

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1326 AND 1328 LAMAR SQUARE DRIVE FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT AND MULTIFAMILY RESIDENCE HIGH DENSITY (MF-5) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) 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 multifamily residence moderate-high density (MF-4) base district and multifamily residence high density (MF-5) base district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2025-0028.SH, on file at the Planning Department, as follows:

A 0.579 acre tract of land situated in the Isaac Decker Survey, Abstract No. 8, in the City of Austin, Travis County, Texas, being all of LOT 9A, RESUBDIVISION OF LOTS 8 AND 9, BLOCK "A", SOUTH LAMAR SQUARE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 39, Page 47, of the Plat Records of Travis County, Texas, and being all of LOT 10-A, BLOCK "A", RESUBDIVISION OF LOTS 10 AND 11, BLOCK A, SOUTH LAMAR SQUARE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 44, Page 21, of the Plat Records of Travis County, Texas, said LOTS 9A and 10-A being the same tracts conveyed by deed recorded in Document No. 2023100723 of the Official Public Records of Travis County, Texas, said 0.579 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, (the "Property"),

locally known as 1326 and 1328 Lamar Square Drive 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:

Alternative Financial Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Campground	Commercial Off-Street Parking
Construction Sales and Services	Convenience Storage
Custom Manufacturing	Equipment Repair Services
Equipment Sales	Exterminating Services
Funeral Services	Indoor Crop Production
Indoor Sports and Recreation	Laundry Services
Limited Warehousing and Distribution	Monument Retail Sales
Off-Site Accessory Parking	Outdoor Sports and Recreation
Pawn Shop Services	Pedicab Storage and Dispatch
Research Services	Service Station
Urban Farm	Vehicle Storage

**PART 3.** 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 and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

_____	§	_____
_____	§	_____
_____, 2025	§	_____
		Kirk Watson
		Mayor

<b>APPROVED:</b> _____	<b>ATTEST:</b> _____
Deborah Thomas	Myrna Rios
Interim City Attorney	City Clerk



912 S. Capital of Texas Hwy., Suite 300  
Austin, Texas 78746  
Tel: 512.441.9493  
[www.quiddity.com](http://www.quiddity.com)

## LEGAL DESCRIPTION

BEING a 0.579-acre tract of land situated in the Isaac Decker Survey Abstract No. 8, City of Austin, Travis County, Texas, being all of Lot 9-A of the Resubdivision of Lots 8 & 9 Block "A" South Lamar Square Subdivision as shown on a plat in Volume 39, Page 47 of the Plat Records of Travis County, Texas and being all of Lot 10-A of the Resubdivision of Lots 10 and 11, Block A, South Lamar Square Subdivision as shown on a plat in Volume 44, Page 21 of the Plat Records of Travis County, Texas, said Lots 9-A and 10-A being the same Tract 1: 1326 Lamar Square and Tract 2: 1328 Lamar Square as described in a Special Warranty Deed to FC AUSTIN FIFTEEN HOUSING CORPORATION in Document No. 2023100723 of the Official Public Records of Travis County, Texas; said 0.579-acre tract of land being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

**BEGINNING:** at a 1/2-inch iron rod found on the northwestern line Lamar Square Drive (60' R.O.W.) as shown on a plat of South Lamar Square Subdivision in Volume 35, Page 22 of the Plat Records of Travis County, Texas, for the Southeastern corner of said Lot 10-A, the Northeastern corner of Lot 11-A as shown in said plat in Volume 44, Page 21 of the Plat Records of Travis County, Texas, for the southeastern corner of this herein described tract, from which a Mag Nail with shiner set for a corner of said Lot 11-A, a corner of said Lamar Square Drive bears South 27°14'16" West a distance of 14.76 feet;

**THENCE:** North 62°54'35" West a distance of 131.80 feet along the southwestern line of said Lot 10-A, the northeastern line of said Lot 11-A to a 1/2-inch iron rod found on the southeastern line of the Ashton Green Condominiums as described in a Condominium Declaration for Ashton Green Condominium Project in Volume 8884, Page 735 of the Real Property Records of Travis County, Texas, for the southwestern corner of said Lot 10-A, the northwestern corner of said Lot 11-A for the southwestern corner of this herein described tract, from which a 5/8-inch iron rod with cap stamped "Quiddity Eng" set for a corner of said Lot 11-A bears South 29°42'08" West a distance of 33.50 feet;

**THENCE:** North 29°42'08" East a distance of 20.52 feet along the northwestern line of said Lot 10-A, the southeastern line of the said Ashton Green Condominium Project to a 5/8-inch iron rod with cap stamped "Quiddity Eng" set for a corner of said Lot 10-A, the northeastern corner of the said Ashton Green Condominium Project, the southeastern corner of Lot 5 of the J.W. Templer Subdivision as shown on a Plat in Volume 3, Page 188 and being the same tract of land as described in a General Warranty Deed to Kyle W. Kinsel in Document No. 2018146151 of the Official Public Records of Travis County, Texas, for a corner of this herein described tract, from which a 1/2-inch iron rod with cap stamped "Holt Carson" found bears North 51°13'46" West a distance of 2.40 feet;



**THENCE:** North 26°45'08" East continuing along the northwestern line of said Lot 10-A, the northwestern line of said Lot 9-A, the southeastern line of said Lot 5, the southeastern line of Lot 7 of the said J.W. Templer Subdivision, being the same tract of land for Kinney Lofts Condominiums in Document No. 2004117128 of the Official Public Records of Travis County, Texas, at 79.43 feet pass a 1/2-inch iron rod found for the northwestern corner of said Lot 10-A, the southwestern corner of said Lot 9-A, at 105.46 feet pass a calculated point for the northeastern corner of said Lot 5, the southeastern corner of said Lot 7 from which a 3/4-inch iron pipe found bears North 62°55'47" West a distance of 1.42 feet; continuing along said line a **distance in all of 171.43 feet** to a 1/2-inch iron rod found for the northwestern corner of said Lot 9-A, the southwestern corner of Lot 8-A in said plat in Volume 39, Page 47, for the northwestern corner of this herein described tract;

