

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1600 WEST BEN WHITE BOULEVARD FROM COMMUNITY COMMERCIAL (GR) 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 community commercial (GR) base district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2025-0058, on file at the Planning Department, as follows:

0.475 of an acre of land, more or less, out of the Isaac Decker League, in the City of Austin, Travis County, Texas, being the same property described in a deed recorded in Document No. 2024068409 of the Official Public Records of Travis County, Texas, said 0.475 of an acre being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1600 West Ben White Boulevard 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:

Adult Oriented Business is a prohibited use of the Property.

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.

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PART 4. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk

DRAFT

EXHIBIT 'A'

BEING 0.475 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT SAME PROPERTY COMPRISED OF TRACT 1 AND TRACT 2, CONVEYED TO JAYO2, LP, IN DOCUMENT NO. 2024011596, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CORRECTED IN DOCUMENT NO. 2024068409, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.475 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a brass disk found in concrete in the north right of way line of W. Ben White Boulevard at the southernmost southwest corner of the said 0.475 acre tract, for the southernmost southwest corner hereof;

THENCE along north right of way line of said W. Ben White Boulevard and the south line of the said 0.475 acre tract, N 22°13'52" W, a distance of 18.53 feet to a brass disk found in concrete at the intersection of the north right of way line of said W. Ben White Boulevard and the east right of way line of Clawson Road, at the northernmost southwest corner of the said 0.475 acre tract, for the northernmost southwest corner hereof;

THENCE along the east right of way line of said Clawson Road and the west line of the said 0.475 acre tract, N 29°44'19" E (Bearing Basis), a distance of 94.02 feet to a MAG nail found in concrete at the intersection of the east right of way line of said Clawson Road and the south right of way line of Fort View Road, same being the northwest corner of the said 0.475 acre tract, for the northwest corner hereof;

THENCE along the south right of way line of said Fort View Road and the north line of the said 0.475 acre tract, S 58°32'26" E, a distance of 329.66 feet to a brass disk found in concrete at the northeast corner of the said 0.475 acre tract, for the northeast corner hereof;

THENCE along the east line of the said 0.475 acre tract S 30°46'04" W, a distance of 17.36 feet to a ½" rebar found in the north right of way line of said W. Ben White Boulevard at the southeast corner of the said 0.475 acre tract, for the southeast corner hereof;

THENCE along north right of way line of said W. Ben White Boulevard and the south line of the said 0.475 acre tract, N 74°13'00" W, a distance of 324.17 feet to the **PLACE OF BEGINNING**, containing 0.475 of an acre of land more or less.

