

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 600 NORTH LAMAR BOULEVARD, 1004, 1006, 1012, 1012 1/2, 1014, AND 1016 WEST 6TH STREET, AND 603 AND 605 BAYLOR STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (CS-MU-V-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 1) ON TRACT 1 AND FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-NEIGHBORHOOD PLAN (MF-6-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-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-equitable transit-oriented development-density bonus ETOD-neighborhood plan (CS-MU-V-ETOD-DBETOD-NP) combining district (Subdistrict 1) on Tract 1 and from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to multifamily residence highest density-neighborhood plan (MF-6-NP) combining district on Tract 2, each described in Zoning Case No. C14-2024-0179, on file at the Planning Department, as follows:

Tract 1:

1.0906 acres of land, being a portion of BLOCK "D", THE RAYMOND SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 129, of the Plat Records of Travis County, Texas, and being all of LOT 1, RESUBDIVISION OF A PORTION OF BLOCK D, RAYMOND'S SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 88, Page 26, of the Plat Records of Travis County, Texas, said 1.0906 acres being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

0.1837 acres of land, being a portion of BLOCK “D”, THE RAYMOND SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 129, of the Plat Records of Travis County, Texas, and being all of a called 0.066 acre of land conveyed by deed recorded in Document No. 2020257455 of the Official Public Records of Travis County, Texas, being all of a called 3,500 square feet of land conveyed by deed recorded in Document No. 2020257454 of the Official Public Records of Travis County, Texas, and being a portion of LOT 1, RESUBDIVISION OF A PORTION OF BLOCK “D”, REYMONDS SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 88, Page 26, of the Plat Records of Travis County, Texas, said 0.1837 acres being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance,

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

locally known as 600 North Lamar Boulevard, 1004, 1006, 1012, 1012 1/2, 1014, and 1016 West 6th Street, and 603 and 605 Baylor Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

PART 2. Tract 1 may be developed in compliance and used in accordance with the regulations established for density bonus ETOD (DBETOD) combining district and other applicable requirements of the City Code.

PART 3. Part 6, subsections 3, 4, and 7 of Ordinance No. 020926-26 are amended and shall no longer apply to the Property.

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

§
§
§

_____, 2025

Kirk Watson
Mayor

APPROVED: _____

Deborah Thomas
City Attorney

ATTEST: _____

Erika Brady
City Clerk

EXHIBIT "A"

(Zoning Exhibit)
The Raymond Subdivision

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.0906 ACRES (47,506 SQUARE FEET), BEING A PORTION OF BLOCK "D", THE RAYMOND SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 129 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AND BEING ALL OF LOT 1, RESUBDIVISION OF A PORTION OF BLOCK D, RAYMOND'S SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 88, PAGE 26 (P.R.T.C.T.), A CALLED 36,524 SQUARE FEET (CALLED TRACT "1") OF SAID PORTION OF BLOCK "D" CONVEYED TO 600 NORTH LAMAR, LTD. IN DOCUMENT NO. 2019165702 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.0906 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709

BEGINNING, at a 1/2-inch iron rod found for the intersection of the north right-of-way line of West 6th Street (platted as Pecan Street – 80' right-of-way) and the east right-of-way line of Baylor Street (60' right-of-way), being the southwest corner of said Lot 1, and being the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the north right-of-way line of said West 6th Street, with the east right-of-way line of said Baylor Street, **N22°40'30"E**, a distance of **83.96** feet to a calculated point for an angle point hereof being in the west line of said Lot 1, from which a 1/2-inch iron rod found for the southwest corner of a called 0.066 acre tract conveyed to 603 and 605 Baylor, Ltd. in Document No. 2020257455 (O.P.R.T.C.T.), and being the northwest corner of said Lot 1 bears, **N22°40'30"E**, a distance of 7.04 feet;

THENCE, leaving the east right-of-way line of said Baylor Street, over and across said Lot 1 the following two (2) courses and distances:

- 1) **S67°19'30"E**, a distance of **70.06** feet to a calculated point for an angle point hereof, and
- 2) **N22°34'33"E**, a distance of **64.70** feet to a 1/2-inch iron pipe found, (from which a mag nail with washer found bears, **N09°58'38"E**, a distance of 1.41 feet), for the southeast corner of a called 3,500 square feet tract, conveyed to 603 and 605 Baylor Ltd. in Document No. 2020257454 (O.P.R.T.C.T.), and being an angle point in the west line of said Lot 1;

THENCE, leaving the southeast corner of said 603 and 605 Baylor 3,500 square feet tract, with the west line of said Lot 1, **N22°34'33"E**, a distance of **49.90** feet to a 1/2-inch iron rod found (from which a 1/2-inch iron rod with "Holt Carson" cap found bears, **N09°00'52"E**, a distance of 1.52 feet) for the common north corner of said 603 and 605 Baylor 3,500 square feet tract and said Lot 1 and being in the south right-of-way line of a public alley (20' right-of-way);

THENCE, leaving the northeast corner of said 603 and 605 Baylor 3,500 square feet tract, with the south right-of-way line of said Alley, in part with the north line of said Lot 1 and in part with the north line of said 600 North Lamar 36,524 acre tract, **S67°42'46"E**, a distance of **209.76** feet to a Mag nail with "4Ward-Boundary" washer set for the northeast corner hereof, being the northeast corner of said 600 North Lamar 36,524 square feet tract, and being the intersection of the south right-of-way line of said Alley and the west right-of-way line of North Lamar Boulevard (platted as Ruiz Street – 80' right-of-way);

THENCE, leaving the south right-of-way line of said Alley, with the west right-of-way line of said North Lamar Boulevard, and with the east line of said 600 North Lamar 36,524 square feet tract, **S22°34'07"W**, a distance of **198.67** feet to an "X" cut in concrete found for the southeast corner hereof, being the

(Zoning Exhibit)
The Raymond Subdivision

intersection of the west right-of-way line of said North Lamar Boulevard and the north right-of-way line of said West 6th Street, and being the southeast corner of said 600 North Lamar 36,524 square feet tract;

THENCE, leaving the west right-of-way line of said North Lamar Boulevard, with the north right-of-way line of said West 6th Street, in part with the south line of said 600 North Lamar 36,524 square feet tract, in part with the south line of said Lot 1, **N67°35'36"W**, a distance of **279.99** feet to the **POINT OF BEGINNING** and containing 1.0906 Acres (47,506 Square Feet) 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 1.000080818926. See attached sketch (reference drawing: 01563_ZE_3.dwg)

