

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1700 SOUTH LAMAR BOULEVARD AND 1401 AND 1509 COLLIER STREET FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING (CS-V) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-DENSITY BONUS 90 (CS-V-DB90) COMBINING DISTRICT ON TRACT 1 AND FROM LIMITED OFFICE (LO) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-V-CO) COMBINING DISTRICT ON TRACT 2.**

**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 general commercial services-vertical mixed use building (CS-V) combining district to general commercial services-vertical mixed use building-density bonus 90 (CS-V-DB90) combining district on Tract 1 and from limited office (LO) base district and family residence (SF-3) base district to general commercial services-vertical mixed use building-conditional overlay (CS-V-CO) combining district on Tract 2, each described in Zoning Case No. C14-2024-0163, on file at the Planning Department, as follows:

Tract 1

A 3.448 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 1 AND LOT 2, SOUTH LAMAR BUSINESS PARK, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 76, Page 388, of the Official Public Records of Travis County, Texas, said 3.448 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2

A 1.764 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 1, AMENDED PLAT OF LOT 5, WENDLANDT's SUBDIVISION AND LOT 1 OF THE RESUBDIVISION OF LOTS 3 & 4 OF WENDLANDT'S SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 202400043 of the Official Public Records of Travis County, Texas, and being all of a called 1.601 acre tract conveyed by deed recorded in Document No. 2023060922 of

the Official Public Records of Travis County, Texas, said 1.764 acre tract of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance,

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

locally known as 1700 South Lamar Boulevard and 1401 and 1509 Collier Street 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:

|                                      |                               |
|--------------------------------------|-------------------------------|
| Alternative Financial Services       | Automotive Rentals            |
| Automotive Repairs 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               |

(B) A 75-foot-wide building setback shall be provided and maintained along the westernmost property line of Tract 2 as generally shown on **Exhibit “D”**.

**PART 3.** Tract 1 may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

**PART 4.** 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 5.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_, 2025      § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 \_\_\_\_\_  
                                 Kirk Watson  
                                 Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         Deborah Thomas                           Erika Brady  
                         City Attorney                           City Clerk



TRACT 1  
FIELD NOTES  
FOR

A 3.448 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 AND LOT 2, SOUTH LAMAR BUISNESS PARK, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 76, PAGE 388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 3.448 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at a ½" iron rod found on a point of curvature on the south right-of-way line of a Collier Street, a 70 foot right-of-way, said point being the northeast corner of a called 0.161 acre tract, conveyed to SL 1700 South Lamar, L.P., recorded in Document No. 2020044478 of the Official Public Records of Travis County, Texas, same being the northwest corner of said Lot 2 for the northwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, departing the northeast corner of said 0.161 acre tract, with the south right-of-way line of said Collier Street, same being the north boundary line of said Lot 2, in part, with the north boundary line of said Lot 1, the following five (5) courses and distances:

1. along the arc of a curve to the right having a **radius of 116.43 feet**, a **central angle of 36°38'14"**, a **chord bearing and distance of S 44°29'24" E, 73.19 feet**, an **arc length of 74.45 feet** to a ½" iron rod found for a point of tangency hereof,
2. **S 26°15'30" E**, a distance of **127.74 feet** to a mag nail found for a point of tangent curvature hereof,
3. along a curve to the left, having a **radius of 291.35 feet**, a **central angle of 31°28'48"**, a **chord bearing and distance of S 41°59'54" E, 158.07 feet**, an **arc length of 160.07 feet** to an iron rod with cap marked "Chaparral" found for a point of tangency hereof,
4. **S 57°56'55" E**, a distance of **189.29 feet** to an iron rod with cap marked "Chaparral" found for a point of tangent curvature hereof, and
5. along a curve to the right, having a **radius of 19.87 feet**, a **central angle of 96°43'52"**, a **chord bearing and distance of S 09°34'59" E, 29.71 feet**, an **arc length of 33.55 feet** to a 3/8" iron rod found for a point of tangency on the west right-of-way line of South Lamar Boulevard, same being a northeast corner of said Lot 1 for a northeast corner hereof,

