

ORDINANCE NO. 20111020-081

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1414 WEST OLTORF STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 family residence (SF-3) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2011-0094, on file at the Planning and Development Review Department, as follows:

A 5,872 square feet tract of land, more or less, out of Lot 11, Block 1, Fredericksburg Road Acres Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1414 West Oltorf Street, in the City of Austin, Travis County, Texas, and 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 impervious cover on the Property is 90 percent.

B. The following uses are prohibited uses of the Property:

Automotive rentals

Automotive sales

Bail bond services

Outdoor entertainment

Pawn shop services

Vehicle storage

Automotive repair services

Automotive washing (of any type)

Convenience storage

Outdoor sports & recreation

Service station

C. A drive-in service use is prohibited as an accessory use to a commercial use.

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HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

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EXHIBIT A

FIELD NOTE DESCRIPTION OF 5,872 SQUARE FEET OF LAND, BEING A PORTION OF LOT 11, BLOCK 1, FREDERICKSBURG ROAD ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 168 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO JSTRAIN, L.L.C. BY WARRANTY DEED RECORDED IN DOCUMENT No. 2010101419 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING FORMERLY DESCRIBED IN A DEED TO J.B. RUSHING AND WIFE, ADDIE RUSHING AS RECORDED IN VOLUME 842 PAGE 535 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found in the East right-of-way line of West Oltorf Street for the Southwest corner of Lot 11 and the Northwest corner of Lot 12, of Block 1, Fredericksburg Road Acres, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 168 of the Plat Records of Travis County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a 3/4" iron pipe found in the East right-of-way line of West Oltorf Street for the Southwest corner of said Lot 12 bears S 17 deg. 48' 29" E 149.95 ft. (direct tie);

THENCE with the East right-of-way line of West Oltorf Street and with the West line of said Lot 11, N 17 deg. 48' 29" W 56.00 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northwest corner of that certain tract of land as conveyed to JSTRAIN, L.L.C. by Warranty Deed recorded in Document No. 2010101419 of the Official Public Records of Travis County, Texas, and being the Northwest corner of this tract;

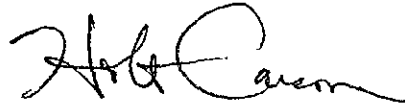
THENCE leaving the East right-of-way line of West Oltorf Street and crossing the interior of said Lot 11 with the North line of said JSTRAIN, L.L.C. tract, N 72 deg. 15' 28" E 104.88 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the common line of Lot 10 and Lot 11 of said Block 1, Fredericksburg Road Acres, for the Northeast corner of said JSTRAIN, L.L.C. tract, and being the Northeast corner of this tract;

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5,872 SQUARE FEET

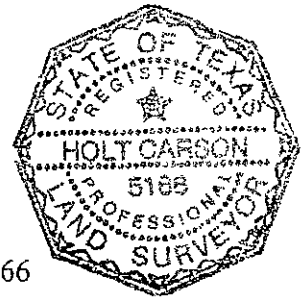
THENCE with the common line of said Lot 10 and Lot 11, S 17 deg. 47' 05" E 56.00 ft. to a capped iron rod found (marked "Terra Firma") in the North line of said Lot 12 for the Southwest corner of said Lot 10 and the Southeast corner of said Lot 11 and being the Southeast corner of said JSTRAIN, L.L.C. tract, and being the Southeast corner of this tract, and from which a ½" iron rod found for the Southeast corner of said Lot 10 bears N 72 deg. 15' 28" E 114.93 ft.;

THENCE with the common line of said Lot 11 and Lot 12, S 72 deg. 15' 28" W 104.85 ft. to the **PLACE OF BEGINNING**, containing 5,872 square feet of land.

