

ORDINANCE NO. 20120802-089

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 300 PRESSLER STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT AND COMMERCIAL LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-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 and commercial liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-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. C14-2012-0008, on file at the Planning and Development Review Department, as follows:

A 1.191 acre tract of land, more or less, out of a portion of Outlot 1, Division Z, of the government outlots of the 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 300 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 rentals
Automotive sales	Automotive washing (of any type)
Commercial blood plasma center	Construction sales and service
Convenience storage	Equipment repair services
Equipment sales	Guidance services
Laundry services	Maintenance and service facilities
Residential treatment	Service stations

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

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

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 August 13, 2012. .

PASSED AND APPROVED

August 2, 2012 §
§
§
Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
City Attorney
ATTEST: Shirley A. Gentry
City Clerk

EXHIBIT "A"

Legal Description

FIELD NOTES DESCRIBING 1.191 ACRES OF LAND OUT OF A PORTION OF OUTLOT 1 DIVISION 2 OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, AND BEING TRACT 1, A 0.123 ACRE TRACT RECORDED IN VOLUME 12557 PAGE 1885 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY AND TRACT 2, A 0.759 ACRE TRACT OF LAND, AND TRACT 3, A 0.309 ACRE TRACT OF LAND CONVEYED TO PRESSLER PARK LLC IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2003085265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER BEING THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2007014620 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY; SAID 1.191 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found in the intersection of the south right of way line of International and Great Northern Railroad and the west right of way line of Pressler Street same being the northeast corner of said tracts for the northeast corner hereof;

THENCE along the west right of way line of Pressler Street and the east right of way line of said Tract 3, and the tract hereof, South 25°13'11" West 134.53 feet to a capped iron rod found at the southeast corner of said Tract 3 same being the north line of the City of Austin, 65.06 acre tract for the southeast corner hereof;

THENCE along the north line of said City of Austin tract and the south line of said Tract 2 and the tract hereof, North 64°48'36" West 99.89 feet to a 5/8 inch iron rod found at the southwest corner of said Tract 3 and the southeast corner of said Tract 2 for an angle point hereof;

THENCE continuing along the north line of said City of Austin tract and the south line of said Tract 2 and the tract hereof, North 64°05'06" West 248.96 feet to a 1/2 inch iron rod found at the southwest corner of said Tract 2 same being the southeast corner of said Tract 1 for an angle point hereof;

THENCE continuing along the north line of said City of Austin tract and the south line of said Tract 1, North 60°46'24" West 46.33 feet to a 5/8 inch iron rod found at the southwest corner of said Tract 1 same being the southeast corner of the U.S. Sprint Communications Company tract recorded in Volume 10870 Page 35 of the Real Property Records of said County for the southwest corner hereof;

THENCE along the east line of the U.S. Sprint Communications Company tract and the west line of said Tract 1 and the tract hereof, North 23°05'55" East 110.42 feet to a 1/2 inch iron rod found at the northeast corner of said U.S. Sprint Communications Company tract for the most westerly corner hereof;

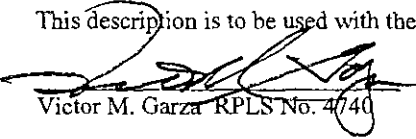
THENCE along the north line of said Tract 1, South 64°42'42" East 49.95 feet to a 1/2 inch iron rod found in the west line of said Tract 2 for the northeast corner of said Tract 1, for an interior corner hereof;

THENCE along the west line of the said Tract 2, North 25°06'21" East 17.39 feet to a cotton spindle found in the south right of way line of West 3rd Street same being the south line of the International and Great Northern Railroad tract for the northwest corner hereof;

THENCE along the south right of way line of the International and Great Northern Railroad tract and being the north line of said Tract 2, South 64°53'00" East (BEARING BASIS) 248.78 feet to a 5/8 inch iron rod found at the northeast corner of said Tract 2 and the northwest corner of said Tract 3 for an angle point hereof;

THENCE continuing on said right of way South 64°53'33" East 100.30 feet to the
PLACE OF BEGINNING and containing 1.191 acres of land, more or less.

