

ORDINANCE NO. 20120802-090

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 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:

Adult oriented businesses	Drop-off recycling collection facilities
Exterminating services	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 August 13, 2012.

PASSED AND APPROVED

August 2, 2012 §
§
§
Lee Jeffingwell
Mayor

APPROVED: Karen M. Kennard
City Attorney

ATTEST: Shirley A. Gentry
City Clerk

1.098 Acre Tract

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PORTION OF OUTLOT 1, DIVISION "2" OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND AS CONVEYED TO PETE G. VESCOVO BY DEED RECORDED IN VOLUME 5689, PAGE 1843 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING 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;

THENCE with the South line of the International and Great Northern Railroad, S 64°00' E for a distance of 142.88 feet to a concrete monument found at a point of curvature;

THENCE continuing with the South r.o.w. line of the International and Great Northern Railroad, along a curve to the right whose radius is 2839.93 feet and whose chord bears S 62°16' 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;

THENCE 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 46.39 feet to a point submerged in water, at an angle point;

S 37°28' W for a distance of 40.50 feet to an iron pin set at an angle point;

S 24°35' W for a distance of 45.55 feet to an iron pin set at an angle point;

S 51°07' W for a distance of 3.68 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 Southeast corner hereof;

THENCE with the North line of the Sand Beach Reserve, N 63°12' W for a distance of 349.43 feet to an iron pin set in the Southeast r.o.w. line of Pressler Street, at the Southwest corner hereof;

THENCE with the Southeast r.o.w. line of Pressler Street, N 26°04' 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:

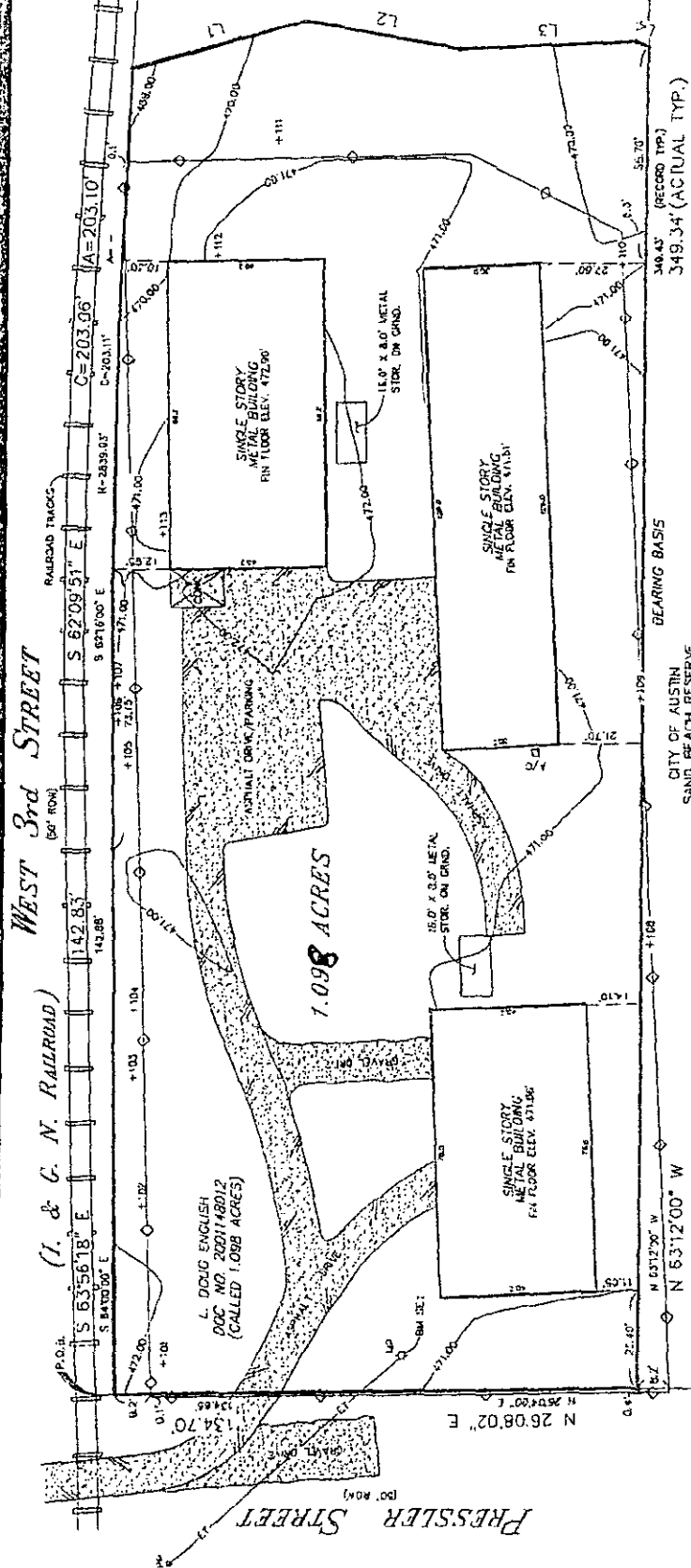
W. HARVEY SMITH SURVEYOR, INC.

