

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2319, 2321, 2323, 2323 1/2, AND 2349 SOUTH LAMAR BOULEVARD AND 2421 BLUEBONNET LANE FROM LIMITED OFFICE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (LO-V-CO) COMBINING DISTRICT TO LIMITED OFFICE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (LO-V-CO) COMBINING DISTRICT ON TRACT 1 AND FROM COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-V-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-V-CO) COMBINING DISTRICT ON TRACT 2, TO CHANGE A CONDITION OF ZONING.**

**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-vertical mixed use building-conditional overlay (LO-V-CO) combining district to limited office-vertical mixed use building-conditional overlay (LO-V-CO) combining district on Tract 1 and from community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district to community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district on Tract 2 on the property described in Zoning Case No. C14-2025-0063, on file at the Planning Department, as follows:

Tract 1

0.277 acres of land out of the Isaac Decker League, situated in the City of Austin, Travis County, Texas, and being a portion of that certain 0.295 acre tract conveyed by deed recorded in Document No. 2015083215 of the Official Public Records of Travis County, Texas, said 0.277 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

Tract 2

1.581 acres of land out of the Isaac Decker League, situated in the City of Austin, Travis County, Texas, and being the tracts conveyed by deed recorded in Document No. 2015083215 of the Official Public Records of Travis County, Texas, said 1.581 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance,

(Tract 1 and Tract 2, collectively, the “Property”),

locally known as 2319, 2321, 2323, 2323 1/2, And 2349 South Lamar Boulevard And 2421 Bluebonnet Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

**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 prohibited uses of Tract 2:

Adult-Oriented Businesses	Alternative Financial Services
Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Drop-Off Recycling Collection Facility
Exterminating Services	Funeral Services
Pawn Shop Services	Service Station

(B) Drive-in service use is prohibited as an accessory use to commercial uses on the Property.

(C) Except as otherwise provided, ground floor commercial use on the Property is limited to 18,000 square feet. If the ground floor commercial use includes a food sales use that is more than 10,000 square feet, then ground floor commercial use on the Property is limited to 25,000 square 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 limited office (LO) base district on Tract 1 and the community commercial (GR) base district on Tract 2, 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	Erika Brady
City Attorney	City Clerk

## EXHIBIT "A"

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com) 512-905-4369

0.277 ACRE  
ISAAC DECKER LEAGUE  
AUSTIN, TEXAS

FILE NO. 2019.059  
PROJECT: 008-01  
DATE: 08/21/2019

### DESCRIPTION

0.277 ACRE OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 0.295 ACRE TRACT (CALLED "TRACT 3") CONVEYED TO JAMES T ROSS, BY DEED OF RECORD IN DOCUMENT NO. 2015083215, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.277 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found at the southwest corner of Lot 1, Precision Addition, a subdivision of record in Volume 89, Page 322, of the Plat Records of Travis County, Texas; being the northwest corner of that certain 1.051 acre tract conveyed to Boulevard City Homes, LP, by Deed of record in Document No. 2015006822, of said Official Public Records, also being the southeast corner of that certain 46,513 square foot tract (called "Tract 2") conveyed to James T Ross, by said Deed of record in Document No. 2015083215, of said Official Public Records, for the northeasterly corner of said 0.295 acre tract and hereof;

**THENCE**, S29°39'41"W, along the northwest line of said 1.051 acre tract, being the southeast line of said 0.295 acre tract, a distance of 185.18 feet to a 1/2-inch iron rod found at the southeast corner of that certain 726 square foot tract conveyed to the City of Austin, by Deed of record in Document No. 2005128455, of said Official Public Records, being in the northeast right-of-way line of Bluebonnet Lane (r.o.w. varies), for the most southerly corner hereof, from which a mag nail with "Chaparral Boundary" shiner found bears S23°08'24"W, a distance of 2.14 feet;

