

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 1500 WEST 35TH STREET IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-VERTICAL MIXED BUILDING-NEIGHBORHOOD PLAN (GR-V-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-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 community commercial-vertical mixed building-neighborhood plan (GR-V-NP) combining district to commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0079, on file at the Planning Department, as follows:

0.7824 acres of land, being a portion of Block 15 and Block 16, GLEN RIDGE, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 1, Page 65, of the Plat Records of Travis County, Texas, being also a portion of West 37th Street lying between Block 15 and Block 16, GLEN RIDGE, and a portion of a 16 foot alley in said Block 16 vacated by the City of Austin in Ordinance No. 700820-A, recorded in Volume 3922, Page 1594, of the Deed Records of Travis County, Texas, and being a portion of a 16 foot alley in said Block 15, vacated by the City of Austin in Ordinance No. 501214-A, recorded in Volume 1061, Page 425, of the Deed Records of Travis County, said tract also being a portion of a called 1.666 acre tract (Parcel I) and a 0.676 acre tract (Parcel A), both conveyed by deed recorded in Document No. 2014046269 of the Official Public Records Of Travis County, Texas, said 0.7824 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1500 West 35th Street 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:

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- Adult-Oriented Business
- Automotive Rentals
- Automotive Sales
- Bail Bonds Services
- Cocktail Lounge
- Community Garden
- Convenience Storage
- Drop-Off Recycling Collection Facility
- Equipment Sales
- Hotel/Motel
- Laundry Services
  
- Outdoor Entertainment
- Pedicab Storage & Dispatch
- Urban Farm

- Agriculture Sales and Services
- Automotive Repair Services
- Automotive Washing (of any type)
- Campgrounds
- Commercial Blood Plasma Center
- Construction Sales & Services
- Custom Manufacturing
- Equipment Repair Services
  
- Funeral Services
- Kennels
- Limited Warehousing & Distribution
- Pawn Shop Services
- Service Station
- Vehicle Storage

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base 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. 20100923-103 that established zoning for the Windsor Road Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_ §  
 \_\_\_\_\_ §  
 \_\_\_\_\_, 2024 § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
Interim City Attorney

**ATTEST:** \_\_\_\_\_  
Myrna Rios  
City Clerk

Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.7824 ACRE (34,080 SQUARE FEET), BEING A PORTION OF BLOCK 15 AND BLOCK 16 OF GLEN RIDGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 65 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), ALSO BEING A PORTION OF WEST 37<sup>TH</sup> STREET LYING BETWEEN SAID BLOCK 15 AND BLOCK 16, AND A PORTION OF A 16' ALLEY IN SAID BLOCK 16, VACATED BY COA ORDINANCE NO. 700820-A, RECORDED IN VOLUME 3922, PAGE 1594 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND A PORTION OF A 16' ALLEY IN SAID BLOCK 15, VACATED BY COA ORDINANCE NO. 501214-A, RECORDED IN VOLUME 1061, PAGE 425 (D.R.T.C.T.), SAID TRACT ALSO BEING A PORTION OF A CALLED 1.666 ACRE TRACT (PARCEL I) AND A 0.676 ACRE TRACT (PARCEL A), BOTH CONVEYED TO MASCOT, LLC, IN DOCUMENT NO. 2014046269 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.7824 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**COMMENCING**, at a 1/2-inch iron rod found at the intersection of the north right-of-way line of West 35<sup>th</sup> Street (right-of-way varies) with the west right-of-way line of Mills Avenue (60' right-of-way), and being the southeast corner of said Mascot Parcel A, from which a 5/8-inch iron rod found at the intersection of the east right-of-way line of Crawford Street (60' right-of-way) with the north right-of-way line of said West 35<sup>th</sup> Street, and being the southwest corner of said Mascot Parcel A bears, N48°33'15"W, a distance of 274.62 feet;

