

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4910 AND 4930 SOUTH CONGRESS AVENUE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT ON TRACT 1 AND FROM COMMERCIAL-LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-V-CO-NP) COMBINING DISTRICT ON TRACT 2.

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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on Tract 1 and from commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district to commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district on Tract 2 on the property described in Zoning Case No. C14-2024-0184, on file at the Planning Department, as follows:

Tract 1

A 5.940 acre tract of land situated in the Isaac Decker Survey, Abstract No. 8, in the City of Austin, Travis County, Texas, being a portion of LOT 3, VON ACH PARK SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 86, Page 119A, of the Plat Records of Travis County, Texas, conveyed by deed recorded in Document No. 2017007562, said 5.940 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance; and

Exhibit “ “

REZONING DESCRIPTION

BEING a 5.940 acre tract of land situated in the Isaac Decker Survey, Abstract No. 8 in the City of Austin, Travis County, Texas, being a portion of Lot 3 of the VON ARCH PARK SUBDIVISION as recorded in Volume 86, Page 119A of the Plat Records of Travis County, Texas, being the same property described in that Special Warranty Deed with Vendor's Lien to 4930 SOCO LLC in Document No. 2017007562; said 5.940 tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a calculated point on the western right-of-way line of South Congress Avenue (variable width right-of-way) for the southeastern of said Lot 3, the northeastern corner of Lot 2 of said VON ARCH PARK SUBDIVISION, for the POINT OF BEGINNING and the southeastern corner of this herein described tract, from which a punch mark in concrete found bears South 59°38'19" West a distance of 0.28 feet;

THENCE: North 63°49'38" West with the southern line of said Lot 3, the northern line of said Lot 2 passing at 349.64 feet a 1/2-inch iron rod found for a corner of a Variable Width Drainage Easement shown on said VON ARCH PARK SUBDIVISION, continuing for a total distance of 573.78 feet to a 1/2-inch iron rod found for the southwestern corner of said Lot 3, the northwestern corner of said Lot 2, the easternmost corner of Lot 7, Block A of the COMMUNITY OF FAIRVIEW, SECTION SIX subdivision as recorded in Volume 56, Page 6 of the Plat Records of Travis County, Texas, the southernmost corner of Lot 6, Block A of said COMMUNITY OF FAIRVIEW, SECTION SIX, for the southwestern corner of this herein described tract;

THENCE: with the western line of said Lot 3, the eastern line of Block A of said COMMUNITY OF FAIRVIEW, SECTION SIX the following courses and distances;

1. North 48°50'26" East a distance of 250.31 feet to a 1/2-inch iron rod found for the easternmost corner of Lot 3 of said Block A, the southernmost corner of Lot 2, of said Block A, a corner of said Lot 3, VON ARCH PARK SUBDIVISION;
2. North 21°52'31" East pass at 90.23 feet a 1/2-inch iron rod found for the northeastern corner of Lot 2 of said Block A, the southeastern corner of Lot 1 of said Block A, for a total distance of 166.49 feet to a 1/2-inch iron rod found for the northeastern corner of Lot 1 of said Block A, the southeastern corner of Lot 22, Block A of the COMMUNITY OF FAIRVIEW, SECTION FOUR subdivision as recorded in Volume 42, Page 50 of the Plat Records of Travis County, Texas, for a corner of said Lot 3, VON ARCH PARK SUBDIVISION;

THENCE: North 11°22'07" East a distance of 175.23 feet with the western line of said Lot 3, the eastern line of said Block A, COMMUNITY OF FAIRVIEW, SECTION FOUR to a 5/8-inch iron rod found on the eastern line of Lot 20, Block A of said COMMUNITY OF FAIRVIEW, SECTION FOUR for the northwestern corner of said Lot 3, the southwestern corner of a called 8.161 acre tract of land described in that General Warranty Deed to the City of Austin, Texas in Volume 10768, Page 1849 of the Real Property Records of Travis County, Texas, for the northwestern corner of this herein described tract;

THENCE: South 63°28'11" East with the northern line of said Lot 3, the southern line of said 8.161 acre tract, the southern line of a called 2.42 acre tract of land described in that Gift Deed to the City of Austin, Texas in Volume 5726, Page 2107 of the Deed Records of Travis County, Texas pass at 143.67 feet a 1/2-inch iron rod found, for a total distance of 158.53 feet to a 1/2-inch iron rod found for a corner of said Lot 3, the southeastern corner of said 2.42 acre tract, the southwestern corner of a called 1.6973 acre tract of land described in that Special Warranty Deed to the City of Austin, Texas in Document No. 2022155408 of the Official Public Records of Travis County, Texas, for a corner of this herein described tract;