**THENCE**, with the west right-of-way line of said South Lamar Boulevard, same being the east boundary line of said Lot 1, in part, with the east boundary line of said Lot 2, the following two courses and distances:

1. **S 38°01'26" W**, a distance of **21.80 feet** to a cotton spindle found for a point of tangent curvature hereof, and

3.448 Acres  
51554-00  
Page 2 of 2

2. along a curve to the right, having a **radius of 2594.57 feet**, a central angle of **04°22'41"**, a **chord bearing and distance of S 40°12'46" W, 198.20 feet**, an **arc length of 198.25 feet** to a ½" iron rod found for a point of tangency on the northeast corner of Sage Condominiums, a condo plat recorded in Document No. 2008104332 of said Official Public Records, same being the southeast corner of said Lot 2 for the southeast corner hereof,

**THENCE N 62°28'35" W**, departing the west right-of-way line of said South Lamar Boulevard, with the north boundary line of said Sage Condominiums, same being the south boundary line of said Lot 2, a distance of **480.57 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the east boundary line of the Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, a subdivision according to the plat recorded in Volume 74, Page 47 of said Official Public Records, said point being the northwest corner of said Sage Condominiums, same being the southwest corner of said Lot 2 for the southwest corner hereof,

**THENCE**, departing the northwest corner of said Sage Condominiums, with the east boundary line of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, same being the west boundary line of said Lot 2, the following two courses and distances:

1. **N 27°52'55" E**, a distance of **110.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
2. **N 27°31'51" E**, a distance of **9.07 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the southeast corner of Lot 1, Amended Plat of Lot 5, Wendlandt's Subdivision and Lot 1 of the Resubdivision of Lots 3 & 4 of Wendlandt's Subdivision, (a called 1.610 acre tract), recorded in Document No. 202400043 of said Official Public Records, same being the northeast corner of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision for an angle point hereof,

**THENCE N 26°59'48" E**, departing the northeast corner of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, with the east boundary line of said 1.610 acre tract, and continuing with the west boundary line of said Lot 1, a distance of **237.78 feet** to a calculated point on the southeast corner of said 0.161 acre tract, same being a northeast corner of said 1.610 acre tract for an angle point hereof,

**THENCE N 30°03'34" E**, departing the northeast corner of said 1.610 acre tract, with the east boundary line of said 0.161 acre tract, and continuing with the west boundary line of said Lot 1, a distance of **49.99 feet** to the **POINT OF BEGINNING** hereof and containing 3.448 acres of land in Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Consulting Engineers, LLC., under Job No. 51554-00.

PREPARED BY: Pape-Dawson Consulting Engineers, LLC.

DATE: June 10, 2025

JOB No.: 51554-00

DOC.ID.: H:\Survey\CIVIL\51554-00\Word\FN51554-00\_3.448Ac.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00



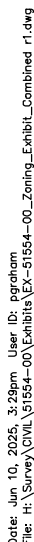


EXHIBIT OF

TRACT 1

A 3.448 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 AND LOT 2, SOUTH LAMAR BUSINESS PARK, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 76, PAGE 388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2

A 1.764 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 AMENDED PLAT OF LOT 5, WENDLANDT'S SUBDIVISION AND LOT 1 OF THE RESUBDIVISION OF LOTS 3 & 4 OF WENDLANDT'S SUBDIVISION A CALLED 1.601 ACRE TRACT RECORDED IN DOCUMENT NO. 202400043 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.161 ACRE TRACT, CONVEYED TO SL 1700 SOUTH LAMAR, LP., RECORDED IN DOCUMENT NO. 2023060922 AND DESCRIBED IN DOCUMENT NO. 2020044478 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

[A]  
KINNEY AVENUE BUNGALOWS  
OWNERS ASSOCIATION  
CALLED 0.332 ACRES  
DOC. NO. 2009000002 (O.P.R.)

[B]  
RESUBDIVISION OF A PART  
OF LOTS 3 AND 4 OF  
WENDLANDT'S SUBDIVISION  
VOL. 93, PAGE 200 (O.P.R.)