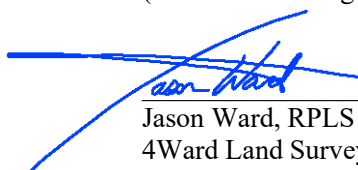
**THENCE**, leaving the right-of-way intersection, over and across Mascot Parcel A, N24°16'53"E, a distance of 97.13 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof;

**THENCE**, over and across said Mascot Parcels A and I, the following eight (8) courses and distances:

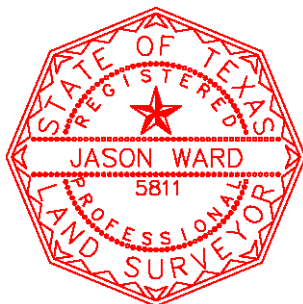
- 1) **N62°39'08"W**, a distance of **139.50** feet to a calculated point for the southwest corner hereof,
- 2) **N27°20'52"E**, a distance of **201.85** feet to a calculated point for an angle point hereof,
- 3) **S62°39'08"E**, a distance of **9.50** feet to a calculated point for an angle point hereof,
- 4) **N27°20'52"E**, a distance of **39.95** feet to a calculated point for an angle point hereof,
- 5) **S62°39'08"E**, a distance of **88.00** feet to a calculated point for an angle point hereof,
- 6) **N27°20'52"E**, a distance of **17.35** feet to a calculated point for an angle point hereof,
- 7) **S62°39'08"E**, a distance of **42.00** feet to a calculated point for the northeast corner hereof, from which a 5/8-inch iron rod found at the intersection of West 35<sup>th</sup> Street Cutoff (right-of-way varies) with the west right-of-way line of said Mills Avenue, and being the northeast corner of said Mascot Parcel I bears, N29°14'44"E, a distance of 128.62 feet, and
- 8) **S27°20'52"W**, a distance of **259.15** feet to the **POINT OF BEGINNING** and containing 0.7824 Acre (34,080 Square Feet) of land, more or less.

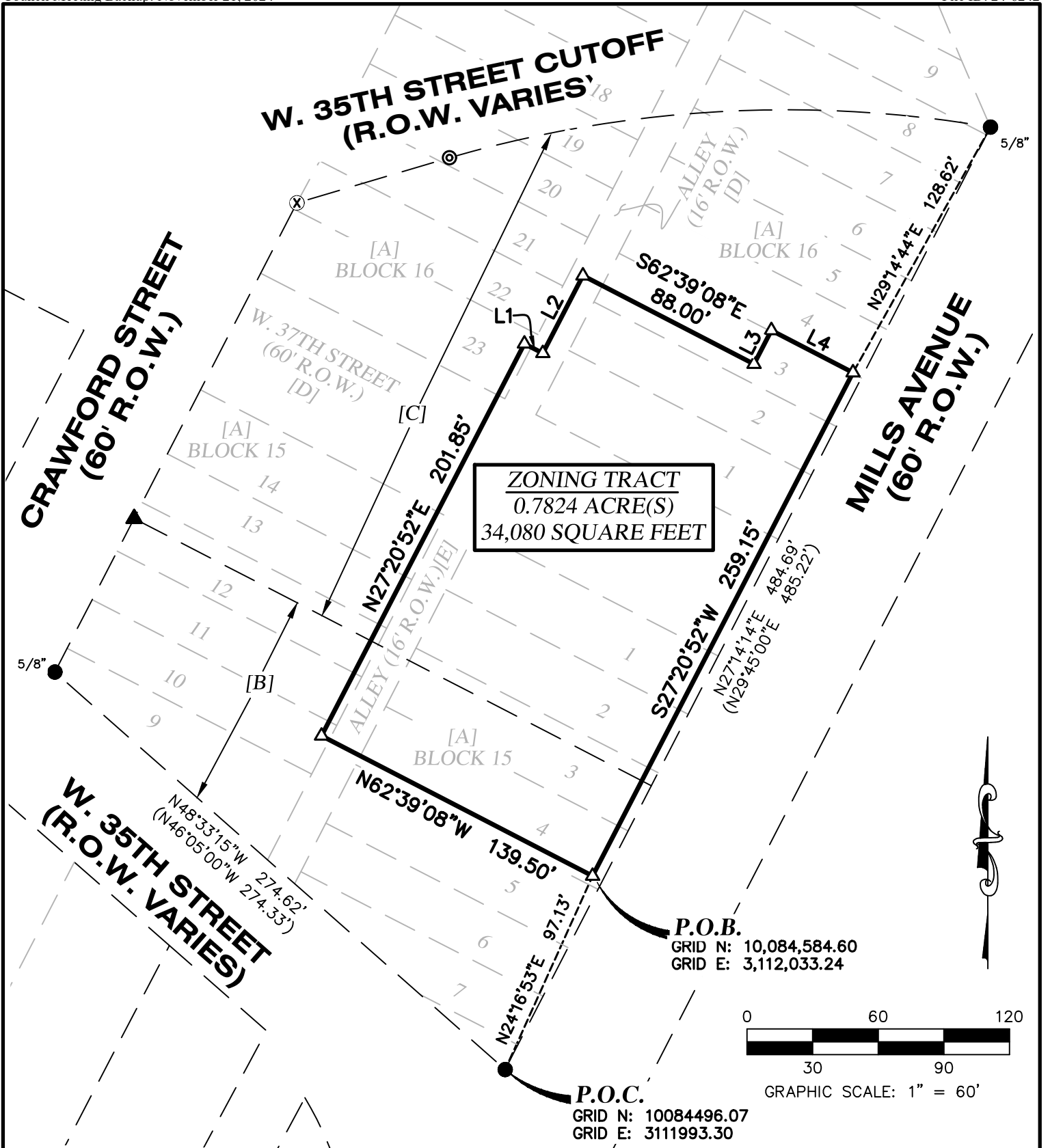
NOTE:

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 1.000073555284. See attached sketch (reference drawing: 00814\_zoning.dwg).

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

10/30/2023





**0.7824 ACRE  
 ZONING TRACT  
 City of Austin,  
 Travis County, Texas**

**4WARD**  
 Land Surveying  
 A Limited Liability Company

PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPELS FIRM #10174300

Date:	10/30/2023
Project:	00814
Scale:	1" = 60'
Reviewer:	SMD
Tech:	SMD
Field Crew:	JO/NJ
Survey Date:	FEB. 2021
Sheet:	1 OF 2


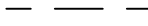



[A]  
 GLEN RIDGE  
 ADDITION  
 VOL. 1, PG. 65  
 P.R.T.C.T.

[B]  
 CALLED 0.676 ACRES  
 (PARCEL A)  
 MASCOT LLC  
 DOC. NO. 2014046269  
 O.P.R.T.C.T.

[C]  
 CALLED 1.666 ACRES  
 (PARCEL I)  
 MASCOT, LLC  
 DOC. NO. 2014046269  
 O.P.R.T.C.T.

[D]  
 VACATED PER  
 COA ORDINANCE # 700820-A  
 VOL. 3922, PG. 1594  
 D.R.T.C.T.

[E]  
 VACATED PER  
 COA ORDINANCE #501214-A  
 VOL. 1061, PG. 425  
 D.R.T.C.T.