**THENCE**, N27°33'07"W, over and across said 0.295 acre tract, along said northeast right-of-way line of Bluebonnet Lane, being the east line of said 726 square foot tract, a distance of 143.16 feet to a 1/2-inch iron rod with "Meenach" cap found at the northeast corner of said 726 square foot tract, being the southeast corner of that certain 272 square foot tract conveyed to the City of Austin, by Deed of record in Document No. 2005128454, of said Official Public Records, being in the north line of said 0.295 acre tract, also being the south line of said 46,513 square foot tract, for the northwesterly corner hereof;

**THENCE**, leaving said northeast right-of-way line, along the south line of said 46,513 square foot tract, being the north line of said 0.295 acre tract, the following three (3) courses and distances:

1. N65°24'37"E, a distance of 58.65 feet to a 1/2-inch iron rod found, for an angle point;

2. N87°56'22"E, a distance of 25.89 feet to a 1/2-inch iron rod with "Wallace Group" cap found, for an angle point;
3. N83°43'12"E, a distance of 79.13 feet to the **POINT OF BEGINNING**, and containing 0.277 acre (12,088 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2018, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420



# LEGEND

- 1/2-INCH IRON ROD FOUND (UNLESS NOTED)
- ⊗ CUT "X" IN CONCRETE FOUND
- ▲ HILTI NAIL FOUND (HEAD SHEARED OFF)
- ⊙ COTTON GIN SPINDLE FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901"  
STAINLESS STEEL CAP SET

**SOUTH LAMAR BLVD.**  
(R.O.W. VARIES)

JAMES T ROSS  
46,513 SQUARE FEET  
DOC. NO. 2015083215  
(0.979 ACRE)

LOT 1  
PRECISION ADDITION  
VOL. 89, PG. 322  
(0.501 ACRE)

LOT "A"  
F.M. DEL CURTO  
RESUBDIVISION  
VOL. 13, PG. 62

**2323 SOUTH LAMAR, LTD.**  
1.858 ACRES  
DOC. NO. 2018145176

POINT OF  
BEGINNING

**BLUEBONNET LANE**  
(R.O.W. VARIES)

N87°56'22"E  
25.89'

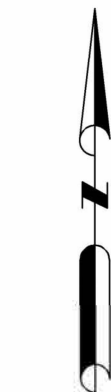
N83°43'12"E  
79.13'

N65°24'37"E  
58.65'  
JAMES T ROSS  
0.295 ACRES  
(SAVE AND EXCEPT 726 SQ. FT.)  
DOC. NO. 2015083215  
(0.256 ACRE)

**0.277 ACRE**  
(12,088 SQ. FT.)

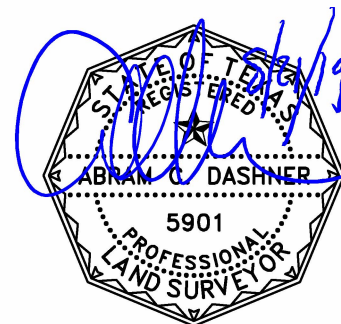
**WESTGREEN BLUE WILLOW, LTD.**  
1.035 ACRES  
DOC. NO. 2018093048

LOT "B-1"  
F.M. DEL CURTO RESUBDIVISION  
OF TRACT B OF F.M. DEL CURTO  
VOL. 17, PG. 90



## BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE,  
UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING  
REFERENCE NETWORK.