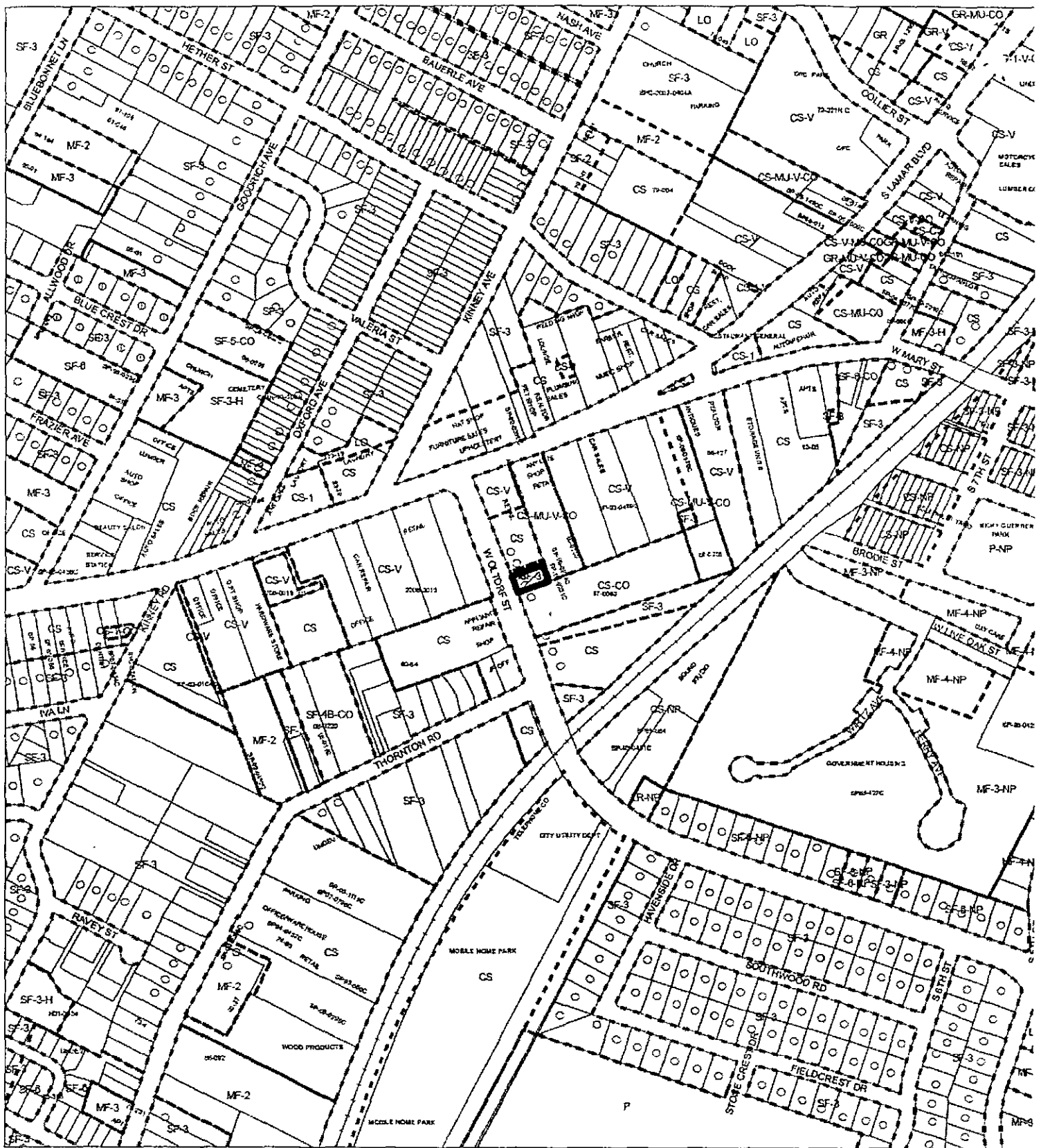
PREPARED May 13, 2011 from survey performed in June, 2010.



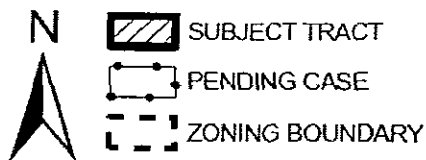
Holt Carson
Registered Professional Land Surveyor No. 5166



851144



ZONING EXHIBIT B



1" = 400'

ZONING CASE#: C14-2011-0094
 LOCATION: 1414 W OLTORF ST
 SUBJECT AREA: 0.135 ACRES
 GRID: H20
 MANAGER: STEPHEN RYE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.