

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 315 PRESSLER STREET IN THE OLD WEST
3 AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL
4 SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP)
5 COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING
7 DISTRICT.
8

9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
10

11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from limited industrial service-conditional overlay-neighborhood
13 plan (LI-CO-NP) combining district to general commercial services-conditional overlay-
14 neighborhood plan (CS-CO-NP) combining district on the property described in Zoning
15 Case No. C14-2012-0015, on file at the Planning and Development Review Department, as
16 follows:
17

18 A 1.098 acre tract of land, more or less, being a portion of Outlot 1, Division "Z"
19 of the Original City of Austin, the tract of land being more particularly described
20 by metes and bounds in Exhibit "A" incorporated into this ordinance (the
21 "Property"),
22

23 locally known as 315 Pressler Street in the City of Austin, Travis County, Texas, and
24 generally identified in the map attached as Exhibit "B".
25

26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
27 Property may be developed and used in accordance with the regulations established for the
28 general commercial services (CS) base district and other applicable requirements of the
29 City Code.
30

31 **PART 3.** The Property within the boundaries of the conditional overlay combining district
32 established by this ordinance is subject to the following conditions:
33

34 A. A commercial use may not exceed 10 percent of the gross floor area.
35
36
37

1 B. The following uses are conditional uses of the Property:
2

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

3
4 C. The following uses are prohibited uses of the Property:
5

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

6
7 Except as specifically restricted under this ordinance, the Property may be developed and
8 used in accordance with the regulations established for the general commercial services
9 (CS) base district, and other applicable requirements of the City Code.
10

11 **PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old
12 West Austin neighborhood plan combining district.
13

14 **PART 5.** This ordinance takes effect on _____, 2012.
15

16 **PASSED AND APPROVED**

17 §
18 §
19 _____, 2012 § _____
20

21 Lee Leffingwell
22 Mayor
23

24 **APPROVED:** _____ **ATTEST:** _____
25 Karen M. Kennard Shirley A. Gentry
26 City Attorney City Clerk

1.098 Acre Tract

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PORTION OF OUTLOT 1, DIVISION "E" 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°08' 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:

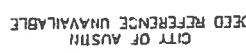
W. HARVEY SMITH-SURVEYOR, INC.

Larry A. Turner
LARRY A. TURNER

Registered Public Surveyor No. 3908
April 29, 1987



Job No. 35757-31

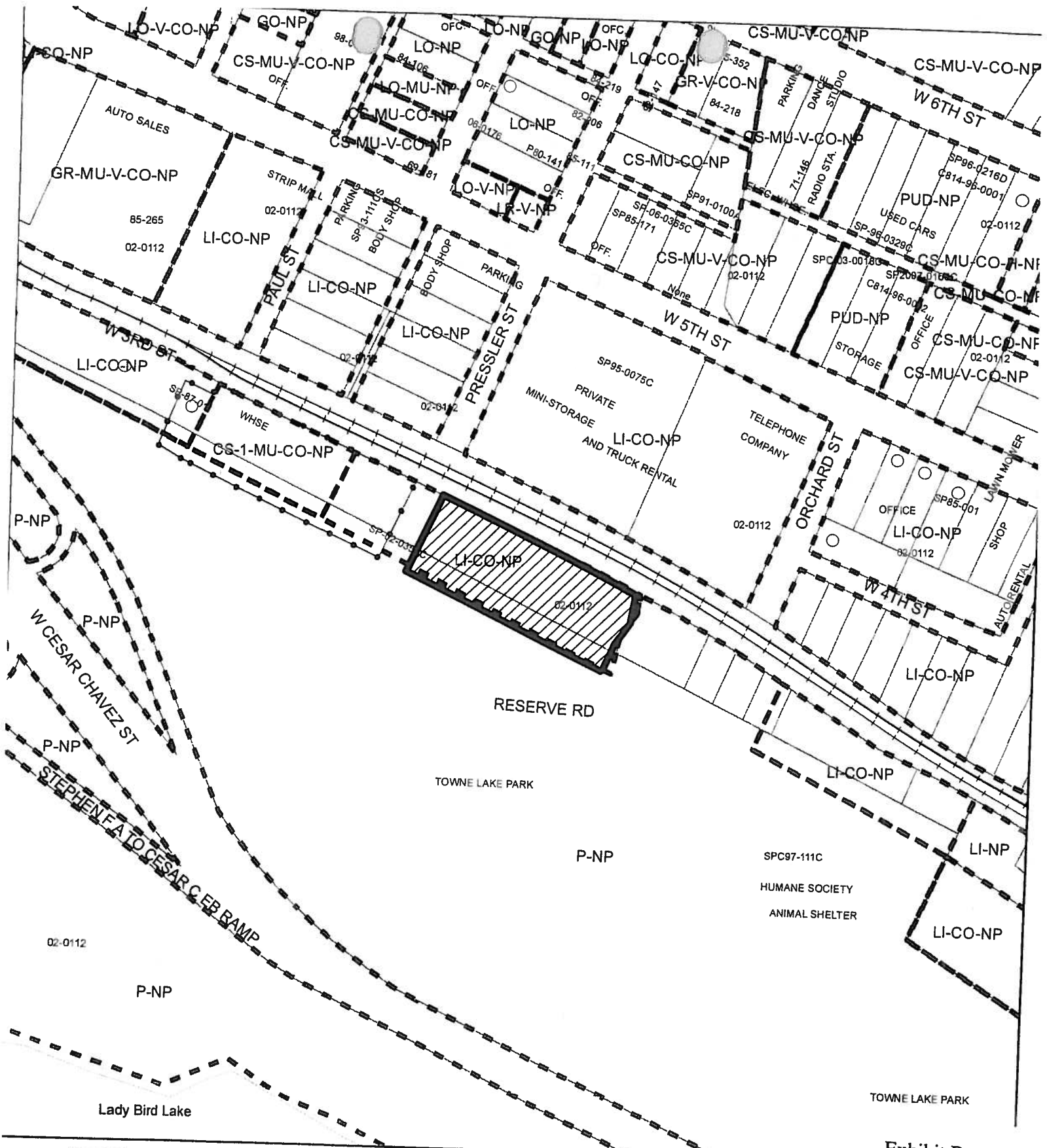


• DIVISION "Z" OF THE ORIGINAL CITY OF AUSTIN (FIELD NOTES ATTACHED)

TREE LEGEND

LINE NO.	BEARING & DISTANCE	
L1	ACTUAL S 11°02'11" W	48.27'
	RECORD S 11°14'00" W	46.39'
L2	ACTUAL S 37°50'43" W	40.50'
	RECORD S 37°38'00" W	40.50'
L3	ACTUAL S 24°38'12" W	43.07'
	RECORD S 24°15'00" W	43.56'
L4	ACTUAL S 53°09'50" W	3.22'
	RECORD S 54°07'00" W	3.08'

Date: 11-28-2007



- ZONING**
-  SUBJECT TRACT
 -  PENDING CASE
 -  ZONING BOUNDARY

ZONING CASE#: C14-2012-0015

N

 1" = 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