This description is to be used with the attached survey only.

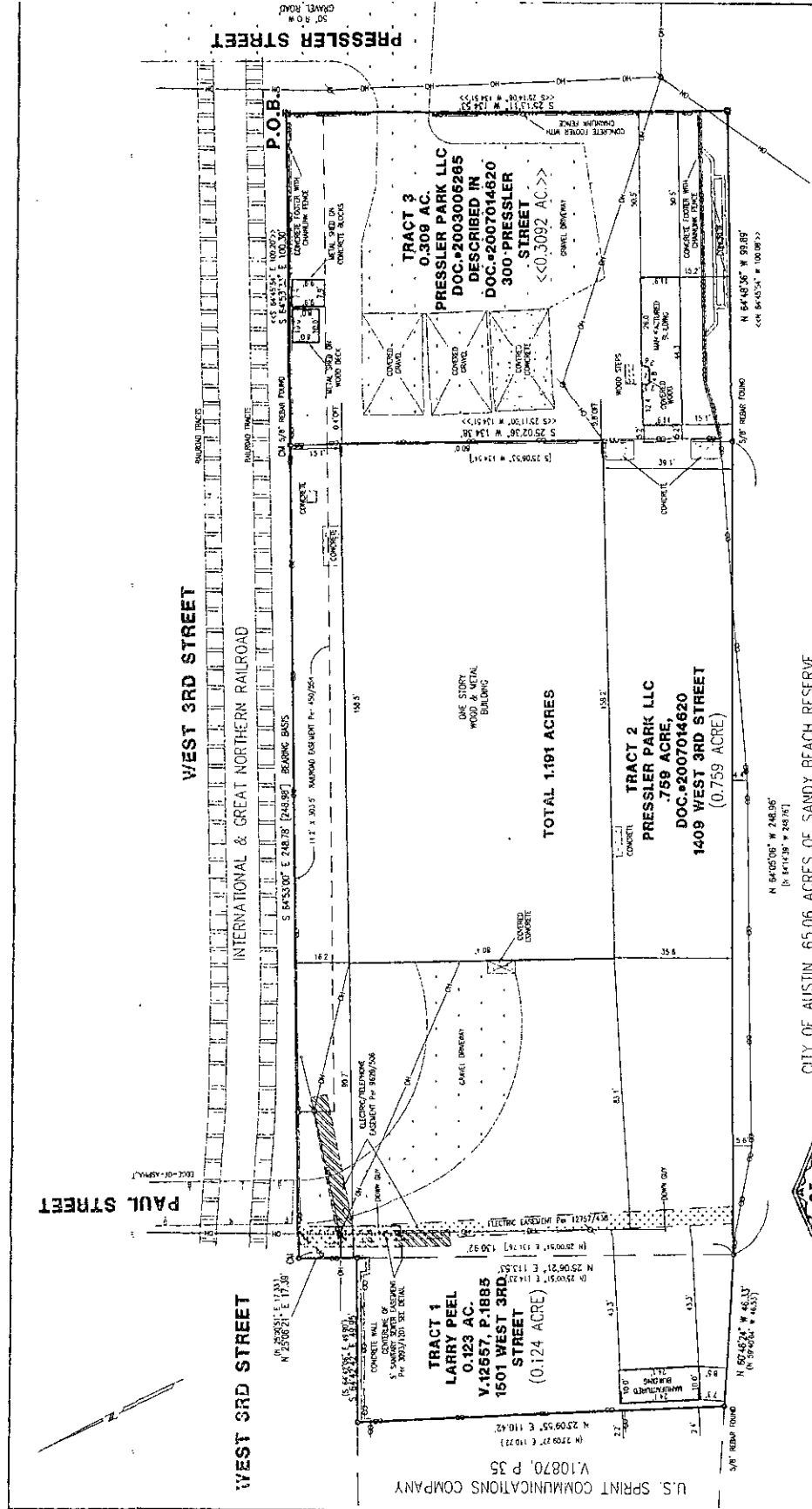

Victor M. Garza RPLS No. 4740

4-2-12
Date

B and G Land Surveying, Inc.
1404 West North Loop Blvd.
Austin, TX 78756
PH 512-458-6969

