

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 608 BLANCO STREET IN THE OLD WEST AUSTIN**
3 **NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE**
4 **Moderate-High Density-Historic Area-Neighborhood Plan (MF-**
5 **4-HD-NP) Combining District to Neighborhood Commercial-**
6 **Mixed Use-Historic Area-Conditional Overlay-Neighborhood**
7 **Plan (LR-MU-HD-CO-NP) Combining District.**

8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from multifamily residence moderate-high density-historic area-
11 neighborhood plan (MF-4-HD-NP) combining district to neighborhood commercial-mixed
12 use-historic area-conditional overlay-neighborhood plan (LR-MU-HD-CO-NP) combining
13 district on the property described in Zoning Case No. C14-2025-0043, on file at the
14 Planning Department, as follows:

15 A 0.1905 acre tract of land, being a portion of LOT 5, BROOKS AND SHELLY
16 SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas,
17 according to the map or plat of record in Volume 197, Page 525, of the Plat
18 Records of Travis County, Texas, and being a portion of LOT 1, OUTLOT 3,
19 DIVISION Z, of the Government Outlots adjoining the Original City of Austin,
20 Travis County, Texas, according to the map or plat on file at the General Land
21 Office of the State of Texas, being all of a called 0.190 acre tract of land conveyed
22 by deed recorded in Document No. 2019110423 of the Official Public Records of
23 Travis County, Texas, said 0.1905 acre tract of land being more particularly
24 described by metes and bounds in **Exhibit “A”** incorporated into this ordinance
25 (the “Property”),

26 locally known as 608 Blanco Street in the City of Austin, Travis County, Texas, generally
27 identified in the map attached as **Exhibit “B”**.

28 **PART 2.** The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following conditions:

30 The following uses are prohibited uses of the Property:

31 Alternative Financial Sales
32 Consumer Repair Services

33 Consumer Convenience Services
34 Custom Manufacturing

38
39 Medical Offices exceeding
40 5,000 square feet gross floor area
41 Off-Site Accessory Parking
42 Restaurant (General)
43 Service Station

44 Medical Offices not exceeding
45 5,000 square feet gross floor area
46 Pedicab Storage and Dispatch
47 Restaurant (Limited)

48
49 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
50 developed and used in accordance with the regulations established for the neighborhood
51 commercial (LR) base district, the mixed use combining district, and other applicable
52 requirements of the City Code.

53
54 **PART 4.** Except as specifically modified by this ordinance, the Property is subject to
55 Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood
56 Plan.

57
58 **PART 5.** This ordinance takes effect on _____, 2025.

59 **PASSED AND APPROVED**

60 _____, 2025

§
§
§

61 Kirk Watson
62 Mayor

63 **APPROVED:** _____

64 Deborah Thomas
65 City Attorney

66 **ATTEST:** _____

67 Erika Brady
68 City Clerk

EXHIBIT "A"

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1905 ACRES (8,300 SQUARE FEET), BEING A PORTION OF LOT 5, BROOKS AND SHELLY SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 197, PAGE 525 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AND BEING A PORTION OF LOT 1, OUTLOT 3, DIVISION Z OF THE GOVERNMENT OUTLOTS TO THE CITY OF AUSTIN ACCORDING TO THE PLAT OR MAP ON FILE AT THE GENERAL LAND OFFICE, BEING ALL OF A CALLED 0.190 ACRES TRACT CONVEYED TO SVEA MAGNOLIA III, LLC IN DOCUMENT NO. 2019110423 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.1905 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709

BEGINNING, at an "X" cut in concrete found for the intersection of the west right-of-way line of Blanco Street (right-of-way varies) and the north right-of-way line of an Alley (30' right-of-way), being the southeast corner of said Lot 5, and being the southeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found for the intersection of the west right-of-way line of said Blanco Street and the south right-of-way line of said Alley, being the northeast corner of Lot 1 of said Brooks and Shelly Subdivision bears, S28°43'42"W, a distance of 30.12 feet;

THENCE, leaving the west right-of-way line of said Blanco Street, with the south line of said Lot 5 and the north right-of-way line of said Alley, **N67°23'22"W**, a distance of **125.35** feet to an iron rod with "Holt Carson" cap found for the southwest corner hereof, being the common south corner of said SVEA Magnolia III tract and a called 0.07 acre tract conveyed to Frances Toepperwein Hornung McGee in Document No. 2008009361 (O.P.R.T.C.T.);