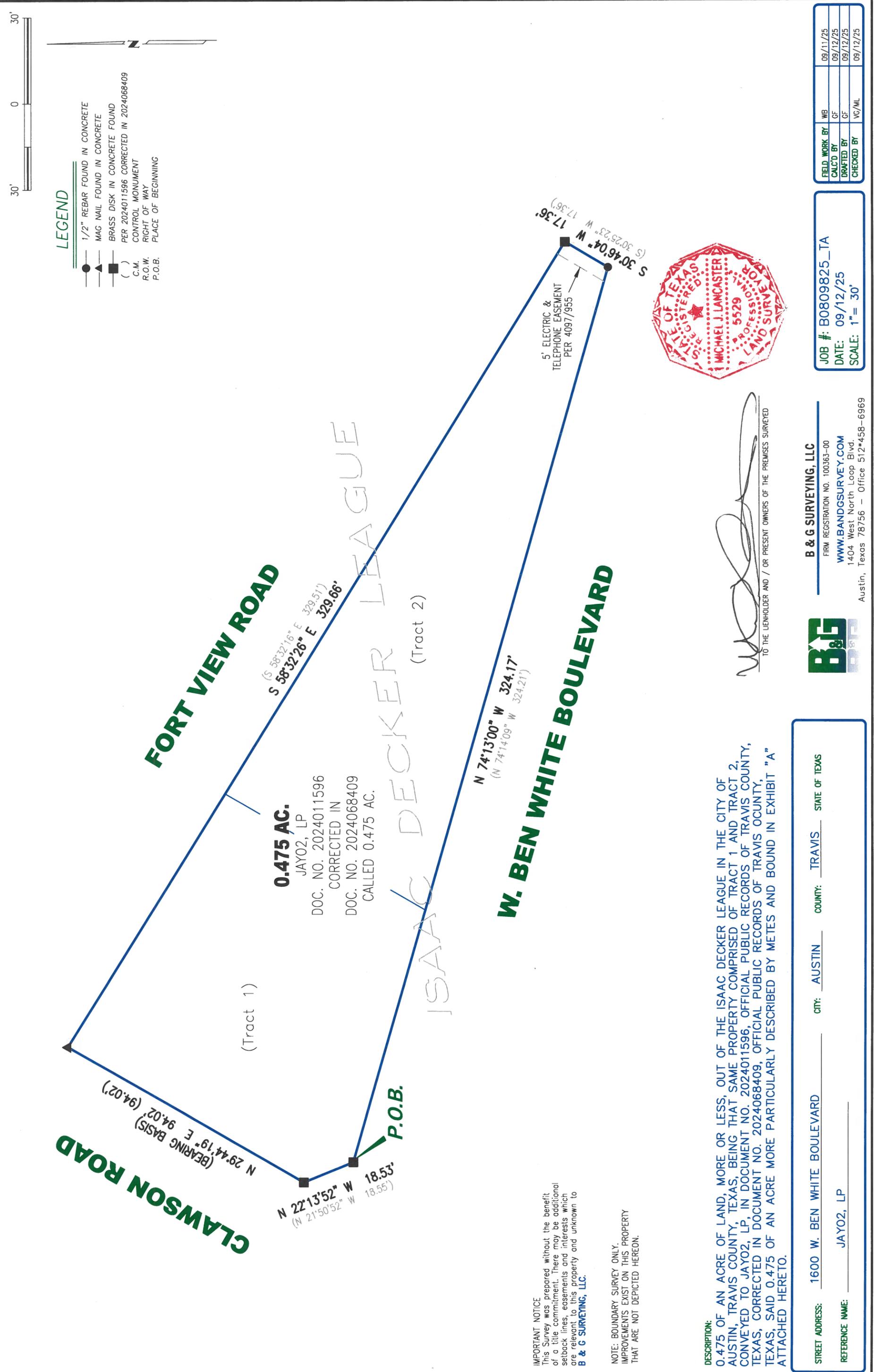
THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


Michael Lancaster, RPLS 5529

9/12/25
Date

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurvey.com
Job No. B0809825_TA





IMPORTANT NOTICE
This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to **B & G SURVEYING, LLC**.

NOTE: BOUNDARY SURVEY ONLY.
IMPROVEMENTS EXIST ON THIS PROPERTY THAT ARE NOT DEPICTED HEREON.

DESCRIPTION:
0.475 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT SAME PROPERTY COMPRISED OF TRACT 1 AND TRACT 2, CONVEYED TO JAY02, LP, IN DOCUMENT NO. 2024011596, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CORRECTED IN DOCUMENT NO. 2024068409, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.475 OF AN ACRE MORE PARTICULARLY DESCRIBED BY METES AND BOUND IN EXHIBIT "A" ATTACHED HERETO.

