

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2407 1/2 SOL WILSON AVENUE AND 1159 1/2 AND 1169 HARGRAVE IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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 family residence-neighborhood plan (SF-3-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2025-0049, on file at the Planning Department, as follows:

1.618 acres of land out of OUTLOT 13, DIVISION B, a subdivision in the City of Austin, Travis County, Texas, and being all of LOTS 1-4 and LOTS 25-29, and a portion of LOT 5, BLOCK 2, S.I. WILSON SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas according to the map or plat of record in Volume 3, Page 178, of the Plat Records of Travis County, Texas, also being a portion of a called 3.152 acre tract of land conveyed by deed recorded in Document No. 2003178704 of the Official Public Records of Travis County, Texas, said 1.618 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2407 1/2 Sol Wilson Avenue and 1159 1/2 and 1169 Hargrave 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:

(A) The maximum height of a building or structure on the Property shall not exceed 40 feet.

(B) The following uses are prohibited uses of the Property:

Adult-Oriented Businesses  
Alternative Financial Services  
Automotive Repair Services  
Bail Bond Services  
Campground

Agricultural Sales and Services  
Automotive Rentals  
Automotive Washing (of any type)  
Building Maintenance Services  
Commercial Blood Plasma Center

Convenience Storage  
Drop-Off Recycling Collection  
Facility  
Equipment Sales  
Funeral Services  
Laundry Services  
Maintenance and Service Facilities  
Pawn Shop Services  
Service Station

## Outdoor Sports and Recreation

## EXHIBIT "A"

**LEGAL DESCRIPTION:** Being 1.618 acres of land out of Outlot 13, Division "B" in Travis County, Texas and being all of Lots 1-4 & 25-29, a portion of Lot 5, Block 2 of the S. I. Wilson Subdivision of Lots 4 & 5 of said Outlot 13 recorded in Volume 3, Page 178 of the Plat Records of said Travis County, Texas and also being a portion of that certain 3.152 acre tract described in Doc. #2003178704 of the Official Public Records of said Travis County, Texas; Said 1.618 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in February 2025:

**BEGINNING** at a ½" iron rod at a fence corner post found in the south line of Sol Wilson Avenue and the east line of Hargrave Street for the northwest corner of said Lot 1 and the northwest corner hereof;

THENCE along the common line of said Sol Wilson Avenue and said 3.152 acre tract, the following courses:

1. South 63°59'05" East a distance of 143.78 feet to a calculated point and from which a 2" square tube fence corner post found bears North 08°42'49" East a distance of 0.3 feet;
2. North 81°40'59" East a distance of 176.04 feet to a calculated point in the west line of Bedford Street for the northeast corner hereof and from which a 2" square tube fence corner post found bears South 13°00'33" East a distance of 1.26 feet, concrete nail found bears North 03°45'25" East a distance of 6.94 feet and a ½" iron rod found bears North 81°21'42" East a distance of 39.91 feet;

THENCE South 08°25'58" East a distance of 100.1 feet along the common line of said Bedford Street and said 3.152 acre tract to a calculated point for the southeast corner of said Lot 25, the northeast corner of Lot 10 and the southwest corner hereof and from which a caved x in concrete found in the north line of Rosewood Avenue bears South 08°25'58" East a distance of 102.9 feet;

THENCE crossing said 3.152 acre tract, the following courses:

1. South 81°40'59" West a distance of 200.02 feet along the common lines of Lots 10-6 and Lots 25-29 to a calculated point;
2. South 08°25'58" East a distance of 53.51 feet along the common line of said Lot 5 and said Lot 6 to a calculated point;
3. South 64°21'54" West a distance of 334.85 feet to a calculated point in the common line of said 3.152 acre tract and said Hargrove Street for the southwest corner hereof;

THENCE along the common line of said Hargrave Street and said 3.152 acre tract, the following 2 courses:

1. North 25°35'15" East a distance of 254.89 feet to a 1/2" iron rod with cap found;
2. North 25°33'07" East a distance of 147.92 feet to the **POINT OF BEGINNING** containing 1.618 acres more or less, and as shown hereon.

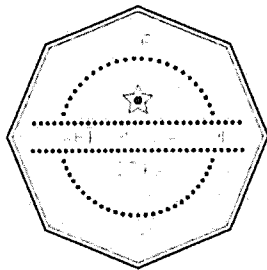
Note: Bearings, distances and acreage shown hereon are NAD 83, Texas Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLs".