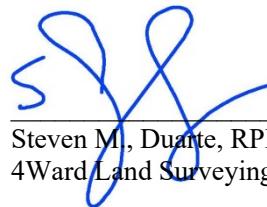
THENCE, leaving the north right-of-way line of said Alley, in part over and across said Lot 5, in part over and across Lot 1 of said Outlot 3, Division Z, with the common line of said SVEA Magnolia III tract, in part with the east line of said Magee tract, in part with the east line of a called 0.11 acre tract conveyed to Azalea-Harthan, LLC in Document No. 2020070012 (O.P.R.T.C.T.), **N28°08'16"E**, a distance of **69.00** feet to a calculated point (unable to access area to set) for the northwest corner hereof, being the common west corner of said SVEA Magnolia III tract and a called 0.200 acre tract conveyed to 612 Blanco, LLC in Document No. 2021210014 (O.P.R.T.C.T.);

THENCE, leaving the east line of said Azalea-Harthan tract, with the common line of said SVEA Magnolia tract and said 612 Blanco tract, over and across said Lot 1 of said Outlot 3, Division Z, **S65°07'11"E**, a distance of **125.00** feet to a 1/2-inch iron rod found for the northeast corner hereof, being in the west right-of-way line of said Blanco Street, being the common east corner of said SVEA Magnolia tract and said 612 Blanco tract, being in the east line of Lot 1 of said Outlot 3, Division Z;

THENCE, leaving the south line of said 612 Blanco tract, with the west right-of-way line of said Blanco Street, in part with the east line of Lot 1 of said Outlot 3, Division Z, in part with the east line of said Lot 5, **S28°09'54"W**, passing at a distance of 1.46 feet a 1/2-inch iron rod found for the common east corner of Lot 1 of said Outlot 3, Division Z and said Lot 5, in all a distance of **64.03** feet to the **POINT OF BEGINNING** and containing 0.1905 Acres (8,300 Square Feet) more or less.

NOTE:

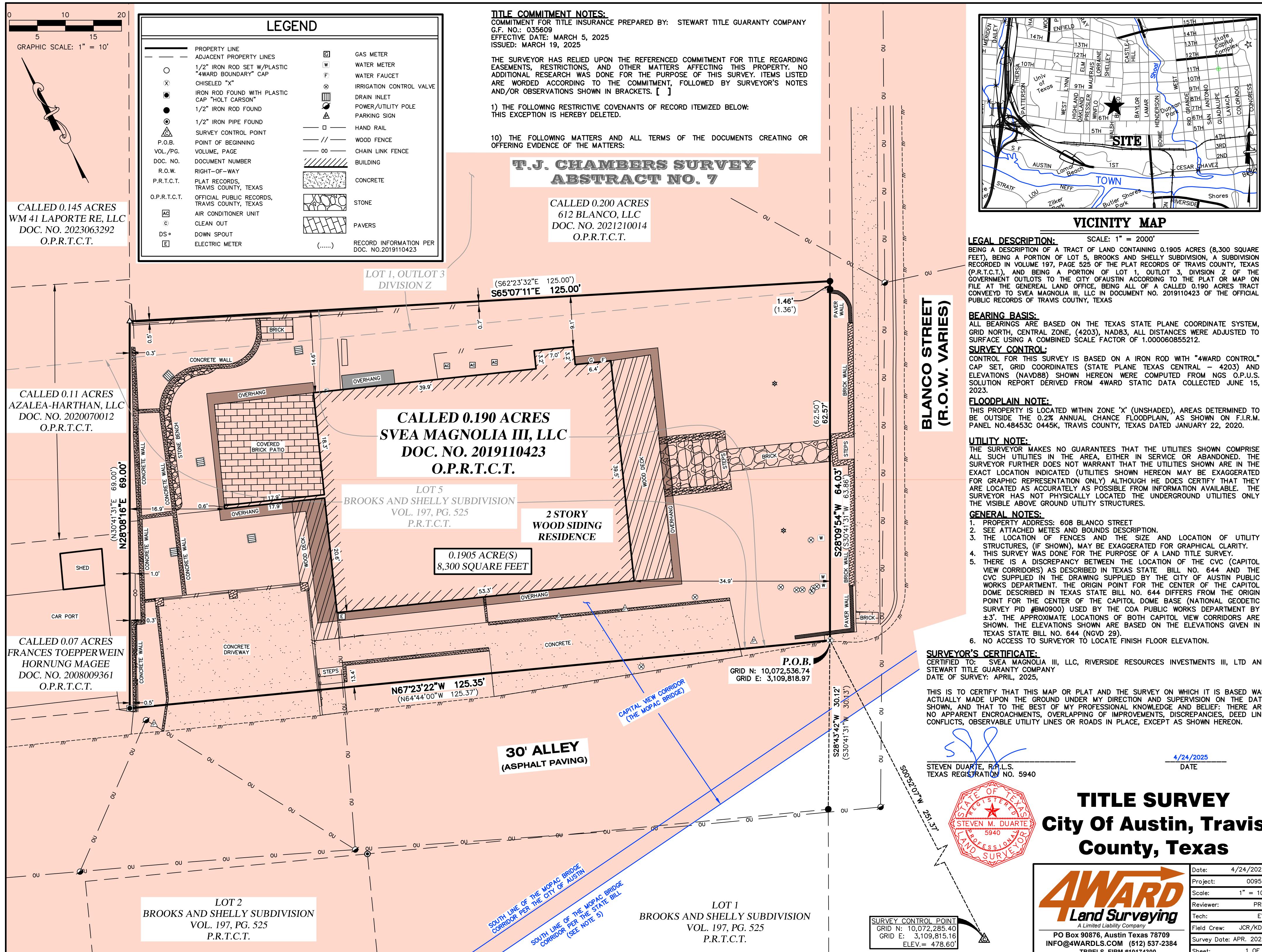
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000060855212. See attached sketch (reference drawing: 00955_608 BLANCO_TITLE.dwg)