Job # B0309912_legal



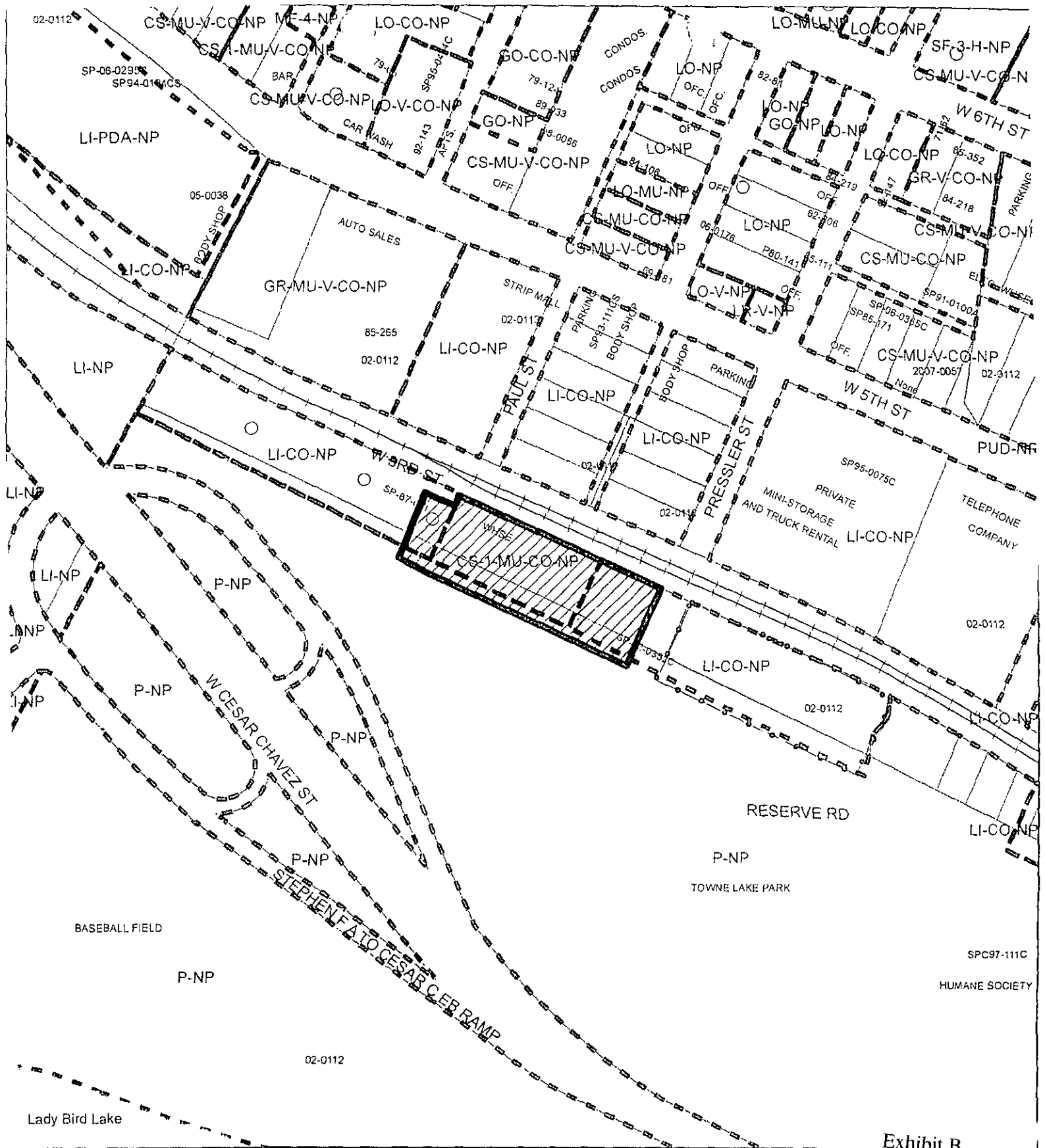


CITY OF AUSTIN, 65.06 ACRES OF SANDY BEACH RESERVE

LEGEND

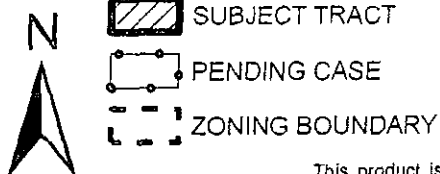
1	1/2" TAPERED STEEL	1"	1" TAPERED STEEL
2	1/4" TAPERED STEEL	2"	2" TAPERED STEEL
3	3/8" TAPERED STEEL	3"	3" TAPERED STEEL
4	1/2" TAPERED STEEL	4"	4" TAPERED STEEL
5	5/8" TAPERED STEEL	5"	5" TAPERED STEEL
6	3/4" TAPERED STEEL	6"	6" TAPERED STEEL
7	7/8" TAPERED STEEL	7"	7" TAPERED STEEL
8	1" TAPERED STEEL	8"	8" TAPERED STEEL
9	1 1/8" TAPERED STEEL	9"	9" TAPERED STEEL
10	1 1/4" TAPERED STEEL	10"	10" TAPERED STEEL
11	1 1/2" TAPERED STEEL	11"	11" TAPERED STEEL
12	1 3/4" TAPERED STEEL	12"	12" TAPERED STEEL
13	1 7/8" TAPERED STEEL	13"	13" TAPERED STEEL
14	2" TAPERED STEEL	14"	14" TAPERED STEEL
15	2 1/8" TAPERED STEEL	15"	15" TAPERED STEEL
16	2 1/4" TAPERED STEEL	16"	16" TAPERED STEEL
17	2 1/2" TAPERED STEEL	17"	17" TAPERED STEEL
18	2 3/4" TAPERED STEEL	18"	18" TAPERED STEEL
19	2 7/8" TAPERED STEEL	19"	19" TAPERED STEEL
20	3" TAPERED STEEL	20"	20" TAPERED STEEL
21	3 1/8" TAPERED STEEL	21"	21" TAPERED STEEL
22	3 1/4" TAPERED STEEL	22"	22" TAPERED STEEL
23	3 1/2" TAPERED STEEL	23"	23" TAPERED STEEL
24	3 3/4" TAPERED STEEL	24"	24" TAPERED STEEL
25	3 7/8" TAPERED STEEL	25"	25" TAPERED STEEL
26	4" TAPERED STEEL	26"	26" TAPERED STEEL
27	4 1/8" TAPERED STEEL	27"	27" TAPERED STEEL
28	4 1/4" TAPERED STEEL	28"	28" TAPERED STEEL
29	4 1/2" TAPERED STEEL	29"	29" TAPERED STEEL