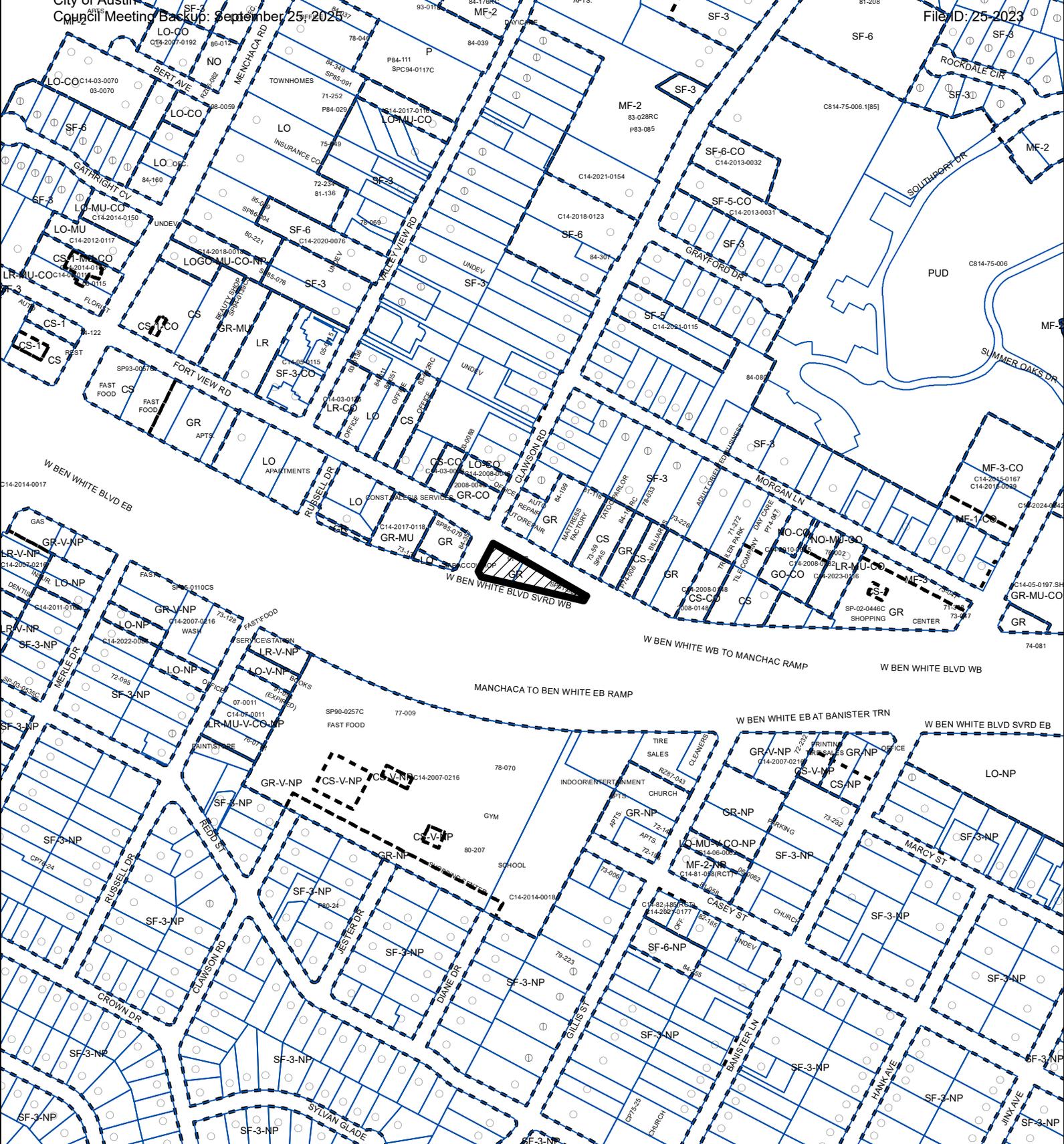
STREET ADDRESS: 1600 W. BEN WHITE BOULEVARD **CITY:** AUSTIN **COUNTY:** TRAVIS **STATE OF TEXAS**

REFERENCE NAME: JAY02, LP

B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512*458-6969

JOB #: B0809825_TA
DATE: 09/12/25
SCALE: 1" = 30'

FIELD WORK BY	WB	09/11/25
CALC'D BY	GF	09/12/25
DRAFTED BY	GF	09/12/25
CHECKED BY	VG/ML	09/12/25



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0058



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

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: 5/7/2025