

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2525 SOUTH LAMAR BOULEVARD, SUITE 15, FROM LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-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 limited office-mixed use-conditional overlay (LO-MU-CO) combining district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-2025-0024, on file at the Planning Department, as follows:

A 0.0143 acre tract of land in the Isaac Decker League in the City of Austin, Travis County, Texas, being part of LOT 3, BLUEBONNET TACO SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500130 of the Official Public Records of Travis County, Texas, said 0.0143 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2525 South Lamar Boulevard, Suite 15, 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:

Medical Office use 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 office (GO) base district, the mixed use combining district, and other applicable requirements of the City Code.

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

PASSED AND APPROVED

§
§
§

_____, 2025

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Deborah Thomas
Interim City Attorney

Myrna Rios
City Clerk

ZONING BOUNDARY

EXHIBIT "A"

FIELD NOTE DESCRIPTION

A 0.0143 ACRE (OR 622 SQUARE FEET) TRACT IN THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING PART OF LOT 3, OF THE BLUEBONNET TACO SUBDIVISION A SUBDIVISION RECORDED IN DOCUMENT NO. 200500130, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with blue cap stamped "B&G" found at the southwest corner of said Lot 3, the southeast corner of Lot 1 of said Bluebonnet Taco Subdivision and on the northeast line of Lot 1 of El Rancho Subdivision No. 2, a subdivision recorded in volume 89, page 376 of the plat records of Travis County, Texas;

THENCE N 28°18'01" E along the northwest of said Lot 3 and the southeast line of said Lot 1 for a distance of **69.38 FEET** to a calculated point from which a 1/2-inch iron rod found at angle point of the northwest line of said Lot 3 and the southeast line of said Lot 1 bears N 28°18'01" E at a distance of **204.78 FEET**;

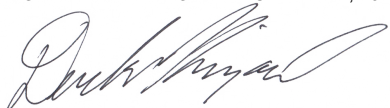
THENCE over and across said Lot 1 the following five (5) courses and distances:

- 1) **S 61°41'59" E** for a distance of **14.72 FEET** to a calculated point for the **POINT OF BEGINNING** and being the westernmost corner of the tract herein described;
- 2) **N 30°00'16" E** for a distance of **22.83 FEET** to a calculated point for the northernmost corner of the tract herein described;
- 3) **S 59°59'44" E** for a distance of **27.25 FEET** to a calculated point for the easternmost corner of the tract herein described;
- 4) **S 30°00'16" W** for a distance of **22.83 FEET** to a calculated point for the southernmost corner of the tract herein described;
- 5) **N 59°59'44" W** for a distance of **27.25 FEET** to the POINT OF BEGINNING, in all containing **0.143 ACRES** (or 622 sq. ft) of land, more or less.

I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF CHAPTER 22 TAC §663.21 OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS DOCUMENT IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

DATE OF LAST FIELDWORK: DECEMBER 2, 2024



DEREK KINSAUL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6356

DRAWN BY: GGM
FIELD CREW: EM

REVIEWED BY: CLM
SHEET SIZE = 8.5"X11"

REVISION #:



SURVEYED FOR:
JED TAYLOR
PROJECT NO. 24-0268
2525 SOUTH LAMAR BLVD
AUSTIN, TX



INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

ZONING BOUNDARY

LEGEND



CALCULATED POINT



1/2" IRON ROD FOUND
(UNLESS NOTED)



PROPERTY LINE



ZONING LINE



ADJOINER LINE



ZONING AREA

VOL. PG.
P.R.T.C.

VOLUME AND PAGE

DOC. NO.
O.P.R.T.C.

PLAT RECORDS
TRAVIS COUNTY

DOCUMENT NUMBER

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OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

[]

PLAT RECORD INFORMATION

N/F

CONDO RECORD INFORMATION

NOW OR FORMERLY

LOT 1
BLUEBONNET TACO
SUBDIVISION
DOC. NO. 200500130
O.P.R.T.C.

LOT 3
BLUEBONNET TACO
SUBDIVISION
DOC. NO. 200500130
O.P.R.T.C.
SPACES CONDOMINIUMS
DOC. NO. 2007084928
O.P.R.T.C.
N/F
EMIRP LLC

(UNIT 15, BUILDING 1)

N 30°00'16" E
22.83'
[22.04]

S 59°59'44" E
27.25'
[27.25']

ZONING AREA
(UNIT 15, BUILDING 1)
MEASURED ACREAGE
0.0143 ACRES or 622 SQ. FT ±

S 30°00'16" W
22.83'
[22.04]

N 59°59'44" W
27.25'
[27.25']

S 61°41'59" E
14.72'

69.38'

(N 29°17'24" E) (274.20')
N 28°18'01" E 274.16'

204.78'

POC

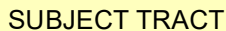
1/2" IRON ROD FOUND
WITH BLUE CAP STAMPED
"B&G"

LOT 1
EL RANCHO SUBDIVISION NO. 3
VOL. 89, PG. 376
P.R.T.C.

SURVEYED FOR:
JED TAYLOR
PROJECT NO. 24-0268
2525 SOUTH LAMAR BLVD
AUSTIN, TX



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0024

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: 2/19/2025

$$1'' = 200'$$