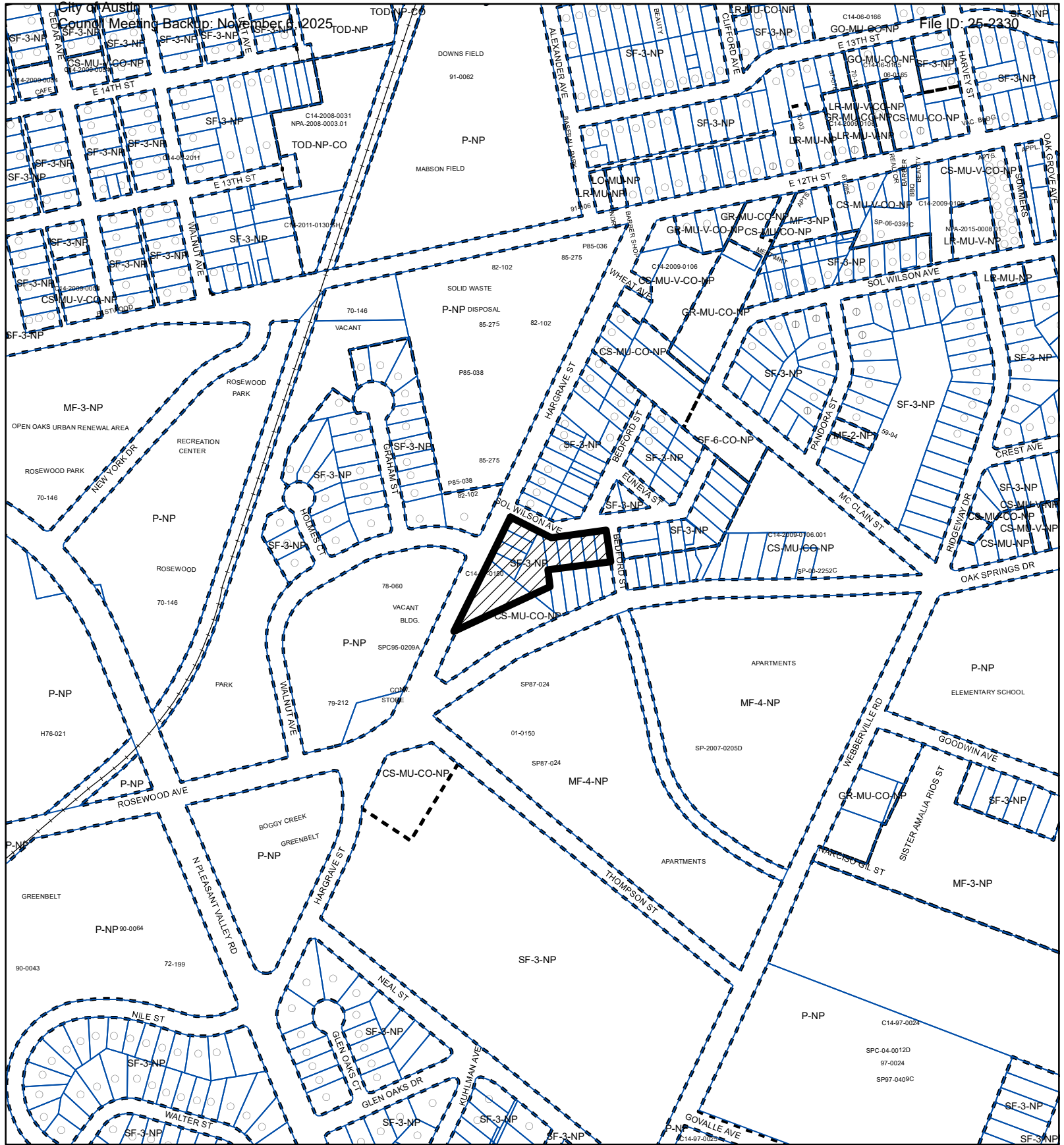
Surveyed by;



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Mark R. Watson RPLS #5740    3/26/2025  
Cross Texas Land Services Inc    Tx. Firm#100248-00    Job# 25-50017





## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2025-0049



- 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: 4/23/2025