[C]  
SL 1700 SOUTH LAMAR, L.P.  
A CALLED 0.161 ACRES  
DOC. NO. 2020044478 (O.P.R.)

[D]  
LOT 1  
SOUTH LAMAR BUSINESS PARK  
VOL. 76, PG. 388 (O.P.R.)

| CURVE TABLE |          |           |               |         |         |
|-------------|----------|-----------|---------------|---------|---------|
| CURVE       | RADIUS   | DELTA     | CHORD BEARING | CHORD   | LENGTH  |
| C1          | 116.43'  | 36°38'14" | S44°29'24"E   | 73.19'  | 74.45'  |
| C2          | 291.35'  | 31°28'48" | S41°59'54"E   | 158.07' | 160.07' |
| C3          | 19.87'   | 96°43'52" | S09°34'59"E   | 29.71'  | 33.55'  |
| C4          | 2594.57' | 4°22'41"  | S40°12'46"W   | 198.20' | 198.25' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S38°01'26"W | 21.80'  |
| L2         | N27°52'55"E | 110.03' |
| L3         | N27°31'51"E | 9.07'   |
| L4         | N30°03'34"E | 49.99'  |
| L5         | N27°43'09"E | 104.54' |
| L6         | N27°14'48"E | 104.71' |
| L7         | S62°13'09"E | 35.28'  |
| L8         | N27°47'10"E | 78.36'  |

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

JUNE 10, 2025

SHEET 2 OF 2  
JOB No.: 51554-00



TRACT 2  
FIELD NOTES  
FOR

A 1.764 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 AMENDED PLAT OF LOT 5, WENDLANDT'S SUBDIVISION AND LOT 1 OF THE RESUBDIVISION OF LOTS 3 & 4 OF WENDLANDT'S SUBDIVISION A CALLED 1.601 ACRE TRACT RECORDED IN DOCUMENT NO. 202400043 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.161 ACRE TRACT, CONVEYED TO SL 1700 SOUTH LAMAR, LP., RECORDED IN DOCUMENT NO. 2023060922 AND DESCRIBED IN DOCUMENT NO. 2020044478 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1.764 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at a ½" iron rod with cap marked "4WARD BOUNDARY" found on a point in the south right-of-way line of a Collier Street, a 70 foot right-of-way, said point being the northeast corner of Resubdivision of a part of Lots 3 and 4 of Wendlandt's Subdivision Recorded in Volume 93, Page 200 of The Official Public Records of Travis County, Texas, same being the northwest corner of said Lot 1 for the northwest corner and **POINT OF BEGINNING** hereof;

**THENCE S 62°48'31" E**, departing the northeast corner of said Resubdivision of a part of Lots 3 and 4 of Wendlandt's Subdivision, with the north boundary line of a said Lot 1, in part, with the north boundary line of said 0.161 acre tract, same being the south right-of-way line of Collier Street a distance of **242.55 feet** to a ½" iron rod found on the northwest corner of Lot 2, South Lamar Business Park, a subdivision according to the plat recorded in Volume 76, Page 388 of the Official Public Records of Travis County, Texas, same being the northeast corner of said 0.161 acre tract for the northeast corner hereof;

**THENCE S 30°03'34" W**, departing the south right-of-way line of said Collier Street, with the west boundary line of said Lot 2, South Lamar Business Park, same being the east boundary line of said 0.161 acre tract a distance of **49.99 feet** to a calculated point on the southeast corner of said 0.161 acre tract, same being a northeast corner of said Lot 1 for an angle point hereof;

**THENCE S 26°59'48" W**, departing the southeast corner of said 0.161 acre tract, continuing with the west boundary line of said Lot 2, South Lamar Business Park, same being the east boundary line of said Lot 1, a distance of **237.78 feet** to a ½" iron rod with yellow cap marked Pape-Dawson found on the northeast corner of the Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, a subdivision according to the plat recorded in Volume 74, Page 47 of said Official Public Records, same being the southeast corner of said Lot 1 for the southeast corner hereof;