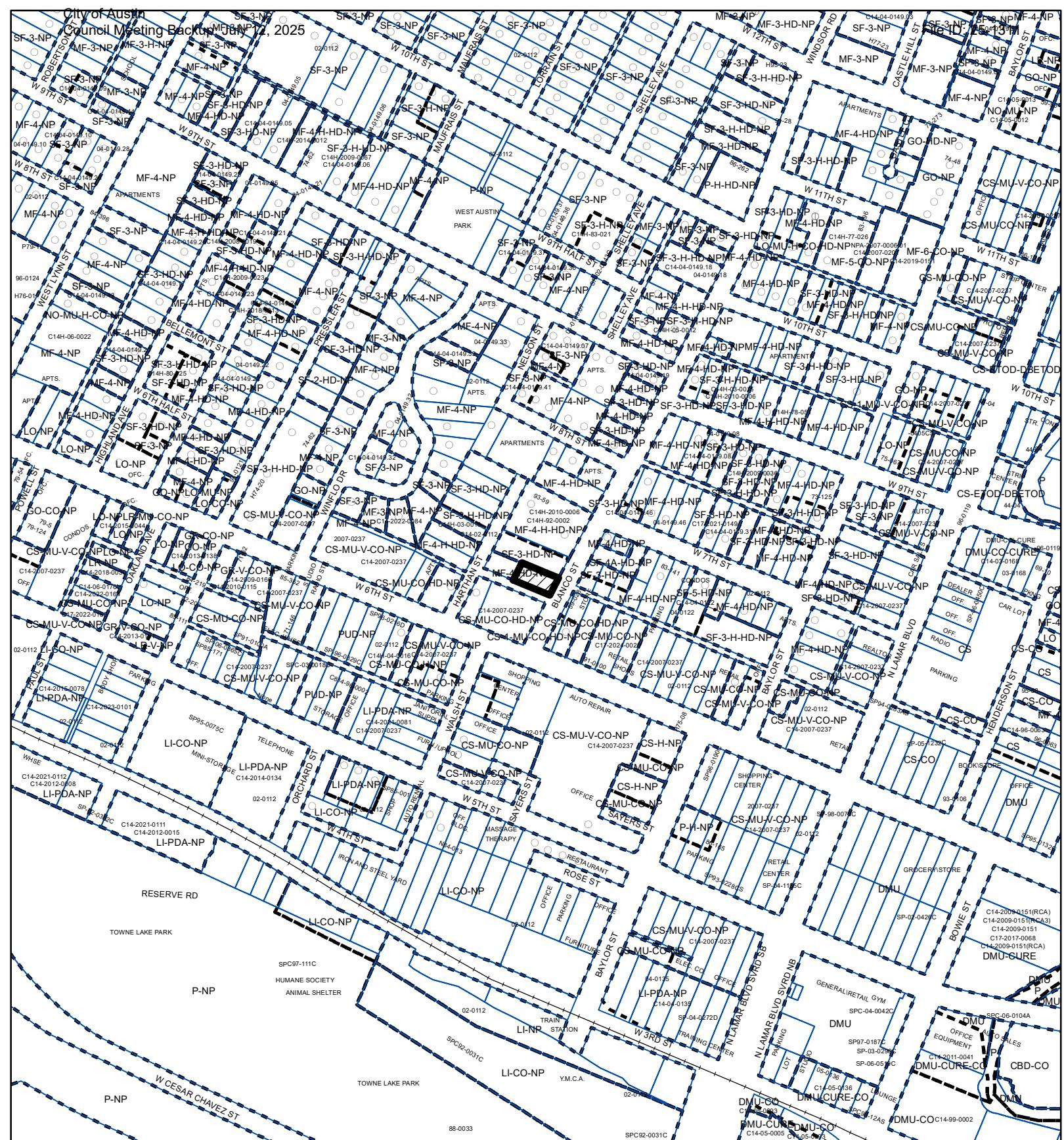


4/24/25

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC







SUBJECT TRACT

• PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0043

EXHIBIT "B"



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.

$$1" = 400'$$

Created: 4/4/2025