.O.W. line of Beaver Street, over an across said Lot 5, along the southeast line of said 0.34 acre tract a distance of **102.11 feet** to a calculated point on the northeast line of said Lot 5, common with the southwest line of Lot 4 of said Block No. 2, at the east corner of said 0.34 acre tract, for the north corner of the herein described tract;

Thence, **S 39°10'00" E** along the northeast line of said Lot 5, common with the southwest line of said Lot 4 a distance of **144.00 feet** to a calculated point on the northwest line of said Lot 6, at the east corner of said Lot 5, common with the south corner of said Lot 4, for the east corner of the herein described tract;

Thence, S 50°50'00" W along the southeast line of said Lot 5, common with the northwest line of said Lot 6 a distance of **70.64 feet** to the **POINT OF BEGINNING**, in all containing 0.2962 acres of land, more or less.

NOTE: 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.



DATUM & BEARING BASIS

BEARINGS BASED ON SUBJECT PLAT
VOLUME 4, PAGE 169 P.R.T.C.
DISTANCES IN US SURVEY FEET (GRID).

I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF TEXAS
REGISTERED
JAD DUPLECHAIN
6906
PROFESSIONAL
LAND SURVEYOR

JAD DUPLECHAIN, R.P.L.S. NO. 6906 NOVEMBER 02, 2026

DRAWN BY:BB REVIEWED BY:JAD

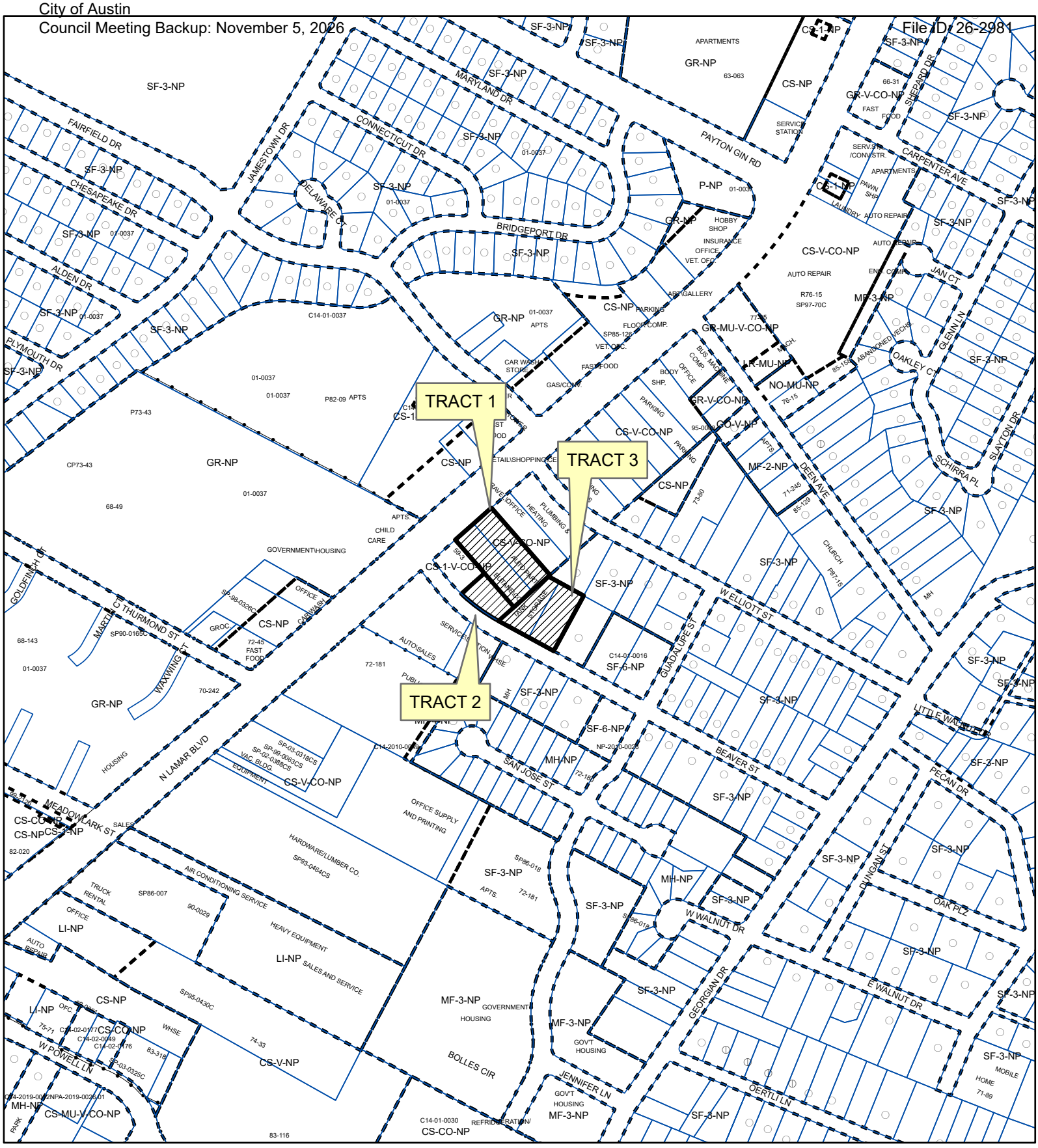
REVISION #:

SHEET SIZE = 18"X24"

TCAD # 02-3815-0409
AUSTIN GRID L-29

SURVEYED FOR: PIELET
PROJECT NO. 26-0121
8609-8613 N. LAMAR BLVD.
AUSTIN, TEXAS

SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1824 E. OLTORF ST., STE. 100
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067



ZONING

ZONING CASE#: C14-2026-0030

Exhibit "B"

N

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: 10/29/2026