

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 501 OAKLAND AVENUE IN THE OLD WEST  
3 AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-VERTICAL  
4 MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN  
5 (LO-V-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-  
6 VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-  
7 NEIGHBORHOOD PLAN (GR-V-CO-NP) COMBINING 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 office-vertical mixed use building-conditional  
13 overlay-neighborhood plan (LO-V-NP) combining district to community commercial-  
14 vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP)  
15 combining district on the property described in Zoning Case No. C14-2013-0101, on file at  
16 the Planning and Development Review Department, as follows:  
17

18 0.12 acre tract of land, more or less, out of and a part of Lot 12, Woodland  
19 Subdivision, a Subdivision of Outlot 1, Division "Z" the tract of land being more  
20 particularly described by metes and bounds in Exhibit "A" incorporated into this  
21 ordinance (the "Property"),  
22

23 locally known as 501 Oakland Avenue 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 community commercial (GR) base district and other applicable requirements of the City  
29 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:  
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34 A. Building coverage on the Property may not exceed 30 percent.

35 B. Drive-in service use is prohibited as an accessory use.  
36  
37

1 C. The following uses are prohibited uses of the Property:  
2

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Exterminating services	Funeral services
Outdoor sports and recreation	Pawn shop services
Restaurant (general)	Service station
Day care services (commercial)	Residential treatment
Urban farm	Day care services (general)
Day care services (limited)	

3  
4 Except as specifically restricted under this ordinance, the Property may be developed and  
5 used in accordance with the regulations established for the community commercial (GR)  
6 base district and other applicable requirements of the City Code.  
7

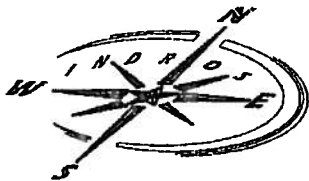
8 **PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old  
9 West Austin neighborhood plan combining district.  
10

11 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2013.  
12  
13

14 **PASSED AND APPROVED**

15  
16 §  
17 §  
18 \_\_\_\_\_, 2013 § \_\_\_\_\_  
19 Lee Leffingwell  
20 Mayor  
21

22  
23 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
24 Karen M. Kennard Jannette S. Goodall  
25 City Attorney City Clerk



**Windrose Land Services Austin Ltd**  
4120 Commercial Center Dr., Suite 300  
Austin, Texas 78744  
Phone (512) 326-2100 Fax (512) 326-2770  
**Professional Surveying Services**

**LEGAL DESCRIPTION**

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.126 OF AN ACRE (5,490 SQ. FT.) OUT OF AND A PART OF LOT 12, WOODLAND, A SUBDIVISION OF OUTLOT 1, DIVISION "Z", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 22, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO TEXAS HIGHWAY PATROL MUSEUM BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2005089645, T.C.O.P.R., AND FURTHER DESCRIBED IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN VOLUME 12028, PAGE 542, T.C.R.P.R., SAID 0.126 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON SAID GENERAL WARRANTY DEED RECORDED IN VOLUME 12028, PG. 542, T.C.R.P.R.:


BEGINNING AT A FOUND  $\frac{1}{2}$ " IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF OAKLAND AVENUE (50' R.O.W.) AT THE NORTHWEST CORNER OF SAID TEXAS HIGHWAY PATROL MUSEUM TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 12, AND THE SOUTHWEST CORNER OF LOT 13 OF SAID SUBDIVISION, CONVEYED TO MANOR ROAD PROPERTY, LP. BY DEED RECORDED IN DOCUMENT NO. 2011152454, T.C.O.P.R., FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH FOR A POINT OF REFERENCE, A FOUND  $\frac{5}{8}$ " IRON ROD AT THE NORTHWEST CORNER OF LOT 16 OF SAID SUBDIVISION, CONVEYED TO FLINT ROCK REALTY INVESTMENTS, LLC. BY DEED RECORDED IN DOCUMENT NO. 2012222399, T.C.O.P.R., SAME POINT BEING THE SOUTHEAST INTERSECTION OF SAID OAKLAND AVENUE AND AN EXISTING 20' ALLEY RIGHT-OF-WAY DEDICATED WITH IN SAID SUBDIVISION, BEARS NORTH  $26^{\circ}01'58''$  EAST, AT A DISTANCE OF 50.00' PASSING A FOUND 60D NAIL AT THE COMMON WEST CORNER OF LOTS 13 AND 14, WOODLAND, AND CONTINUING A DISTANCE OF 50.00' PASSING A FOUND  $\frac{1}{2}$ " IRON ROD AT THE COMMON WEST CORNER OF LOTS 14 AND 15, WOODLAND, AND CONTINUING 100.00' FOR A TOTAL DISTANCE OF 200.00';

THENCE SOUTH  $65^{\circ}20'00''$  EAST WITH THE COMMON LINE OF SAID LOT 12 AND LOT 13, A DISTANCE OF 98.17' TO A SET  $\frac{1}{2}$ " IRON ROD CAPPED "WLSA", FOR THE NORTHWEST CORNER OF A TRACT OF LAND CALLED THE EAST 52' OF LOT 12, CONVEYED TO ROBERT L. AND MARY D. OGDEN LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NO. 2010052074, T.C.O.P.R., AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH  $25^{\circ}56'00''$  WEST INTO AND ACROSS SAID LOT 12, WITH THE EASTERLY LINE OF SAID TEXAS HIGHWAY PATROL MUSEUM TRACT AND THE WESTERLY LINE OF SAID ROBERT L. AND MARY D. OGDEN LIMITED PARTNERSHIP TRACT, A DISTANCE OF 57.35' TO A FOUND CAPPED  $\frac{1}{2}$ " IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF WEST FIFTH STREET (60' R.O.W.) SAME BEING THE SOUTHERLY LINE OF SAID LOT 12, FOR THE SOUTHWEST CORNER OF SAID ROBERT L. AND MARY D. OGDEN LIMITED PARTNERSHIP TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH  $63^{\circ}21'02''$  WEST WITH SAID RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 98.25' (RECORD: 98.13'), TO A POINT AT THE NORTHEAST INTERSECTION OF SAID WEST FIFTH STREET AND OAKLAND AVENUE, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 12, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND  $\frac{1}{2}$ " IRON ROD BEARS SOUTH  $33^{\circ}05'$  EAST, A DISTANCE OF 0.4';

THENCE NORTH  $26^{\circ}01'58''$  EAST WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID OAKLAND AVENUE, SAME BEING THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 53.95' TO THE PLACE OF BEGINNING AND CONTAINING 0.126 OF AN ACRE (5,490 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON MAY 10, 2013.

  
RONNIE WILLIS, RPLS # 5842  
MAY 14, 2013  
JOB # 27333  
GF NO. 14664-13-00213



