

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 301 1/2 NORTH LAMAR BOULEVARD FROM DOWNTOWN MIXED USE (DMU) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90 (CS-MU-V-CO-DB90) 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 downtown mixed use (DMU) base district to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-MU-V-CO-DB90) combining district on the property described in Zoning Case No. C14-2025-0120, on file at the Planning Department, as follows:

Being a 0.261 acre tract of land being a portion of LOTS 14, 15, and 16, BLOCK 4, RAYMOND PLATEAU, DIVISION Z, of the Outlots of the City of Austin, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Book 1, Page 30, of the Plat Records of Travis County, Texas, , said 0.261 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 301 1/2 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:

Off-Site Accessory Parking	Outdoor Sports and Recreation
Service Station	Vehicle Storage

(B) The following uses are prohibited uses of the Property:

Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Building Maintenance Services
Campground	Commercial Blood Plasma Center
Construction Sales and Services	Convenience Storage

Property Description - 0.261 ACRE TRACT

BEING a 0.261-acre (11,380 square feet) tract of land situated in the City of Austin, Travis County, Texas, being out of Lot 14, Lot 15 and Lot 16, Block 4, Subdivision of the Raymond Plateau Division Z of the Outlots of the City of Austin, a Subdivision recorded in Book 1, Page 30 of the Plat Records of Travis County, Texas, being that same 0.261 acre Tract "A" conveyed to Perry Lorenz, recorded in Document No. 2015170720, Travis County Official Public Records; in all, said 0.261-acre tract being more particularly described by as follows:

BEGINNING at a 3/4-inch iron rod (bent) found at the intersection of the east right-of-way line of North Lamar Boulevard and the north right-of-way line of West 3rd Street for the southwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, with said east right-of-way line, North 19 degrees 24 minutes 05 seconds East, 108.37 feet to a 5/8-inch iron rod with cap stamped "CP&Y" found for the westerly corner of Lot 2-A, South Block – FLR II Subdivision, Resubdivision of Lot 1, Block 4, Resubdivision of Lots 2-8 and a portion of Lots 1, 9-16, Block 4 Raymond Plateau Subdivision, recorded in Document Number 201200071, Travis County Official Public Records, coincident with the northwest corner of the herein described tract;

THENCE, departing said east right-of-way line, with the south line of said Lot 2-A, same being the north line of the herein described tract, South 67 degrees 38 minutes 02 seconds East, 108.27 feet to the northwest corner of a called 0.623-acre tract conveyed to Spring Austin Partners LTD, recorded in Document No. 2006238609 of said Official Public Records, coincident with the northeast corner of the herein described tract;

Thence, with the west line said 0.623-acre tract, South 22 degrees 39 minutes 40 seconds West, 108.14 feet to the point on the north right-of-way line of West 3rd Street, for the southeast corner of the herein described tract;

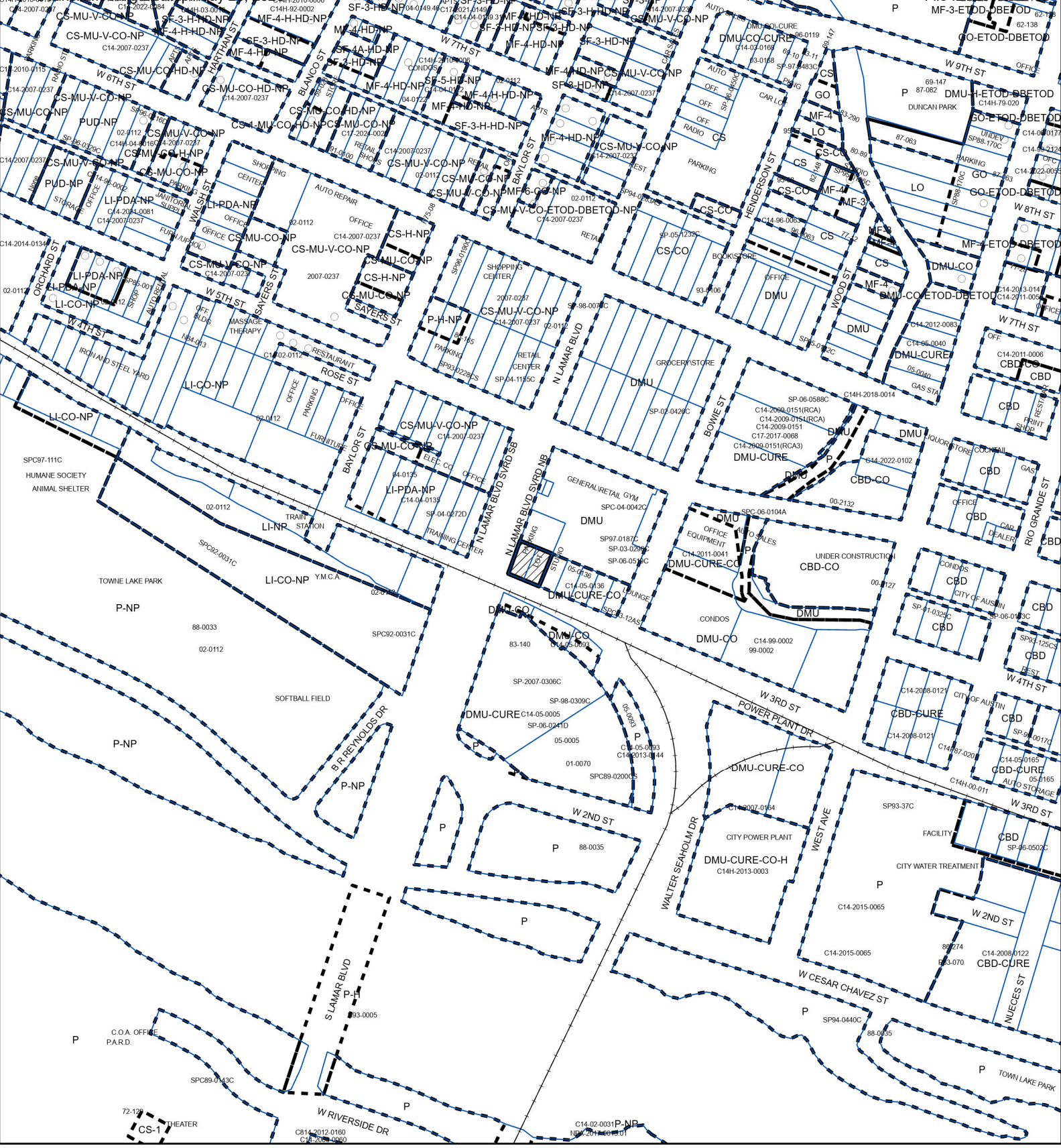
Thence, with said north right-of-way line of West 3rd Street, North 67 degrees 41 minutes 02 seconds West, 102.11 feet to the **POINT OF BEGINNING**, containing 0.261 acres (11,380 square feet) of land, more or less.

Bearings are based on the Texas State Plane Coordinate System for the Central Zone (4203) NAD83, 2011 adjustment.

This document was prepared under 22 TAC § 138.95 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.






11/12/2025

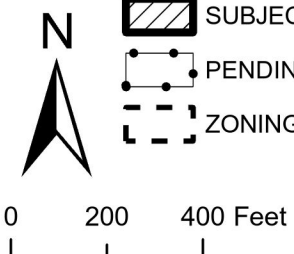


ZONING

ZONING CASE#: C14-2025-0120

EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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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.