**THENCE N 62°42'39" W**, with the south boundary line of said Lot 1, same being the north boundary line of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, a distance of **278.02 feet** to a ½" iron rod with yellow cap marked Pape-Dawson found on the southeast corner of Lot 2 of said Amended plat of Lot 5, Wendlandt's Subdivision and Lot 1 of the Resubdivision of Lots 3 & 4 of Wendlandt's Subdivision, same being the southwest corner of said Lot 1 for the southwest corner hereof;

1.764 Acres  
51554-00  
Page 2 of 2

**THENCE N 27°43'09" E**, departing the north boundary line of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, with the east boundary line of said Lot 2, same being the west boundary line of said Lot 1, a distance of **104.54 feet** to a ½" iron rod with yellow cap marked Pape-Dawson found on the southeast corner of a called 0.332 acre tract, conveyed to Kinney Avenue Bungalows Owners Association, recorded in Document No. 2009000002 of said Official Public Records, same being the northeast corner of said Lot 2 for an angle point hereof,

**THENCE N 27°14'48" E**, departing the northeast corner of said Lot 2, with the east boundary line of said 0.332 acre tract, same being the west boundary line of said Lot 1, a distance of **104.71 feet** to a ½" iron rod with yellow cap marked Pape-Dawson found on the south boundary line of said Resubdivision of a part of Lots 3 and 4 of Wendlandt's Subdivision, same being the northeast corner of said 0.332 acre tract for an angle point hereof;

**THENCE**, departing the northeast corner of said 0.332 acre tract, with the south and east boundary line of said Resubdivision of a part of Lots 3 and 4 of Wendlandt's Subdivision, same being a north and west boundary line of said Lot 1, the following two (2) courses and distances:

1. **S 62°13'09" E** a distance of **35.28 feet** to a ½" iron rod with yellow cap marked Pape-Dawson found on the southeast corner of said Resubdivision of a part of Lots 3 and 4 of Wendlandt's Subdivision, same being an interior corner of said Lot 1 for an interior corner hereof, and
2. **N 27°47'10" E** a distance of **78.36 feet** to the **POINT OF BEGINNING** hereof and containing 1.764 acres of land in Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Consulting Engineers, LLC., under Job No. 51554-00.

PREPARED BY: Pape-Dawson Consulting Engineers, LLC.

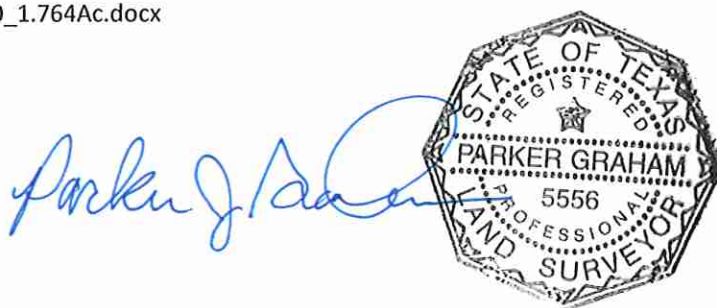
DATE: June 10, 2025

JOB No.: 51554-00

DOC.ID.: H:\Survey\CIVIL\51554-00\Word\FN51554-00\_1.764Ac.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00



