

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2319, 2321, 2323, 2323 1/2, AND 2349 SOUTH LAMAR BOULEVARD AND 2421 BLUEBONNET LANE FROM LIMITED OFFICE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (LO-V-CO) COMBINING DISTRICT TO LIMITED OFFICE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (LO-V-CO) COMBINING DISTRICT ON TRACT 1 AND FROM COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-V-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-V-CO) COMBINING DISTRICT ON TRACT 2, TO CHANGE A CONDITION OF ZONING.

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-vertical mixed use building-conditional overlay (LO-V-CO) combining district to limited office-vertical mixed use building-conditional overlay (LO-V-CO) combining district on Tract 1 and from community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district to community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district on Tract 2 on the property described in Zoning Case No. C14-2025-0063, on file at the Planning Department, as follows:

Tract 1

0.277 acres of land out of the Isaac Decker League, situated in the City of Austin, Travis County, Texas, and being a portion of that certain 0.295 acre tract conveyed by deed recorded in Document No. 2015083215 of the Official Public Records of Travis County, Texas, said 0.277 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

Tract 2

1.581 acres of land out of the Isaac Decker League, situated in the City of Austin, Travis County, Texas, and being the tracts conveyed by deed recorded in Document No. 2015083215 of the Official Public Records of Travis County, Texas, said 1.581 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance,

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

34 locally known as 2319, 2321, 2323, 2323 1/2, And 2349 South Lamar Boulevard And 2421
35 Bluebonnet Lane in the City of Austin, Travis County, Texas, generally identified in the
36 map attached as **Exhibit "C"**.

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

39 (A) The following uses are prohibited uses of Tract 2:

- | | |
|---------------------------|--|
| Adult-Oriented Businesses | Alternative Financial Services |
| Automotive Rentals | Automotive Repair Services |
| Automotive Sales | Automotive Washing (of any type) |
| Bail Bond Services | Drop-Off Recycling Collection Facility |
| Exterminating Services | Funeral Services |
| Pawn Shop Services | Service Station |

40 (B) Drive-in service use is prohibited as an accessory use to commercial uses on the
41 Property.

42 (C) Except as otherwise provided, ground floor commercial use on the Property is
43 limited to 18,000 square feet. If the ground floor commercial use includes a
44 food sales use that is more than 10,000 square feet, then ground floor
45 commercial use on the Property is limited to 25,000 square feet.

46 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
47 developed and used in accordance with the regulations established for the limited office
48 (LO) base district on Tract 1 and the community commercial (GR) base district on Tract 2,
49 and other applicable requirements of the City Code.

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

51 **PASSED AND APPROVED**

52 §
53 §
54 _____, 2025 § _____

Kirk Watson
Mayor

57
58
59 **APPROVED:** _____ **ATTEST:** _____

60 Deborah Thomas
61 City Attorney

Erika Brady
City Clerk

EXHIBIT "A"

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

rpls5901@gmail.com 512-905-4369

0.277 ACRE
ISAAC DECKER LEAGUE
AUSTIN, TEXAS

FILE NO. 2019.059
PROJECT: 008-01
DATE: 08/21/2019

DESCRIPTION

0.277 ACRE OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 0.295 ACRE TRACT (CALLED "TRACT 3") CONVEYED TO JAMES T ROSS, BY DEED OF RECORD IN DOCUMENT NO. 2015083215, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.277 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at the southwest corner of Lot 1, Precision Addition, a subdivision of record in Volume 89, Page 322, of the Plat Records of Travis County, Texas; being the northwest corner of that certain 1.051 acre tract conveyed to Boulevard City Homes, LP, by Deed of record in Document No. 2015006822, of said Official Public Records, also being the southeast corner of that certain 46,513 square foot tract (called "Tract 2") conveyed to James T Ross, by said Deed of record in Document No. 2015083215, of said Official Public Records, for the northeasterly corner of said 0.295 acre tract and hereof;

THENCE, S29°39'41"W, along the northwest line of said 1.051 acre tract, being the southeast line of said 0.295 acre tract, a distance of 185.18 feet to a 1/2-inch iron rod found at the southeast corner of that certain 726 square foot tract conveyed to the City of Austin, by Deed of record in Document No. 2005128455, of said Official Public Records, being in the northeast right-of-way line of Bluebonnet Lane (r.o.w. varies), for the most southerly corner hereof, from which a mag nail with "Chaparral Boundary" shiner found bears S23°08'24"W, a distance of 2.14 feet;