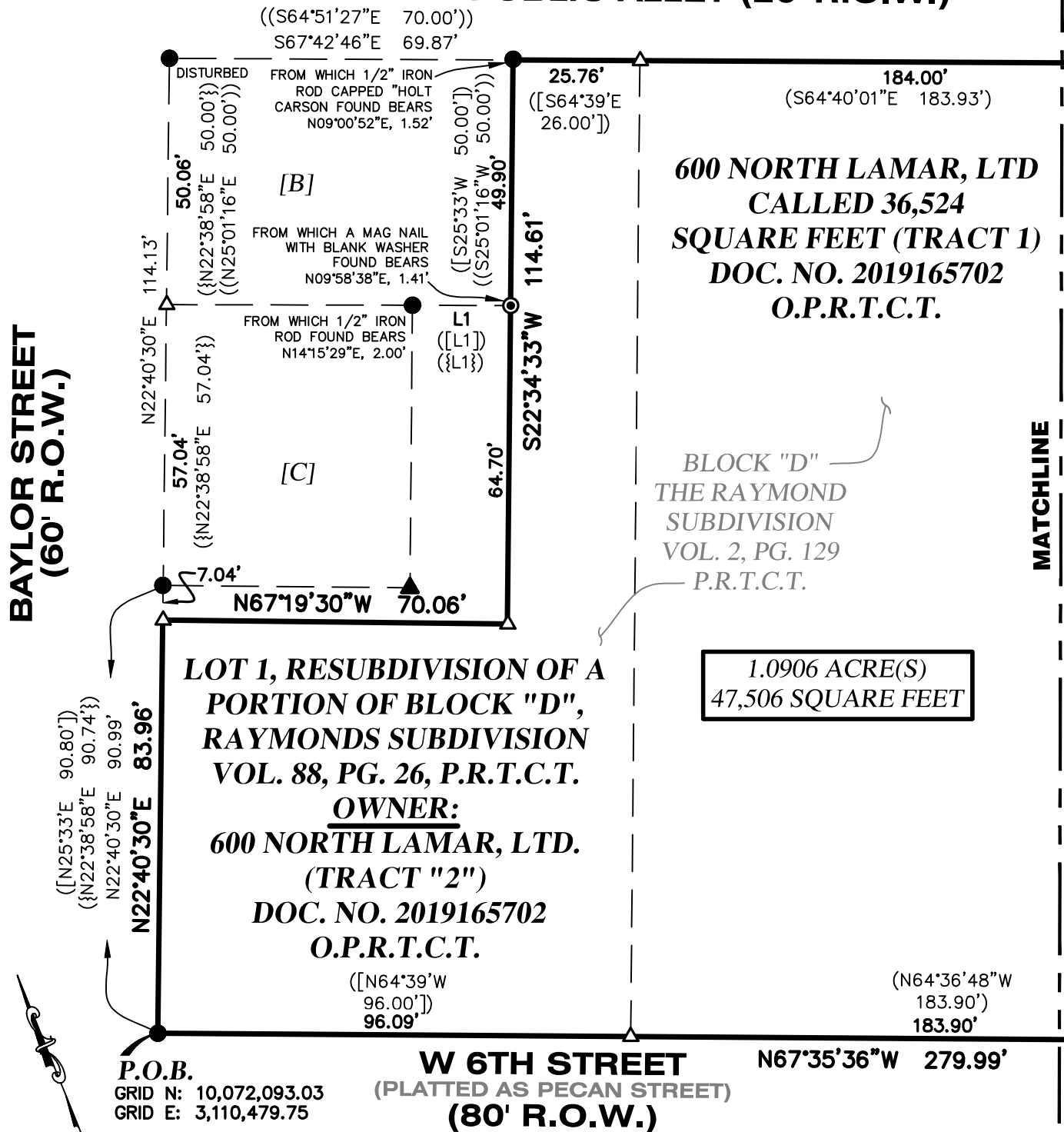
TCAD PARCEL: 106587
COA GRID: H-22


4/28/25
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC



**BAYLOR STREET
(60' R.O.W.)**

PUBLIC ALLEY (20' R.O.W.)



**1.0906 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



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

Date:	4/28/2025
Project:	01563
Scale:	1" = 30'
Reviewer:	PRB
Tech:	CC
Field Crew:	SV/KP
Survey Date:	NOV. 2022
Sheet:	1 OF 3

4772 ARPEN TEURS"

PUBLIC ALLEY (20' R.O.W.)

BLOCK "D"
THE RAYMOND
SUBDIVISION
VOL. 2, PG. 129
P.R.T.C.T.

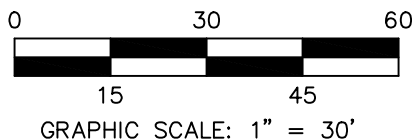
**600 NORTH LAMAR, LTD
CALLED 36,524
SQUARE FEET (TRACT 1)
DOC. NO. 2019165702
O.P.R.T.C.T.**

1.0906 ACRE(S)
47,506 SQUARE FEET

S22°34'07"W 198.67'
(S25°33'00"W 198.68')

**NORTH LAMAR BOULEVARD
(PLATTED AS RUIZ STREET)
(80' R.O.W.)**

**W 6TH STREET
(PLATTED AS PECAN STREET)
(80' R.O.W.)**



MATCHLINE

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N67°44'04"W	19.96'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
([L1])	N64°39'W	20.00'
([L1])	N67°43'26"W	19.92'

[B]
603 AND 605
BAYLOR, LTD
CALLED 3,500 SQUARE FEET
DOC. NO. 2020257454
O.P.R.T.C.T.