CHECKED BY: AD		0.277 ACRE OUT OF THAT CERTAIN 1.858 ACRE TRACT CONVEYED TO 2323 SOUTH LAMAR, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2018145176, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.	3701 VINELAND LLC  3701 Vineland Drive Austin, TX 78722 abe@rpls5901.com 512-905-4369	2323 SOUTH LAMAR
JOB NUMBER: 009-01	ISSUE DATE: 07/08/25			
SHEET:  1    OF    1		AREA EXHIBIT		

## EXHIBIT "B"

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com) 512-905-4369

1.581 ACRES  
ISAAC DECKER LEAGUE  
AUSTIN, TEXAS

FILE NO. 2019.058  
PROJECT: 008-01  
DATE: 08/21/2019

### DESCRIPTION

1.581 ACRES OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF THOSE CERTAIN TWO (2) TRACTS CONVEYED TO JAMES T ROSS, BY DEED OF RECORD IN DOCUMENT NO. 2015083215, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; MORE SPECIFICALLY BEING ALL OF LOT 1, PRECISION ADDITION, A SUBDIVISION OF RECORD IN VOLUME 89, PAGE 322, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING A PORTION OF THAT CERTAIN 46,513 SQUARE FOOT TRACT (CALLED "TRACT 2") AS DESCRIBED IN SAID DEED OF RECORD; SAID 1.581 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a cut "X" set in concrete at an angle point in the southeast line of South Lamar Blvd. (r.o.w. varies), being in the west line of Lot "A", F.M. Del Curto Resubdivision, a subdivision of record in Volume 13, Page 62, of said Plat Records, also being the northeast corner of said Lot 1, for the northeasterly corner hereof, from which a mag nail with "4WARD" shiner found in concrete bears N28°13'13"E, a distance of 6.69 feet;

**THENCE**, S28°13'13"W, leaving said south right-of-way line of South Lamar Blvd., along the west lines of said Lot "A" and Lot "B", of said F.M. Del Curto Resubdivision, being the east line of said Lot 1, a distance of 301.64 feet to a 5/8-inch iron rod found at the southwest corner of Lot B-1, F.M. Del Curto Resubdivision of Tract B of F.M. Del Curto Resubdivision, a subdivision of record in Volume 17, Page, 90, of said Plat Records, being an angle point in the north line of that certain 1.051 acre tract conveyed to Boulevard City Homes, LP, by Deed of record in Document No. 2015006822, of said Official Public Records, for an angle point in the east line of said Lot 1 and hereof;

**THENCE**, along the north line of said 1.051 acre tract, being the east and south lines of said Lot 1, the following two (2) courses and distances:

1. S13°48'37"W, a distance of 1.95 feet to a 1/2-inch iron rod found at the southeast corner of said Lot 1, for an angle point;

2. N72°40'52"W, a distance of 28.09 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 1, being the northwest corner of said 1.051 acre tract, also being the southeast corner of said 46,513 square foot tract, also being the northeast corner of that certain 0.295 acre tract (called "Tract 3") conveyed to James T Ross, by said Deed of Record in Document 2015083215, of said Official Public Records, for an angle point;

**THENCE**, along the north line of said 0.295 acre tract, being the south line of said 46,513 square foot tract, the following three (3) courses and distances:

1. S83°43'12"W, a distance of 79.13 feet to a 1/2-inch iron rod with "Wallace Group" cap found, for an angle point;
2. S87°56'22"W, a distance of 25.89 feet to a 1/2-inch iron rod found, for an angle point;
3. S65°24'37"W, a distance of 58.65 feet to a 1/2-inch iron rod with "Meenach" cap found at the southeast corner of that certain 272 square foot tract conveyed to the City of Austin, by Deed of record in Document No. 2005128454, of said Official Public Records, being in the east right-of-way line of Bluebonnet Lane (r.o.w. varies), for the southwesterly corner hereof;

**THENCE**, N27°33'07"W, over and across said 46,513 square foot tract, along said northeast right-of-way line of Bluebonnet Lane, being the east line of said 272 square foot tract, a distance of 178.54 feet to a 1/2-inch iron rod found at the southern terminus of a right-of-way return line between said northeast right-of-way line of Bluebonnet Lane and said south right-of-way line of South Lamar Blvd., for an angle point;

**THENCE**, N26°43'51"E, along said right-of-way return line, being a northwest line of said 46,513 square foot tract, a distance of 46.21 feet to a 1/2-inch iron rod found at the northern terminus of said right-of-way return line, being in said south right-of-way line of South Lamar Blvd., for the northwesterly corner of said 46,513 square foot tract and hereof;