THENCE, N27°33'07"W, over and across said 0.295 acre tract, along said northeast right-of-way line of Bluebonnet Lane, being the east line of said 726 square foot tract, a distance of 143.16 feet to a 1/2-inch iron rod with "Meenach" cap found at the northeast corner of said 726 square foot tract, being the southeast corner of that certain 272 square foot tract conveyed to the City of Austin, by Deed of record in Document No. 2005128454, of said Official Public Records, being in the north line of said 0.295 acre tract, also being the south line of said 46,513 square foot tract, for the northwesterly corner hereof;

THENCE, leaving said northeast right-of-way line, along the south line of said 46,513 square foot tract, being the north line of said 0.295 acre tract, the following three (3) courses and distances:

1. N65°24'37"E, a distance of 58.65 feet to a 1/2-inch iron rod found, for an angle point;

2. N87°56'22"E, a distance of 25.89 feet to a 1/2-inch iron rod with "Wallace Group" cap found, for an angle point;
3. N83°43'12"E, a distance of 79.13 feet to the **POINT OF BEGINNING**, and containing 0.277 acre (12,088 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2018, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901
TBPLS FIRM NO. 10194420



LEGEND

- 1/2-INCH IRON ROD FOUND (UNLESS NOTED)
- ⊗ CUT "X" IN CONCRETE FOUND
- ▲ HILTI NAIL FOUND (HEAD SHEARED OFF)
- ⊙ COTTON GIN SPINDLE FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901"
STAINLESS STEEL CAP SET

SOUTH LAMAR BLVD.
(R.O.W. VARIES)

JAMES T ROSS
46,513 SQUARE FEET
DOC. NO. 2015083215
(0.979 ACRE)

LOT 1
PRECISION ADDITION
VOL. 89, PG. 322
(0.501 ACRE)

LOT "A"
F.M. DEL CURTO
RESUBDIVISION
VOL. 13, PG. 62

2323 SOUTH LAMAR, LTD.
1.858 ACRES
DOC. NO. 2018145176

POINT OF BEGINNING

BLUEBONNET LANE
(R.O.W. VARIES)

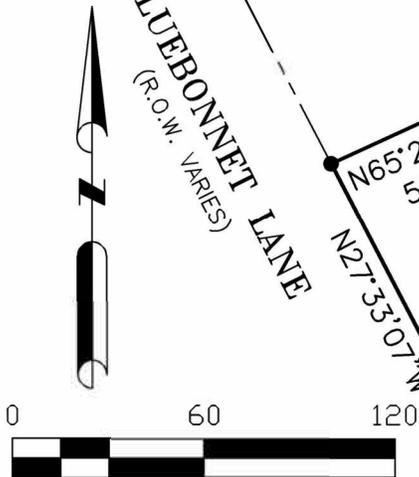
N87°56'22"E
25.89'
N83°43'12"E
79.13'

JAMES T ROSS
0.295 ACRES
(SAVE AND EXCEPT 726 SQ. FT.)
DOC. NO. 2015083215
(0.256 ACRE)

0.277 ACRE
(12,088 SQ. FT.)

WESTGREEN BLUE WILLOW, LTD.
1.035 ACRES
DOC. NO. 2018093048

LOT "B-1"
F.M. DEL CURTO RESUBDIVISION
OF TRACT B OF F.M. DEL CURTO
RESUBDIVISION
VOL. 17, PG. 90



BEARING BASIS:
TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE,
UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING
REFERENCE NETWORK.



CHECKED BY: AD		0.277 ACRE OUT OF THAT CERTAIN 1.858 ACRE TRACT CONVEYED TO 2323 SOUTH LAMAR, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2018145176, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.	3701 VINELAND LLC <small>3701 Vineland Drive Austin, TX 78722 abe@rpls5901.com 512-905-4369</small>	2323 SOUTH LAMAR
JOB NUMBER: 009-01	ISSUE DATE: 07/08/25			
SHEET: 1 OF 1		AREA EXHIBIT		

EXHIBIT "B"