[C]
603 AND 605
BAYLOR, LTD
CALLED 0.066 ACRE
DOC. NO. 2020257455
O.P.R.T.C.T.

**1.0906 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



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

Date:	4/28/2025
Project:	01563
Scale:	1" = 30'
Reviewer:	PRB
Tech:	CC
Field Crew:	SV/KP
Survey Date:	NOV. 2022
Sheet:	2 OF 3

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	MAG NAIL WITH "EARLY BOUNDARY" WASHER FOUND OR AS NOTED
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
((.....))	RECORD INFORMATION PER SUBJECT DEED DOC. NO. 2020257454
([.....])	RECORD INFORMATION PER SUBJECT PLAT VOL. 88, PG. 26
{.....}	RECORD INFORMATION PER SUBJECT DEED DOC. NO. 2020257455

TCAD PARCEL: 106587
COA GRID: H-22

4/25/2025



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 1.000060815730.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**1.0906 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



A Limited Liability Company

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

Date:	4/28/2025
Project:	01563
Scale:	N/A
Reviewer:	PRB
Tech:	CC
Field Crew:	SV/KP
Survey Date:	NOV. 2022
Sheet:	3 OF 3

EXHIBIT "B"

(Zoning Exhibit)
The Raymond Subdivision

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1837 ACRES (8,002 SQUARE FEET), BEING A PORTION OF BLOCK "D", THE RAYMOND SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 129 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AND BEING ALL OF A CALLED 0.066 ACRE OF SAID PORTION OF BLOCK "D" CONVEYED TO 603 AND 605 BAYLOR, LTD IN DOCUMENT NO. 2020257455 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF A CALLED 3,500 SQUARE FEET OF SAID PORTION OF BLOCK "D" CONVEYED TO 603 AND 605 BAYLOR, LTD IN DOCUMENT NO. 2020257454 (O.P.R.T.C.T.), AND BEING A PORTION OF LOT 1, RESUBDIVISION OF A PORTION OF BLOCK "D", REYMONDS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 88, PAGE 26 (P.R.T.C.T.), CONVEYED TO 600 NORTH LAMAR, LTD. IN DOCUMENT NO. 2019165702, (O.P.R.T.C.T.), SAID 0.1837 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709

BEGINNING, at a 1/2-inch iron rod found for the intersection of the east right-of-way line of Baylor Street (60' right-of-way) and the south right-of-way line of a public alley (20' right-of-way), being the northwest corner of said 603 and 605 Baylor 3,500 square foot tract, and being the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the east right-of-way line of said Baylor Street, with the south right-of-way line of said Alley and the north line of said 603 and 605 Baylor 3,500 square foot tract, **S67°42'46"E**, a distance of **69.87** feet to a 1/2-inch iron rod found for the northeast corner hereof, being the northwest corner of Lot 1, Resubdivision of a portion of Block D, Raymonds Subdivision, a subdivision recorded in Volume 88, Page 26 (P.R.T.C.T.), conveyed to 600 North Lamar, Ltd. (Tract 2), in Document No. 2019165702 (O.P.R.T.C.T.), and being the northeast corner of said 3,500 square foot tract;

THENCE, leaving the south right-of-way line of said Alley, with the west line of said Lot 1, and with the east line of said 603 and 605 Baylor 3,500 square foot tract, **S22°34'33"W**, a distance of **49.90** feet to a 1/2-inch iron pipe found, (from which a mag nail with washer found bears, N09°58'38"E, a distance of 1.41 feet), for the southeast corner of said 603 and 605 Baylor 3,500 square foot tract and being an angle point in the west line of said Lot 1;