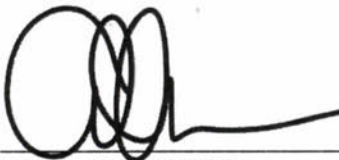
**THENCE**, along said south right-of-way line, being the north lines of said 46,513 square foot tract and said Lot 1, the following four (4) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 1869.86 feet, a central angle of 07°18'37", an arc length of 238.57 feet, and a chord which bears N73°19'29"E, a distance of 238.41 feet to Hilti Nail (with head sheared off) found in concrete at the northeast corner of said 46,513 square foot tract, for an angle point;
2. S02°08'10"W, a distance of 5.22 feet to a cotton gin spindle found at the beginning of a non-tangent curve to the right, being the northwest corner of said Lot 1, for an angle point;
3. Along said curve, having a radius of 1864.86 feet, a central angle of 03°25'14", an arc length of 111.33 feet, and a chord which bears N78°34'05"E, a distance of 111.32 feet to a 1/2-inch iron rod with "Wallace Group" cap found at a point of tangency in said south right-of-way line, for an angle point;

4. N80°47'11"E, a distance of 52.95 feet to the **POINT OF BEGINNING**, and containing 1.581 acres (68,852 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2018, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420



# LEGEND

- 1/2-INCH IRON ROD FOUND (UNLESS NOTED)
- ⊗ CUT "X" IN CONCRETE FOUND
- ▲ HILTI NAIL FOUND (HEAD SHEARED OFF)
- ⊙ COTTON GIN SPINDLE FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901"
- STAINLESS STEEL CAP SET

SOUTH LAMAR BLVD.  
(R.O.W. VARIES)

C1

S02°08'10"W  
5.22'

C2

N80°47'11"E  
52.95'

POINT OF  
BEGINNING

LOT "A"  
F.M. DEL CURTO  
RESUBDIVISION  
VOL. 13, PG. 62

LOT 1  
PRECISION ADDITION  
VOL. 89, PG. 322  
(0.501 ACRE)

JAMES T ROSS  
46,513 SQUARE FEET  
DOC. NO. 2015083215  
(0.979 ACRE)

1.581 ACRES  
(68,852 SQ. FT.)

2323 SOUTH LAMAR, LTD.  
1.858 ACRES  
DOC. NO. 2018145176

LOT "B-1"  
F.M. DEL CURTO RESUBDIVISION  
VOL. 17, PG. 90



WESTGREEN BLUE WILLOW, LTD.  
1.035 ACRES  
DOC. NO. 2018093048

LINE TABLE

LINE	BEARING	DISTANCE
L1	S13°48'37"W	1.95'
L2	N72°40'52"W	28.09'
L3	N26°43'51"E	46.21'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1869.86'	7°18'37"	238.57'	N73°19'29"E	238.41'
C2	1864.86'	3°25'14"	111.33'	N78°34'05"E	111.32'

## BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE,  
UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING  
REFERENCE NETWORK.

CHECKED BY:

AD

JOB NUMBER:

009-01

ISSUE DATE:

07/08/25

SHEET:

1 OF 1

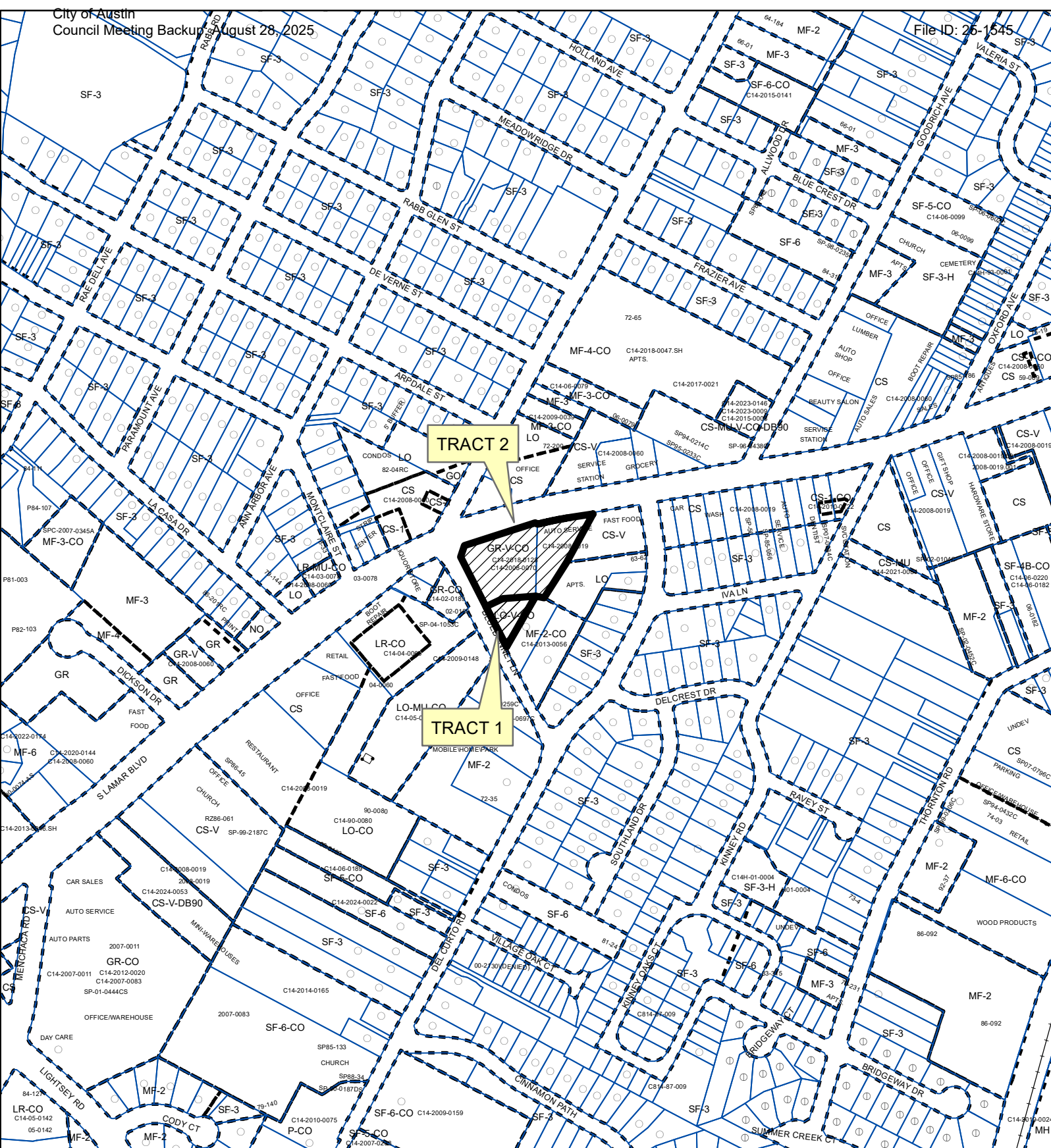
1.581 ACRES OUT OF THAT CERTAIN 1.858  
ACRE TRACT CONVEYED TO 2323 SOUTH LAMAR,  
LTD., BY DEED OF RECORD IN DOCUMENT NO.  
2018145176, OF THE OFFICIAL PUBLIC RECORDS  
OF TRAVIS COUNTY, TEXAS.




AREA EXHIBIT

3701 VINELAND LLC

3701 Vineland Drive  
Austin, TX 78722  
abe@rpls5901.com  
512-905-4369

2323 SOUTH LAMAR



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2025-0063

## EXHIBIT "C"



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: 5/13/2025

1" = 400'