30	4 3/4" TAPERED STEEL	30"	30" TAPERED STEEL
31	4 7/8" TAPERED STEEL	31"	31" TAPERED STEEL
32	5" TAPERED STEEL	32"	32" TAPERED STEEL
33	5 1/8" TAPERED STEEL	33"	33" TAPERED STEEL
34	5 1/4" TAPERED STEEL	34"	34" TAPERED STEEL
35	5 1/2" TAPERED STEEL	35"	35" TAPERED STEEL
36	5 3/4" TAPERED STEEL	36"	36" TAPERED STEEL
37	5 7/8" TAPERED STEEL	37"	37" TAPERED STEEL
38	6" TAPERED STEEL	38"	38" TAPERED STEEL
39	6 1/8" TAPERED STEEL	39"	39" TAPERED STEEL
40	6 1/4" TAPERED STEEL	40"	40" TAPERED STEEL
41	6 1/2" TAPERED STEEL	41"	41" TAPERED STEEL
42	6 3/4" TAPERED STEEL	42"	42" TAPERED STEEL
43	6 7/8" TAPERED STEEL	43"	43" TAPERED STEEL
44	7" TAPERED STEEL	44"	44" TAPERED STEEL
45	7 1/8" TAPERED STEEL	45"	45" TAPERED STEEL
46	7 1/4" TAPERED STEEL	46"	46" TAPERED STEEL
47	7 1/2" TAPERED STEEL	47"	47" TAPERED STEEL
48	7 3/4" TAPERED STEEL	48"	48" TAPERED STEEL
49	7 7/8" TAPERED STEEL	49"	49" TAPERED STEEL
50	8" TAPERED STEEL	50"	50" TAPERED STEEL
51	8 1/8" TAPERED STEEL	51"	51" TAPERED STEEL
52	8 1/4" TAPERED STEEL	52"	52" TAPERED STEEL
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54	8 3/4" TAPERED STEEL	54"	54" TAPERED STEEL
55	8 7/8" TAPERED STEEL	55"	55" TAPERED STEEL
56	9" TAPERED STEEL	56"	56" TAPERED STEEL
57	9 1/8" TAPERED STEEL	57"	57" TAPERED STEEL
58	9 1/4" TAPERED STEEL	58"	58" TAPERED STEEL
59	9 1/2" TAPERED STEEL	59"	59" TAPERED STEEL
60	9 3/4" TAPERED STEEL	60"	60" TAPERED STEEL
61	9 7/8" TAPERED STEEL	61"	61" TAPERED STEEL