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

rpls5901@gmail.com 512-905-4369

1.581 ACRES
ISAAC DECKER LEAGUE
AUSTIN, TEXAS

FILE NO. 2019.058
PROJECT: 008-01
DATE: 08/21/2019

DESCRIPTION

1.581 ACRES OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF THOSE CERTAIN TWO (2) TRACTS CONVEYED TO JAMES T ROSS, BY DEED OF RECORD IN DOCUMENT NO. 2015083215, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; MORE SPECIFICALLY BEING ALL OF LOT 1, PRECISION ADDITION, A SUBDIVISION OF RECORD IN VOLUME 89, PAGE 322, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING A PORTION OF THAT CERTAIN 46,513 SQUARE FOOT TRACT (CALLED "TRACT 2") AS DESCRIBED IN SAID DEED OF RECORD; SAID 1.581 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a cut "X" set in concrete at an angle point in the southeast line of South Lamar Blvd. (r.o.w. varies), being in the west line of Lot "A", F.M. Del Curto Resubdivision, a subdivision of record in Volume 13, Page 62, of said Plat Records, also being the northeast corner of said Lot 1, for the northeasterly corner hereof, from which a mag nail with "4WARD" shiner found in concrete bears N28°13'13"E, a distance of 6.69 feet;

THENCE, S28°13'13"W, leaving said south right-of-way line of South Lamar Blvd., along the west lines of said Lot "A" and Lot "B", of said F.M. Del Curto Resubdivision, being the east line of said Lot 1, a distance of 301.64 feet to a 5/8-inch iron rod found at the southwest corner of Lot B-1, F.M. Del Curto Resubdivision of Tract B of F.M. Del Curto Resubdivision, a subdivision of record in Volume 17, Page, 90, of said Plat Records, being an angle point in the north line of that certain 1.051 acre tract conveyed to Boulevard City Homes, LP, by Deed of record in Document No. 2015006822, of said Official Public Records, for an angle point in the east line of said Lot 1 and hereof;

THENCE, along the north line of said 1.051 acre tract, being the east and south lines of said Lot 1, the following two (2) courses and distances:

1. S13°48'37"W, a distance of 1.95 feet to a 1/2-inch iron rod found at the southeast corner of said Lot 1, for an angle point;

2. N72°40'52"W, a distance of 28.09 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 1, being the northwest corner of said 1.051 acre tract, also being the southeast corner of said 46,513 square foot tract, also being the northeast corner of that certain 0.295 acre tract (called "Tract 3") conveyed to James T Ross, by said Deed of Record in Document 2015083215, of said Official Public Records, for an angle point;

THENCE, along the north line of said 0.295 acre tract, being the south line of said 46,513 square foot tract, the following three (3) courses and distances:

1. S83°43'12"W, a distance of 79.13 feet to a 1/2-inch iron rod with "Wallace Group" cap found, for an angle point;
2. S87°56'22"W, a distance of 25.89 feet to a 1/2-inch iron rod found, for an angle point;
3. S65°24'37"W, a distance of 58.65 feet to a 1/2-inch iron rod with "Meenach" cap found at the southeast corner of that certain 272 square foot tract conveyed to the City of Austin, by Deed of record in Document No. 2005128454, of said Official Public Records, being in the east right-of-way line of Bluebonnet Lane (r.o.w. varies), for the southwesterly corner hereof;

THENCE, N27°33'07"W, over and across said 46,513 square foot tract, along said northeast right-of-way line of Bluebonnet Lane, being the east line of said 272 square foot tract, a distance of 178.54 feet to a 1/2-inch iron rod found at the southern terminus of a right-of-way return line between said northeast right-of-way line of Bluebonnet Lane and said south right-of-way line of South Lamar Blvd., for an angle point;

THENCE, N26°43'51"E, along said right-of-way return line, being a northwest line of said 46,513 square foot tract, a distance of 46.21 feet to a 1/2-inch iron rod found at the northern terminus of said right-of-way return line, being in said south right-of-way line of South Lamar Blvd., for the northwesterly corner of said 46,513 square foot tract and hereof;

THENCE, along said south right-of-way line, being the north lines of said 46,513 square foot tract and said Lot 1, the following four (4) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 1869.86 feet, a central angle of 07°18'37", an arc length of 238.57 feet, and a chord which bears N73°19'29"E, a distance of 238.41 feet to Hilti Nail (with head sheared off) found in concrete at the northeast corner of said 46,513 square foot tract, for an angle point;
2. S02°08'10"W, a distance of 5.22 feet to a cotton gin spindle found at the beginning of a non-tangent curve to the right, being the northwest corner of said Lot 1, for an angle point;
3. Along said curve, having a radius of 1864.86 feet, a central angle of 03°25'14", an arc length of 111.33 feet, and a chord which bears N78°34'05"E, a distance of 111.32 feet to a 1/2-inch iron rod with "Wallace Group" cap found at a point of tangency in said south right-of-way line, for an angle point;

4. N80°47'11"E, a distance of 52.95 feet to the **POINT OF BEGINNING**, and containing 1.581 acres (68,852 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2018, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

