ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 315 PRESSLER STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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 limited industrial service-conditional overlay-neighborhood plan (LI-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2012-0015, on file at the Planning and Development Review Department, as follows:

A 1.098 acre tract of land, more or less, being a portion of Outlot 1, Division “Z” of the Original City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 315 Pressler Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A commercial use may not exceed 10 percent of the gross floor area.
B. The following uses are conditional uses of the Property:

- Automotive repair services
- Automotive sales
- Commercial blood plasma center
- Convenience storage
- Equipment sales
- Laundry services
- Residential treatment
- Automotive rentals
- Automotive washing (of any type)
- Construction sales and service
- Equipment repair services
- Guidance services
- Maintenance and service facilities
- Service stations

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

- Adult oriented businesses
- Exterminating services
- Drop-off recycling collection facilities
- Cocktail lounge

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

PART 5. This ordinance takes effect on ____________________________, 2012.

PASSED AND APPROVED

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__________________________, 2012

Lee Leffingwell
Mayor

APPROVED: ____________________________  ATTEST: ____________________________

Karen M. Kennard
City Attorney

Shirley A. Gentry
City Clerk
1.098 Acres Tract

All of that certain parcel or tract of land being a portion of
Lot 1, Division "G" of the Original City of Austin, Travis
County, Texas, and being that here tract of land as conveyed
by Deed of Receipt of Record in Volume 1689, Page 1640 of the
Deed Records of Travis County, Texas, said tract of land being
here more particularly described by metes and bounds as follows:

Beginning at an iron pin set at the intersection of the Southeast
R.O.W. line of Pressler Street with the South line of the
International and Great Northern Railroad, for the Northwest
corner and PLACE OF BEGINNING hereof;

There with the South line of the International and Great
Northern Railroad, N 64° 10' E for a distance of 142.88 feet to a
concrete monument found at a point of curvature;

There continuing with the South R.O.W. line of the International
and Great Northern Railroad, along a curve to the right whose
radius is 2.53.31 feet and whose chord bears S 41° 14' E for a
distance of 203.11 feet to an iron pin set at the Northwest
corner of a tract of land belonging to the City of Austin at the
Northeast corner hereof;

There with the East line of the herein described tract, being
the West line of the City of Austin tract, the following courses:

S 11° 14' W for a distance of 41.24 feet to a point
submerged in water, at an angle point;

S 37° 28' W for a distance of 46.05 feet to an iron pin set
at an angle point;

S 24° 45' W for a distance of 45.56 feet to an iron pin set
at an angle point;

S 51° 07' W for a distance of 3.60 feet to an iron pin set
in the North line of the Sand Beach Reserve, at the
Southwest corner of the City of Austin tract for the
Southwest corner hereof;

There with the North line of the Sand Beach Reserve, N 63° 12' W
For a distance of 249.43 feet to an iron pin set in the Southeast
R.O.W. line of Pressler Street, at the Southeast corner hereof;

There with the Southeast R.O.W. line of Pressler Street,
N 25° 06' E for a distance of 134.66 feet to the PLACE OF
BEGINNING and containing 1.098 acres of land more or less.

SURVEYED BY:

W. HARVEY SMITH SURVEYOR, INC.

LARRY A. TURNER
Registered Public Surveyor No. 3998
April 29, 1909
Job No. 35757-31

Exhibit A