THENCE: South 61°15'58" East a distance of 390.75 feet continuing with the northern line of said Lot 3, the southern line of said 1.6973 acre tract, the southern line of the remainder portion of a called 5.496 acre tract of land described in that General Warranty Deed with Vendor's Lien to Congress 4802, LLC in Document No. 2019178639 of the Official Public Records of Travis County, Texas to a calculated point on the western right-of-way line of South Congress Avenue for the northeastern corner of said Lot 3, the northeastern corner of this herein described tract;

THENCE: South 27°40'12" West a distance of 214.36 feet with the western right-of-way line of South Congress Avenue, with the eastern line of said Lot 3 to a calculated point for a corner of this herein described tract;

THENCE: across said Lot 3 the following courses and distances;

1. North 62°19'48" West a distance of 150.00 feet to a calculated point;
2. South 27°40'12" West a distance of 200.00 feet to a calculated point;
3. South 62°19'48" East a distance of 150.00 feet to a calculated point on the western right-of-way line of South Congress Avenue, the eastern line of said Lot 3;

THENCE: South 27°40'12" West a distance of 133.79 feet with the western right-of-way line of South Congress Avenue, the eastern line of said Lot 3 to the POINT OF BEGINNING and CONTAINING an area of 5.940 acres of land.

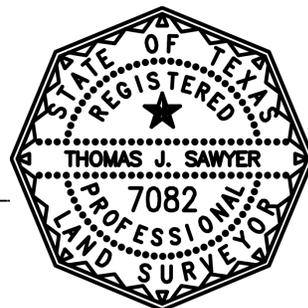
Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83.



Thomas J. Sawyer
Registered Professional Land Surveyor No. 7082
tsawyer@quiddity.com