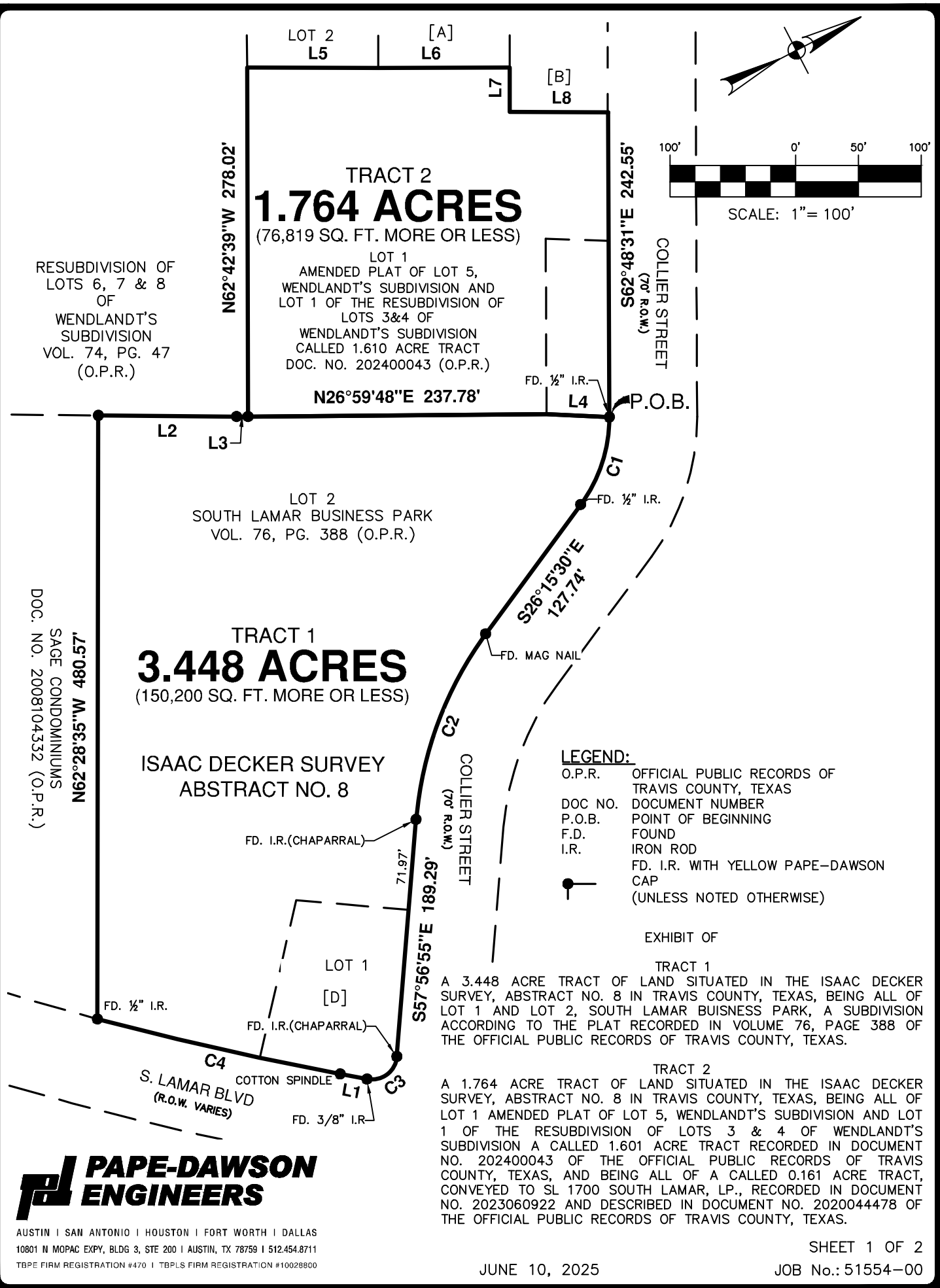


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[A]  
KINNEY AVENUE BUNGALOWS  
OWNERS ASSOCIATION  
CALLED 0.332 ACRES  
DOC. NO. 2009000002 (O.P.R.)

[B]  
RESUBDIVISION OF A PART  
OF LOTS 3 AND 4 OF  
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VOL. 93, PAGE 200 (O.P.R.)

[C]  
SL 1700 SOUTH LAMAR, L.P.  
A CALLED 0.161 ACRES  
DOC. NO. 2020044478 (O.P.R.)

[D]  
LOT 1  
SOUTH LAMAR BUSINESS PARK  
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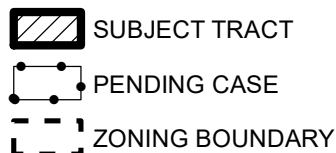
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JUNE 10, 2025

SHEET 2 OF 2  
JOB No.:51554-00



ZONING CASE#: C14-2024-0163


$$1'' = 400'$$

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: 6/18/2025**

