

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6201 CROW LANE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-MIXED USE-NEIGHBORHOOD PLAN (LO-MU-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) 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 limited office-mixed use-neighborhood plan (LO-MU-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0168, on file at the Planning Department, as follows:

A 0.9778 acre tract of land, more or less, out of the William Cannon League Survey No. 19, Abstract No. 6, in Travis County, Texas, being all of a called 1.00 acre tract of land conveyed by deed recorded in Document No. 2018157357 of the Official Public Records of Travis County, Texas, said 0.9778 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 6201 Crow Lane 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 | College and University Facilities |
| Consumer Convenience Services | Consumer Repair Services |
| Custom Manufacturing | Financial Services |
| Food Sales | General Retail Sales (Convenience) |
| General Retail Sales (General) | Off-Site Accessory Parking |
| Pedicab Storage and Dispatch | Personal Improvement Services |
| Personal Services | Plant Nursery |
| Printing and Publishing | Private Secondary Educational Facilities |

Restaurant (General)
Service Station

Restaurant (Limited)

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

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20050818-Z002 that established zoning for the Sweetbriar Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk

EXHIBIT "A"

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.9778 ACRE (42,593 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.00 ACRE TRACT CONVEYED TO COMAL BLUFF, LLC IN DOCUMENT NO. 2018157357 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.00 ACRE TRACT LAST DESCRIBED IN VOLUME 4762, PAGE 2250 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.9778 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
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BEGINNING, at a 1-inch iron pipe found in the east line of Skybridge Lofts, a condominium regime in Travis County, Texas, according to the map or plat recorded in Document No. 2014154881 (O.P.R.T.C.T.), as amended and restated in Document No. 2015143888 (O.P.R.T.C.T.), being the common west corner of said Comal Bluff tract and Lot 2, Block B, Stassney Heights South Section Two, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 99, Pages 272-273 of the Plat Records of Travis County, Texas (P.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the common line of said Skybridge Lofts Condominiums and said Comal Bluff tract, **N15°02'06"W**, a distance of **208.74** feet to a calculated point for the northwest corner hereof, said point being in the south right-of-way line of Crow Lane (Right-of-way varies), and being the common north corner of said Comal Bluff tract and said Skybridge Lofts Condominiums;

THENCE, with the south right-of-way line of said Crow Lane and the north line of said Comal Bluff tract, in part with a south line of Lot 1, Block B of said Stassney Heights South Section Two, **N75°36'51"E**, a distance of **211.56** feet to a calculated point for the northeast corner hereof, said point being the northeast corner of said Comal Bluff tract, and being an interior corner of said Lot 1;

THENCE, with the common line of said Comal Bluff tract and said Lot 1, **S12°04'15"E**, a distance of **204.54** feet to a 1/2-inch iron pipe found for the southeast corner hereof, said point being the southeast corner of said Comal Bluff tract, and being the common corner of said Lots 1 and 2;

THENCE, with the common line of said Comal Bluff tract and said Lot 2, **S74°22'31"W**, a distance of **200.98** feet to the **POINT OF BEGINNING** and containing 0.9778 Acre (42,593 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203). See attached sketch (reference drawing: 01949.dwg).


10/24/2024
Fernando Perez, RPLS #7041
4Ward Land Surveying, LLC



References:
TCAD #334290
COA Grid #H-16 & G-16

(N30°13'00"E 13.29') [N78°31'45"E 30.43']
N28°29'00"E 13.49' N75°24'49"E 30.06'



NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

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

(N78°07'10"E 211.74')
N75°36'51"E 211.56'

SKYBRIDGE LOFTS
CONDOMINIUMS
DOC. NO. 2015143888
DOC. NO. 2014154881
O.P.R.T.C.T.

N15°02'06"W 208.74'

COMAL BLUFF, LLC
CALLED 1.00 ACRE
DOC. NO. 2018157357
O.P.R.T.C.T.
LAST DESCRIBED IN
VOL. 4762, PG. 2250
D.R.T.C.T.

0.9778 ACRE(S)
42,593 SQUARE FEET

S12°04'15"E 204.54'
(S09°33'56"E 204.72')

LOT 1, BLOCK B
STASSNEY
HEIGHTS SOUTH
SECTION TWO
VOL. 99, PG. 272-273
P.R.T.C.T.

P.O.B.

GRID N: 10,044,579.61
GRID E: 3,105,989.83

S74°22'31"W 200.98'
(S76°49'47"W 200.44')

1" IRON
PIPE FOUND

TCAD PARCEL #334290
COA GRID #H-16 & G-16

LOT 2, BLOCK B
STASSNEY HEIGHTS
SOUTH SECTION TWO
VOL. 99, PG. 272-273
P.R.T.C.T.



Fernando D. Perez
10/24/2024

**0.9778 ACRE
ZONING EXHIBIT
City of Austin, Travis
County, Texas**

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "HOLT CARSON" CAP FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 99 PG. 272-273
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2008048466



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INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	10/24/2024
Project:	01949
Scale:	1" = 60'
Reviewer:	FP
Tech:	TR
Field Crew:	JM
Survey Date:	OCT. 2024
Sheet:	1 OF 1