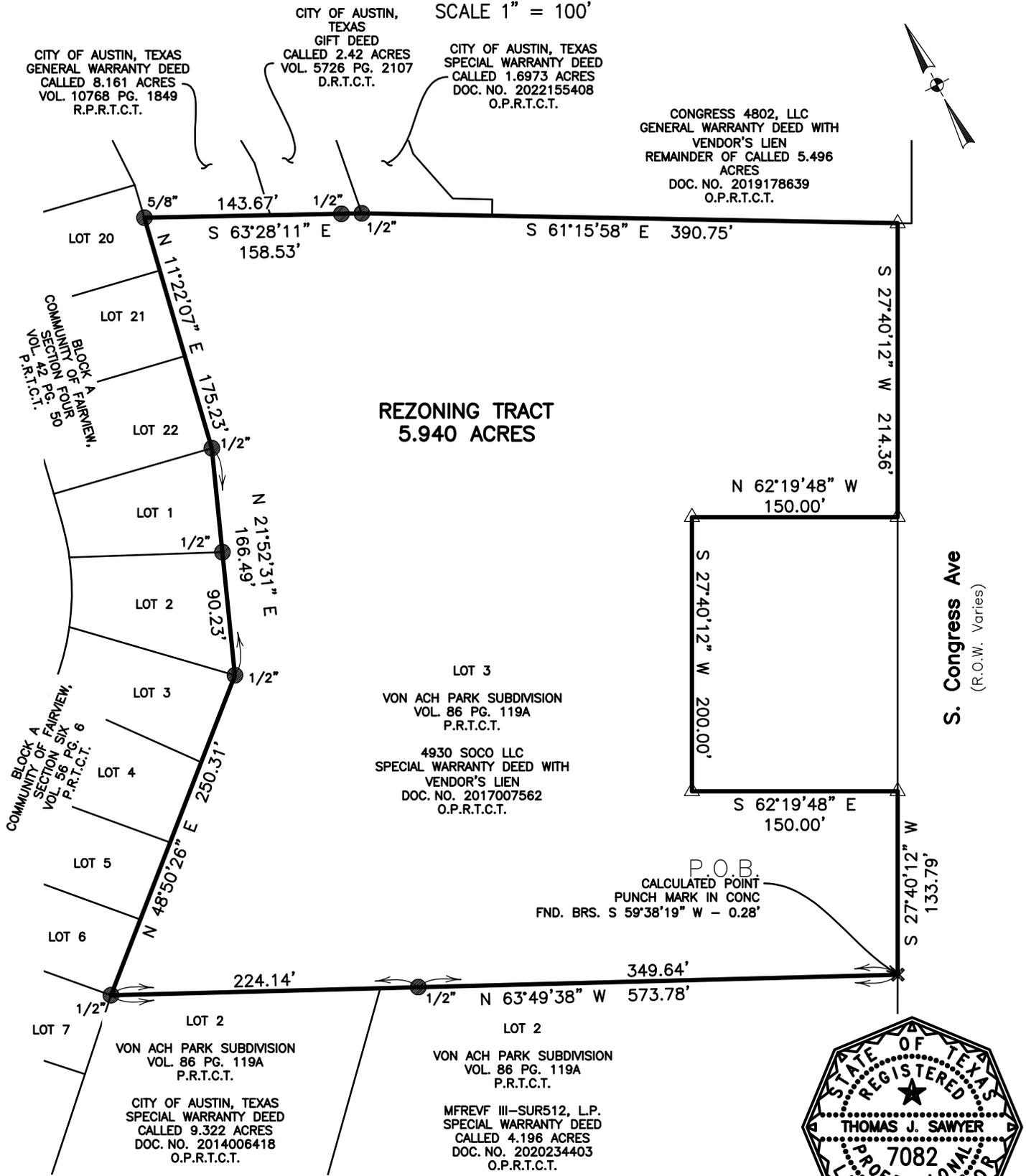
Date 04/02/2025



This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and 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.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'



**REZONING TRACT
5.94 ACRES**

S. Congress Ave
(R.O.W. Varies)



LEGEND

- △ CALCULATED POINT
- ✕ PUNCH MARK FOUND
- IRON ROD FOUND

News Design

04/02/2025



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
912 S. Capital of Texas Highway, Suite 300 Austin, TX 78746 512.441.9493

RWL JOB # 28610-0001-01

EXHIBIT "B"

Exhibit " "

REZONING DESCRIPTION

BEING a 0.689 acre tract of land situated in the Isaac Decker Survey, Abstract No. 8 in the City of Austin, Travis County, Texas, being a portion of Lot 3 of the VON ARCH PARK SUBDIVISION as recorded in Volume 86, Page 119A of the Plat Records of Travis County, Texas, being the same property described in that Special Warranty Deed with Vendor's Lien to 4930 SOCO LLC in Document No. 2017007562; said 0.689 tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

COMMENCING: at a calculated point on the western right-of-way line of South Congress Avenue (variable width right-of-way) for the southeastern of said Lot 3, the northeastern corner of Lot 2 of said VON ARCH PARK SUBDIVISION, from which a punch mark in concrete found bears South 59°38'19" West a distance of 0.28 feet, from which a 1/2-inch iron rod found for the southwestern corner of said Lot 3, the northwestern corner of said Lot 2, the easternmost corner of Lot 7, Block A of the COMMUNITY OF FAIRVIEW, SECTION SIX subdivision as recorded in Volume 56, Page 6 of the Plat Records of Travis County, Texas, the southernmost corner of Lot 6, Block A of said COMMUNITY OF FAIRVIEW, SECTION SIX bears North 63°49'38" West a distance of 573.78 feet;

THENCE: North 27°40'12" East a distance of 133.79 feet with the western right-of-way line of South Congress Avenue, the eastern line of said Lot 3 to a calculated point for the POINT OF BEGINNING and the southeastern corner of this herein described tract;

THENCE: across said Lot 3 the following courses and distances;

1. North 62°19'48" West a distance of 150.00 feet to a calculated point for the southwestern corner of this herein described tract;
2. North 27°40'12" East a distance of 200.00 feet to a calculated point for the northwestern corner of this herein described tract;
3. South 62°19'48" East a distance of 150.00 feet to a calculated point on western right-of-way line of South Congress Avenue, the eastern line of said Lot 3 for the northeastern corner of this herein described tract;

THENCE: South 27°40'12" West a distance of 200.00 feet with the western right-of-way line of South Congress Avenue, the eastern line of said Lot 3 to the POINT OF BEGINNING and CONTAINING an area of 0.689 acres of land.

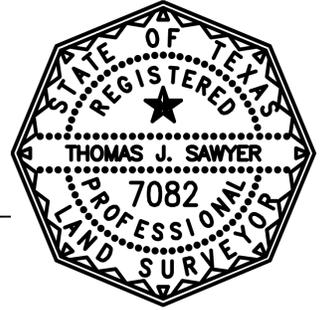
Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83.