[Signature]
LARRY A. TURNER

Registered Public Surveyor No. 3908
April 29, 1987



Job No. 35757-31



BENCH MARK USED: FURNISHED BY THE CITY OF AUSTIN, WEST 6TH STREET @ WEST LYNN ST., NORTHWEST CORNER, COPPER PIN IN CURB MIDPOINT - ELEV. 494.13'

BENCH MARK SET: SET SPINDLE IN METER POLE - ELEV. 472.53'

TREE LEGEND			
TAG #	TREE TYPE	DIAMETER AT 4' (INCHES)	DIAMETER AT 10' (INCHES)
101	SOFTWOOD	1	20'
102	HACKBERRY	1	18'
103	HARDWOOD	1	12'
104	HARDWOOD	1	10'
105	HARDWOOD	2	6'
106	HARDWOOD	1	6'
107	HACKBERRY	1	15'
108	HACKBERRY	1	16'
109	HACKBERRY	1	18'
110	SLA	3	15'
111	HACKBERRY	1	8'
112	HACKBERRY	1	10'
113	HACKBERRY	1	15'

LEGEND			
LEVEL NO.	BEARING & DISTANCE	BEARING & DISTANCE	BEARING & DISTANCE
1.1	ACTUAL S 110°11' W 48.37'	RECORD S 114°00' W 46.39'	RECORD S 114°00' W 46.39'
1.2	ACTUAL S 37°04' W 40.50'	RECORD S 37°04' W 40.50'	RECORD S 37°04' W 40.50'
1.3	ACTUAL S 21°51' W 43.07'	RECORD S 21°51' W 43.07'	RECORD S 21°51' W 43.07'
1.4	ACTUAL S 53°00' W 3.22'	RECORD S 53°00' W 3.22'	RECORD S 53°00' W 3.22'

PLAT OF SURVEY

Survey No. 07964
SCALE: 1" = 30'

Said plat is in Town X, as identified by the Federal Emergency Management Agency on Current Plat No. 48453C, 0205F, Dated: June 16, 1993.

LOT NO. _____ BLOCK NO. _____

ADDITION OF SUBDIVISION 1.098 ACRES OF LAND, MORE OR LESS, OUT OF OUTLOT 1, PRESENT ADDRESS 1327 WEST 3rd STREET, CITY OF AUSTIN, TEXAS, COUNTY TRAVIS, BUILT BY THE AUSTIN TITLE INSURANCE COMPANY, REFERENCE FOR C. AUSTIN, TRUSTEE.

STATE OF TEXAS, COUNTY OF TRAVIS, I, SRS ENGINEERING, INC., 12466 Los Indios Trail, Suite 101, Austin, Texas 78729, do hereby certify that the above survey was made this day of the month and in the year and that there are no discrepancies, omissions, or additions in this survey, and that the same is correct as shown on the original plat, and that the same is correct as shown on the original plat, and that the same is correct as shown on the original plat.