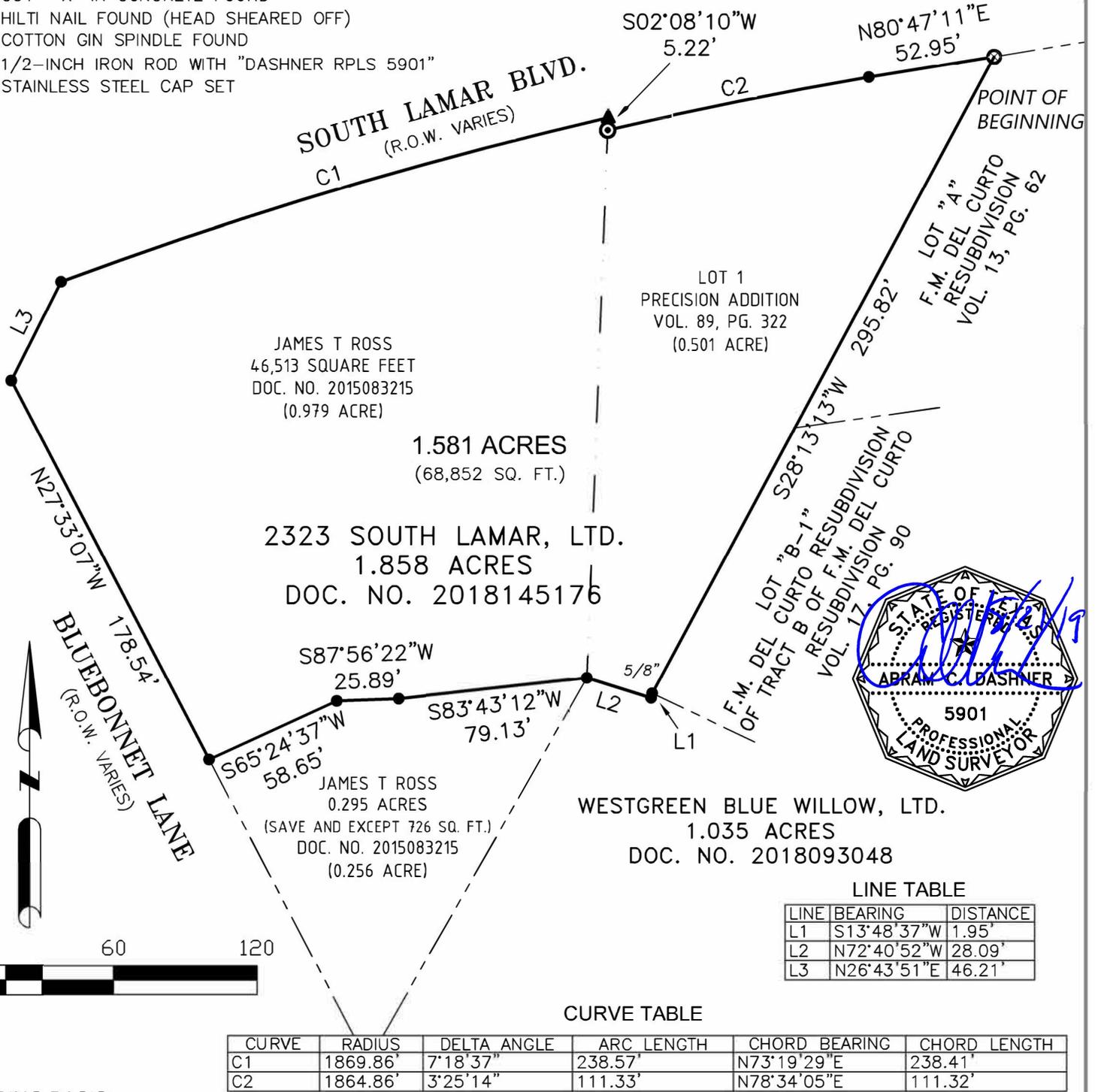


ABRAM C. DASHNER
TEXAS RPLS 5901
TBPLS FIRM NO. 10194420

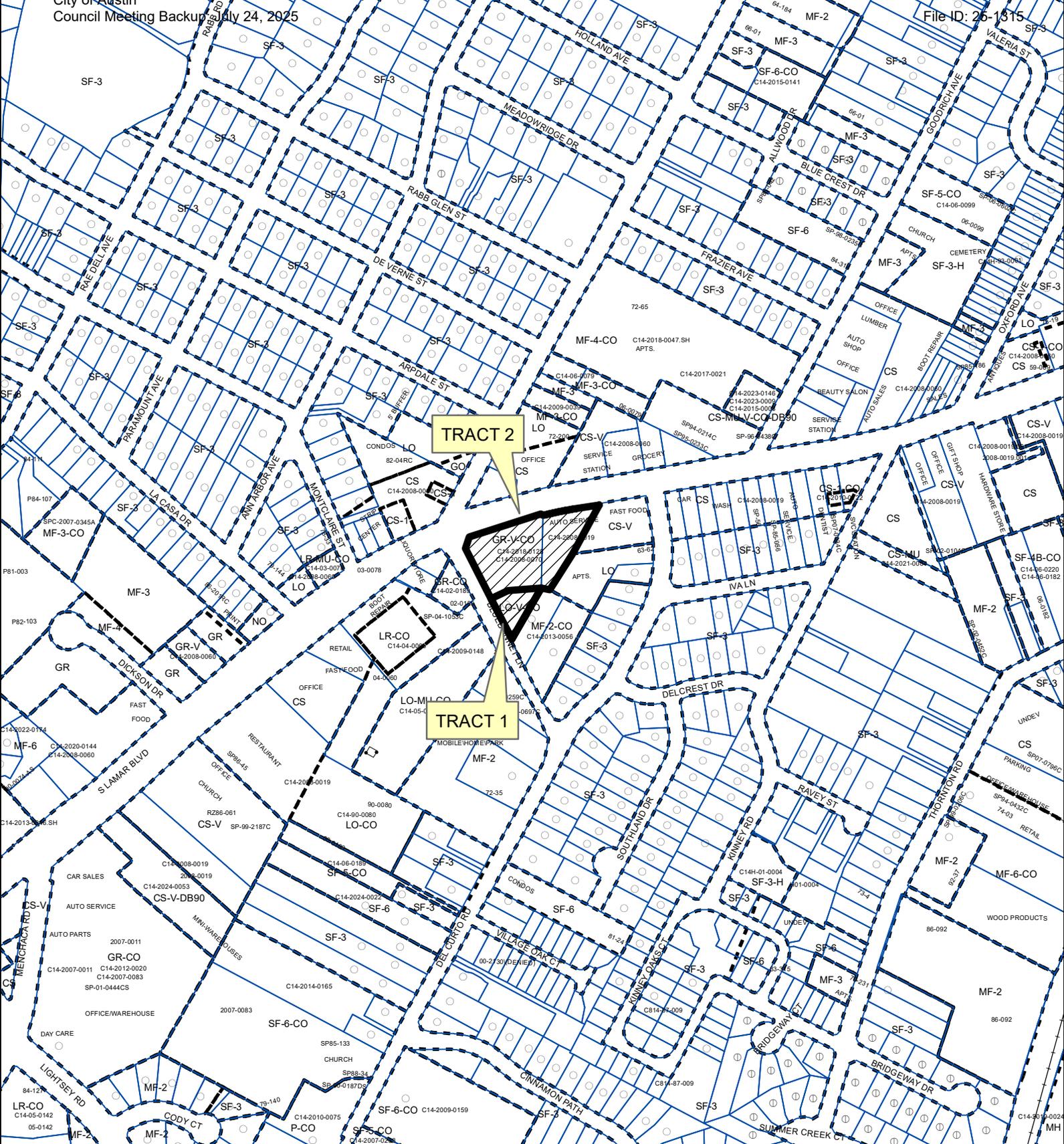


LEGEND

- 1/2-INCH IRON ROD FOUND (UNLESS NOTED)
- ⊗ CUT "X" IN CONCRETE FOUND
- ▲ HILTI NAIL FOUND (HEAD SHEARED OFF)
- ⊙ COTTON GIN SPINDLE FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET



CHECKED BY: AD		1.581 ACRES OUT OF THAT CERTAIN 1.858 ACRE TRACT CONVEYED TO 2323 SOUTH LAMAR, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2018145176, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.	3701 VINELAND LLC 3701 Vineland Drive Austin, TX 78722 abe@rpls5901.com 512-905-4369	2323 SOUTH LAMAR
JOB NUMBER: 009-01	ISSUE DATE: 07/08/25			
SHEET: 1 OF 1		AREA EXHIBIT		



TRACT 2

TRACT 1

ZONING

EXHIBIT "C"

ZONING CASE#: C14-2025-0063



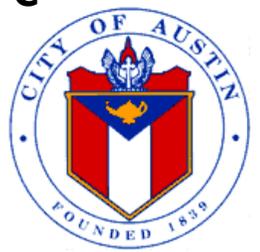
 SUBJECT TRACT

 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: 5/13/2025