62	10" TAPERED STEEL	62"	62" TAPERED STEEL
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64	10 1/4" TAPERED STEEL	64"	64" TAPERED STEEL
65	10 1/2" TAPERED STEEL	65"	65" TAPERED STEEL
66	10 3/4" TAPERED STEEL	66"	66" TAPERED STEEL
67	10 7/8" TAPERED STEEL	67"	67" TAPERED STEEL
68	11" TAPERED STEEL	68"	68" TAPERED STEEL
69	11 1/8" TAPERED STEEL	69"	69" TAPERED STEEL
70	11 1/4" TAPERED STEEL	70"	70" TAPERED STEEL
71	11 1/2" TAPERED STEEL	71"	71" TAPERED STEEL
72	11 3/4" TAPERED STEEL	72"	72" TAPERED STEEL
73	11 7/8" TAPERED STEEL	73"	73" TAPERED STEEL
74	12" TAPERED STEEL	74"	74" TAPERED STEEL
75	12 1/8" TAPERED STEEL	75"	75" TAPERED STEEL
76	12 1/4" TAPERED STEEL	76"	76" TAPERED STEEL
77	12 1/2" TAPERED STEEL	77"	77" TAPERED STEEL
78	12 3/4" TAPERED STEEL	78"	78" TAPERED STEEL
79	12 7/8" TAPERED STEEL	79"	79" TAPERED STEEL
80	13" TAPERED STEEL	80"	80" TAPERED STEEL
81	13 1/8" TAPERED STEEL	81"	81" TAPERED STEEL
82	13 1/4" TAPERED STEEL	82"	82" TAPERED STEEL
83	13 1/2" TAPERED STEEL	83"	83" TAPERED STEEL
84	13 3/4" TAPERED STEEL	84"	84" TAPERED STEEL
85	13 7/8" TAPERED STEEL	85"	85" TAPERED STEEL
86	14" TAPERED STEEL	86"	86" TAPERED STEEL
87	14 1/8" TAPERED STEEL	87"	87" TAPERED STEEL
88	14 1/4" TAPERED STEEL	88"	88" TAPERED STEEL
89	14 1/2		

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ZONING

ZONING CASE#: C14-2012-0008



' = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit B