Date: 11-28-2007

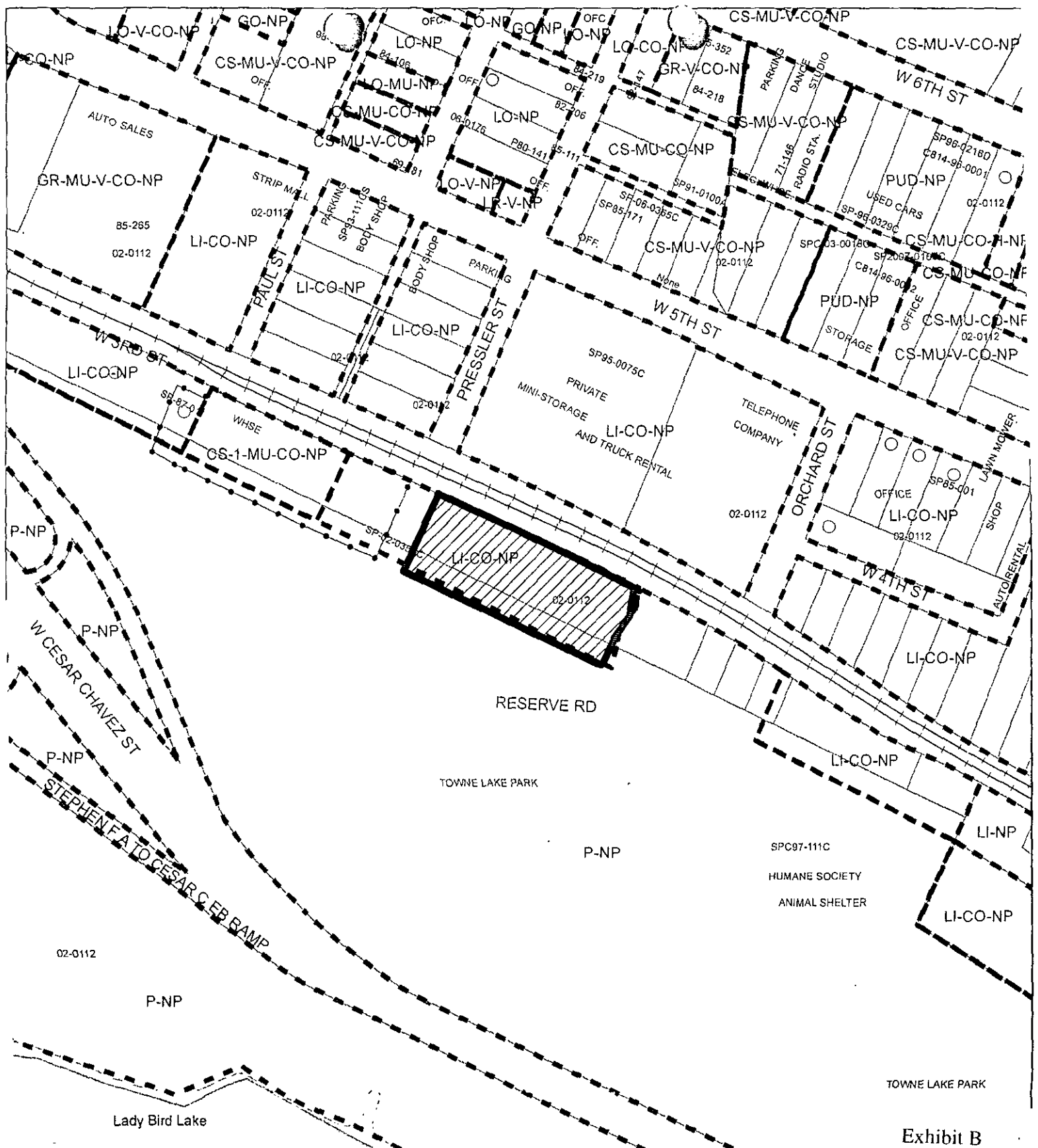





Exhibit B



" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0015

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.