THENCE, leaving the southeast corner of said 603 and 605 Baylor 3,500 square foot tract, over and across said Lot 1, the following two (2) courses and distances:

- 1) **S22°34'33"W**, a distance of **64.70** feet to a calculated point for the southeast corner hereof, and
- 2) **N67°19'30"W**, a distance of **70.06** feet to a calculated point for the southwest corner hereof, being in the east right-of-way line of said Baylor Street, and being in the west line of said Lot 1;

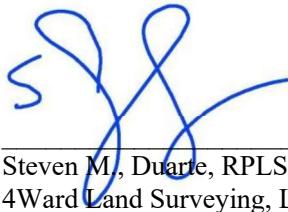
(Zoning Exhibit)
The Raymond Subdivision

THENCE, with the east right-of-way line of said Baylor Street, in part with the west line of said Lot 1, in part with the west line of said 603 and 605 Baylor 0.066 acre tract, and in part with the west line of said 603 and 605 Baylor 3,500 square feet tract, **N22°40'30"E**, a distance of **114.13** feet to the **POINT OF BEGINNING** and containing 0.1837 Acres (8,002 Square Feet) more or less.

NOTE:

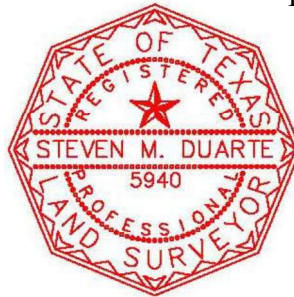
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000080818926. See attached sketch (reference drawing: 01563_ZE_2.dwg)

TCAD PARCEL: 106577 & 106576
COA GRID: H-22



4/24/25

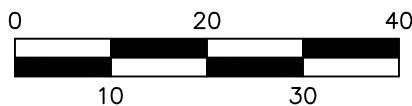
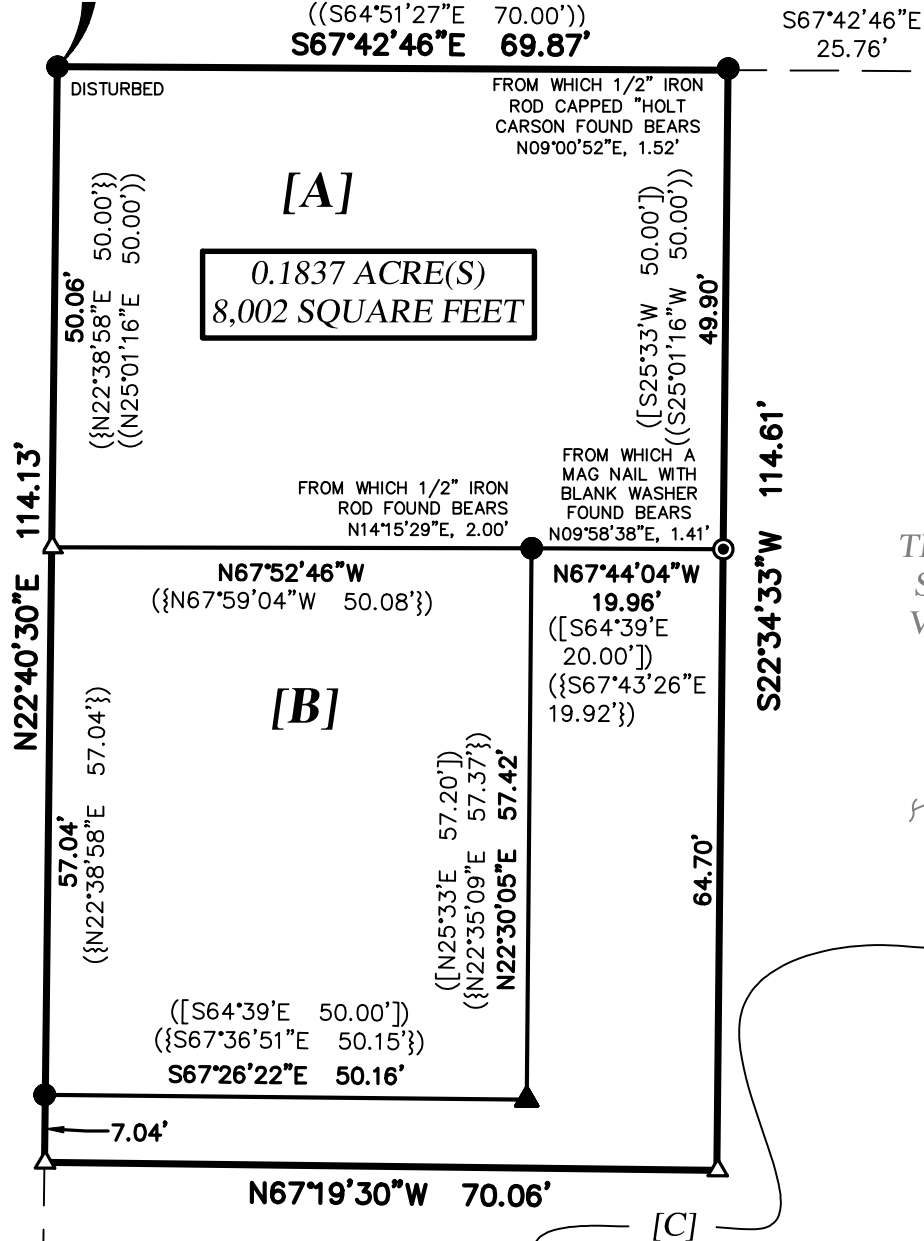
Steven M., Duarte, RPLS #5940
4Ward Land Surveying, LLC