Thomas J. Sawyer
Registered Professional Land Surveyor No. 7082
tsawyer@quiddity.com

Date 04/02/2025



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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

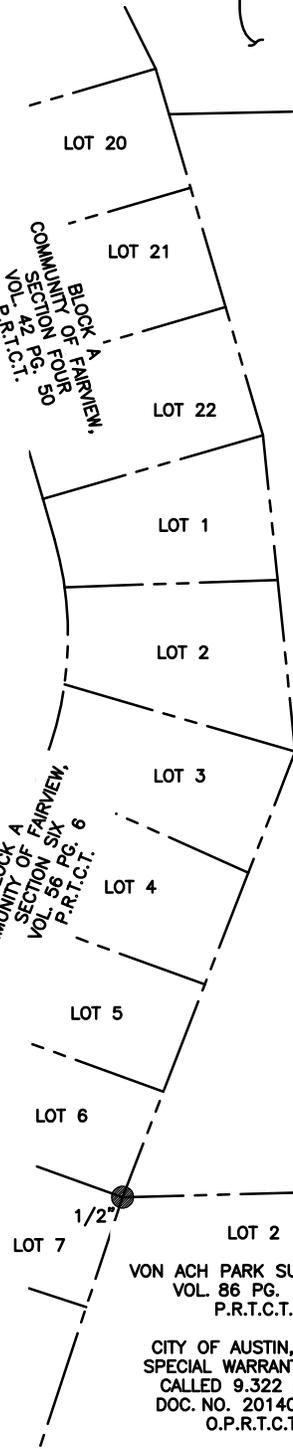
CITY OF AUSTIN, TEXAS
SCALE 1" = 100'

CITY OF AUSTIN, TEXAS
GENERAL WARRANTY DEED
CALLED 8.161 ACRES
VOL. 10768 PG. 1849
R.P.R.T.C.T.

CITY OF AUSTIN, TEXAS
GIFT DEED
CALLED 2.42 ACRES
VOL. 5726 PG. 2107
D.R.T.C.T.

CITY OF AUSTIN, TEXAS
SPECIAL WARRANTY DEED
CALLED 1.6973 ACRES
DOC. NO. 2022155408
O.P.R.T.C.T.

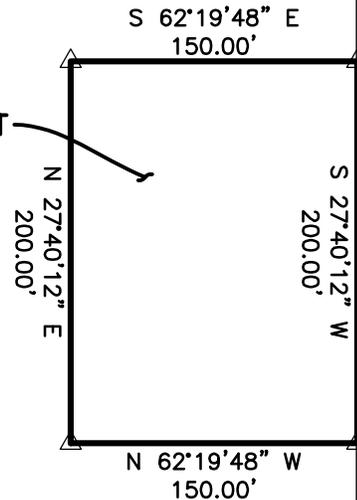
CONGRESS 4802, LLC
GENERAL WARRANTY DEED WITH
VENDOR'S LIEN
REMAINDER OF CALLED 5.496
ACRES
DOC. NO. 2019178639
O.P.R.T.C.T.



**REZONING TRACT
0.689 ACRES**

LOT 3
VON ACH PARK SUBDIVISION
VOL. 86 PG. 119A
P.R.T.C.T.

4930 SOCO LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
DOC. NO. 2017007562
O.P.R.T.C.T.



S. Congress Ave
(R.O.W. - Varies)

P.O.C.
CALCULATED POINT
PUNCH MARK IN CONC
FND. BRS. S 59°38'19" W - 0.28'

N 63°49'38" W 573.78'

LOT 2
VON ACH PARK SUBDIVISION
VOL. 86 PG. 119A
P.R.T.C.T.

MFREVF III-SUR512, L.P.
SPECIAL WARRANTY DEED
CALLED 4.196 ACRES
DOC. NO. 2020234403
O.P.R.T.C.T.

LOT 2
VON ACH PARK SUBDIVISION
VOL. 86 PG. 119A
P.R.T.C.T.

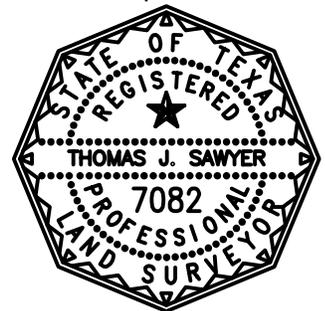
CITY OF AUSTIN, TEXAS
SPECIAL WARRANTY DEED
CALLED 9.322 ACRES
DOC. NO. 2014006418
O.P.R.T.C.T.