**THENCE:** South 62°45'44" East a distance of 132.37 feet along the northeastern line of said Lot 9-A, the southwestern line of said Lot 8-A to a 5/8-inch iron rod with cap stamped "Quiddity Eng" set on the northwestern line of said Lamar Square Drive, for the northeastern corner of said Lot 9-A, the southeastern corner of said Lot 8-A, for the northeastern corner of this herein described tract, from which a Mag Nail with shiner stamped "Quiddity Eng" set for a corner of said Lamar Square Drive, a corner of said Lot 8-A bears North 27°14'16" East a distance of 23.65 feet;

**THENCE:** South 27°14'16" West along the western line of said Lamar Square Drive, at 92.00 feet pass a calculated point for the southeastern corner of said Lot 9-A, the northeastern corner of said Lot 10-A, at 171.75 feet pass a 1/2-inch iron rod found, a **distance in all of 191.59 feet** to the **POINT OF BEGINNING and CONTAINING** an area of 0.579-acres of land.

Bearing Basis:

All bearings shown are based on Texas Coordinate System, Central Zone, NAD 83. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000560025, Units: U.S. Survey Feet.

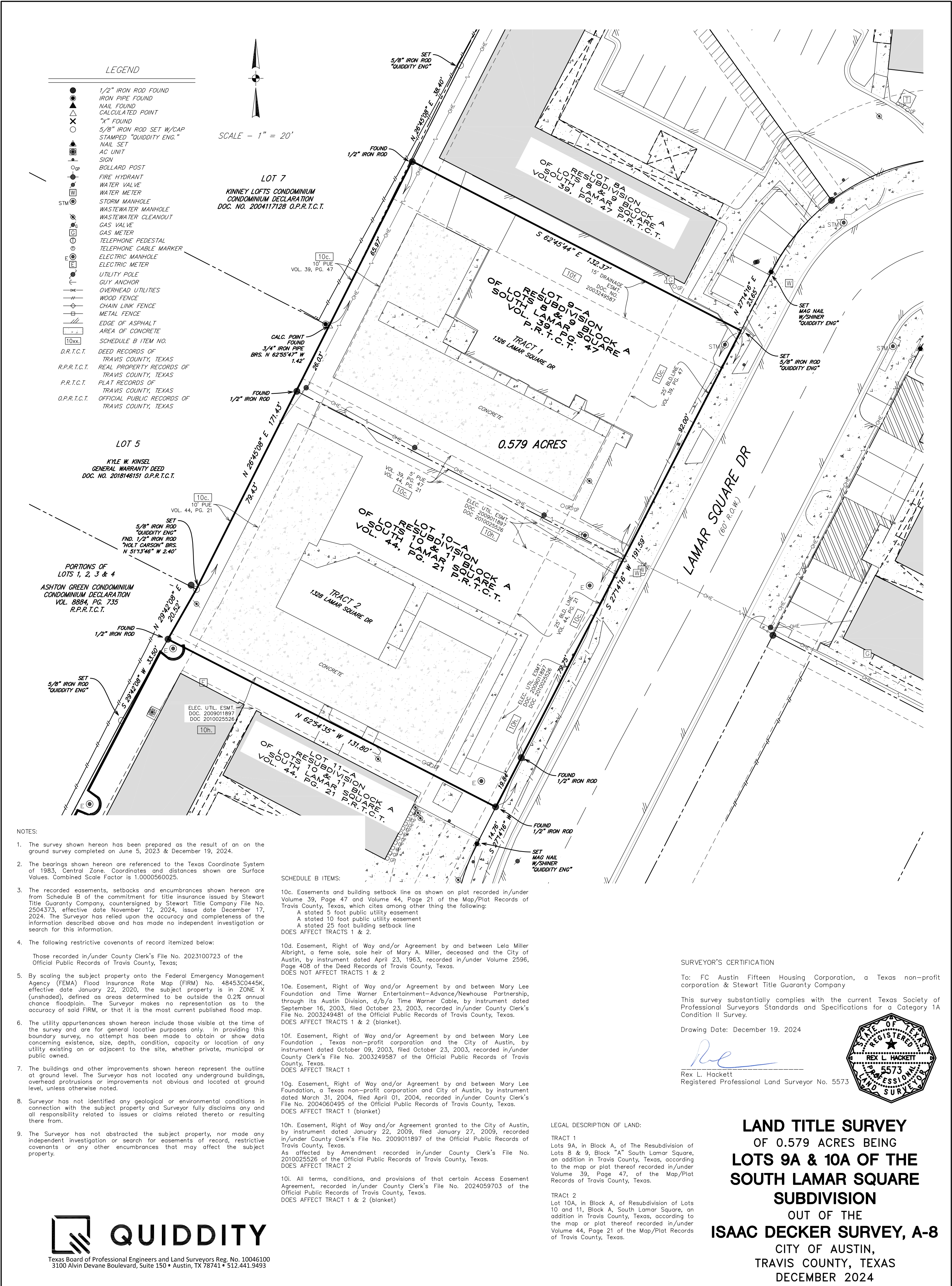
A handwritten signature in blue ink, appearing to read "R. Hackett".

Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
[rhackett@quiddity.com](mailto:rhackett@quiddity.com)

02-13-2025

Date







**Created: 2/20/2025**

$$1'' = 400'$$