**BAYLOR STREET
(60' R.O.W.)**

P.O.B.
GRID N: 10,072,275.80
GRID E: 3,110,556.11

**PUBLIC ALLEY
(20' R.O.W.)**



GRAPHIC SCALE: 1" = 20'

**0.1460 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



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

Date:	4/24/2025
Project:	01563
Scale:	1" = 20'
Reviewer:	PRB
Tech:	CC
Field Crew:	SV/KP
Survey Date:	NOV. 2022
Sheet:	1 OF 2

[A]
603 AND 605
BAYLOR, LTD
CALLED 3,500 SQUARE FEET
DOC. NO. 2020257454
O.P.R.T.C.T.

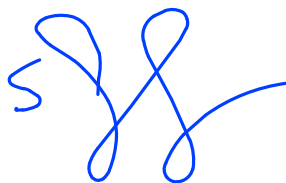
[B]
603 AND 605
BAYLOR, LTD
CALLED 0.066 ACRE
DOC. NO. 2020257455
O.P.R.T.C.T.

[C]
LOT 1, RESUBDIVISION
OF A PORTION OF
BLOCK "D",
RAYMONDS SUBDIVISION
VOL. 88, PG. 26
OWNER:
600 NORTH LAMAR, LTD.
(TRACT "2")
DOC. NO. 2019165702
O.P.R.T.C.T.

LEGEND

— — —	PROPERTY LINE
— — —	EXISTING PROPERTY LINES
△	CALCULATED POINT
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
▲	MAG NAIL WITH "EARLY BOUNDARY" WASHER FOUND OR AS NOTED
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
((.....))	RECORD INFORMATION PER SUBJECT DEED DOC. NO. 2020257454
([.....])	RECORD INFORMATION PER SUBJECT PLAT VOL. 88, PG. 26
({{.....}})	RECORD INFORMATION PER SUBJECT DEED DOC. NO. 2020257455

TCAD PARCEL: 106577 & 106576
COA GRID: H-22



4/24/2025



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 1.000060815730.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

0.1460 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas



A Limited Liability Company

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

Date:	4/24/2025
Project:	01563
Scale:	1" = 20'
Reviewer:	PRB
Tech:	CC
Field Crew:	SV/KP
Survey Date:	NOV. 2022
Sheet:	2 OF 2