LEGEND

- △ CALCULATED POINT
- ✕ PUNCH MARK IN CONC
- IRON ROD FOUND

News Design

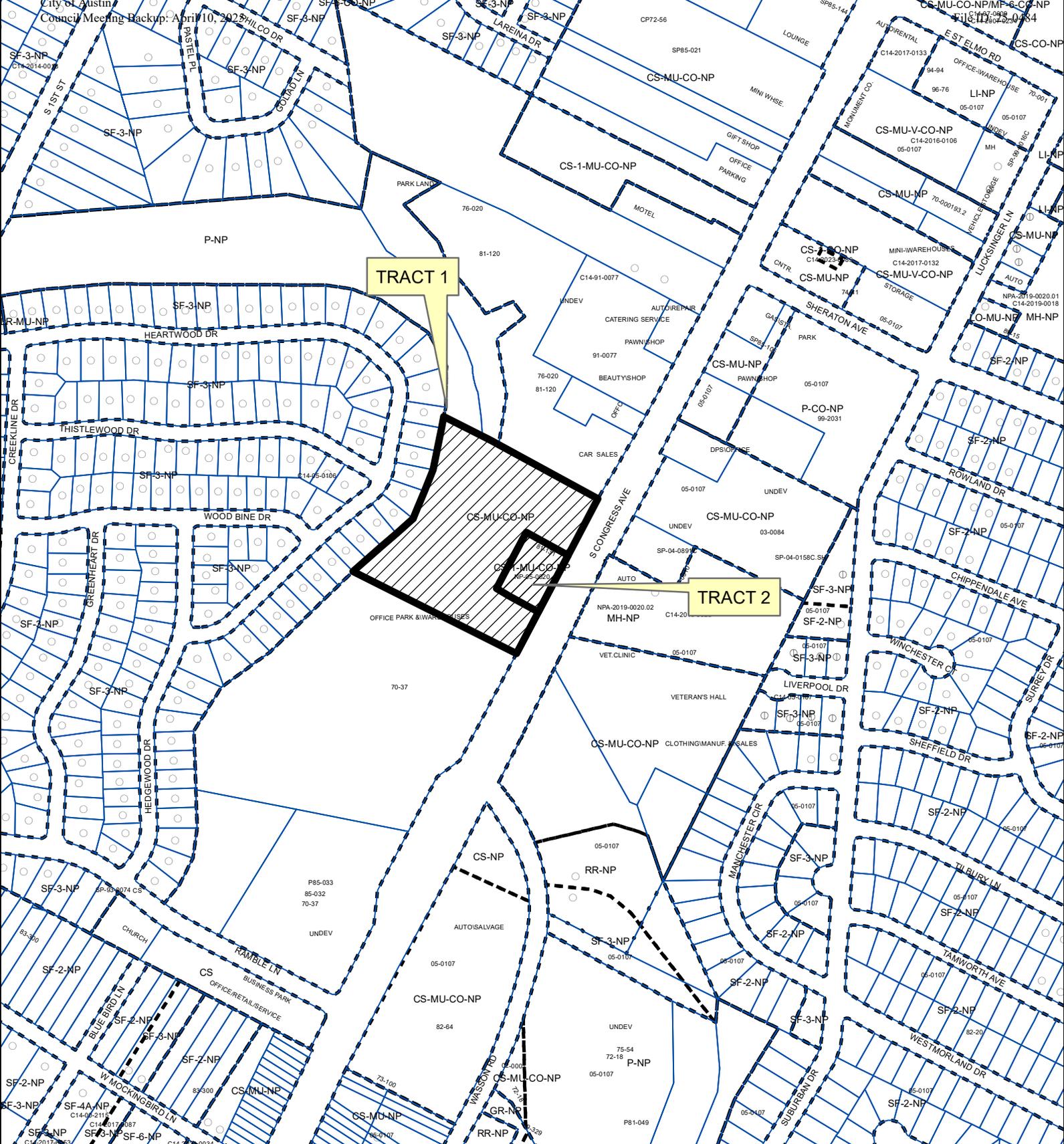
04/02/2025



QUIDDITY

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RWL JOB # 28610-0001-01



TRACT 1

TRACT 2

ZONING

EXHIBIT "C"

ZONING CASE#: C14-2024-0184



-  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.



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