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	MAG NAIL FOUND IN ASPHALT
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2014046269

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S62°39'08"E	9.50'
L2	N27°20'52"E	39.95'
L3	N27°20'52"E	17.35'
L4	S62°39'08"E	42.00'

10/30/2023  




**NOTES:**  
 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000073555284.  
 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION

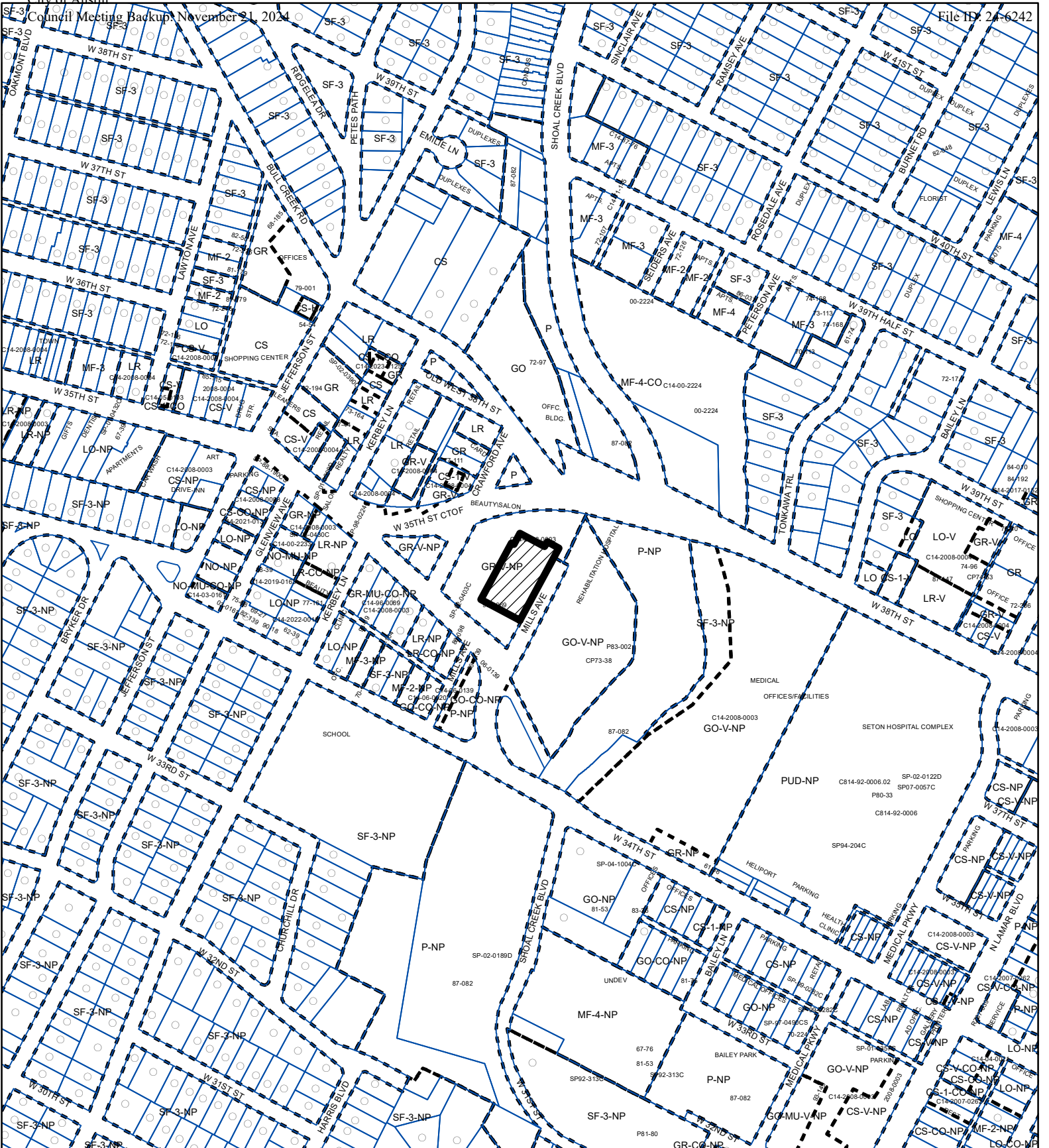
**0.7824 ACRE  
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Date:	10/30/2023
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Reviewer:	SMD
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





### ZONING EXHIBIT "B"

ZONING CASE#: C14-2024-0079



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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: 5/6/2024