

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 913 AND 915 WEST OLTORF STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) 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 general commercial services (CS) district and neighborhood commercial (LR) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2021-0007, on file at the Housing and Planning Department, as follows:

3,420 square feet, being a portion of Lot 1, SOUTHWOOD ANNEX, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 9, Page 106, Plat Records of Travis County, Texas, said 3,420 square feet of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 913 and 915 West Oltorf Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Liquor sales use is limited to a total of 1,800 square feet on the Property.
- B. The following uses are not permitted uses of the Property:

Adult oriented businesses	Cocktail lounge
Limited warehousing and distribution	Pawn shop services

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

CRICHTON AND ASSOCIATES
LAND SURVEYORS
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395

FIELD NOTES

FIELD NOTES FOR 3,420 SQ. FT. BEING A PORTION OF LOT 1, SOUTHWOOD ANNEX, A SUBDIVISION RECORDED IN VOLUME 9, PAGE 106, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 3,420 SQ. FT. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING at an iron pipe found in the easterly R.O.W. line of South 5th Street, being the west common corner of said Lot 1 and Lot 3 of said Southwood Annex, whence a ½" iron pin found at the southwest corner of Lot 4 of said Southwood Annex bears S18°26'54"W a distance of 139.87 feet;

THENCE S71°59'55"E with the common line of said Lots 1 and 3 a distance of 24.84 feet to a calculated point and;

N18°37'20"E through the interior of said Lot 1 a distance of 11.34 feet to a calculated point for a southwesterly corner and **POINT OF BEGINNING** of this tract;

THENCE through the interior of said Lot 1 the following four (4) courses:

- 1) N18°37'20"E a distance of 36.00 feet to a point;
- 2) S71°22'40"E a distance of 95.00 feet to a point;
- 3) S18°37'20"W a distance of 36.00 feet to a point;
- 4) N71°22'40"W a distance of 95.00 feet to the **POINT OF BEGINNING** and containing 3,420 square feet, more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground in December of 2019, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal September 24, 2020

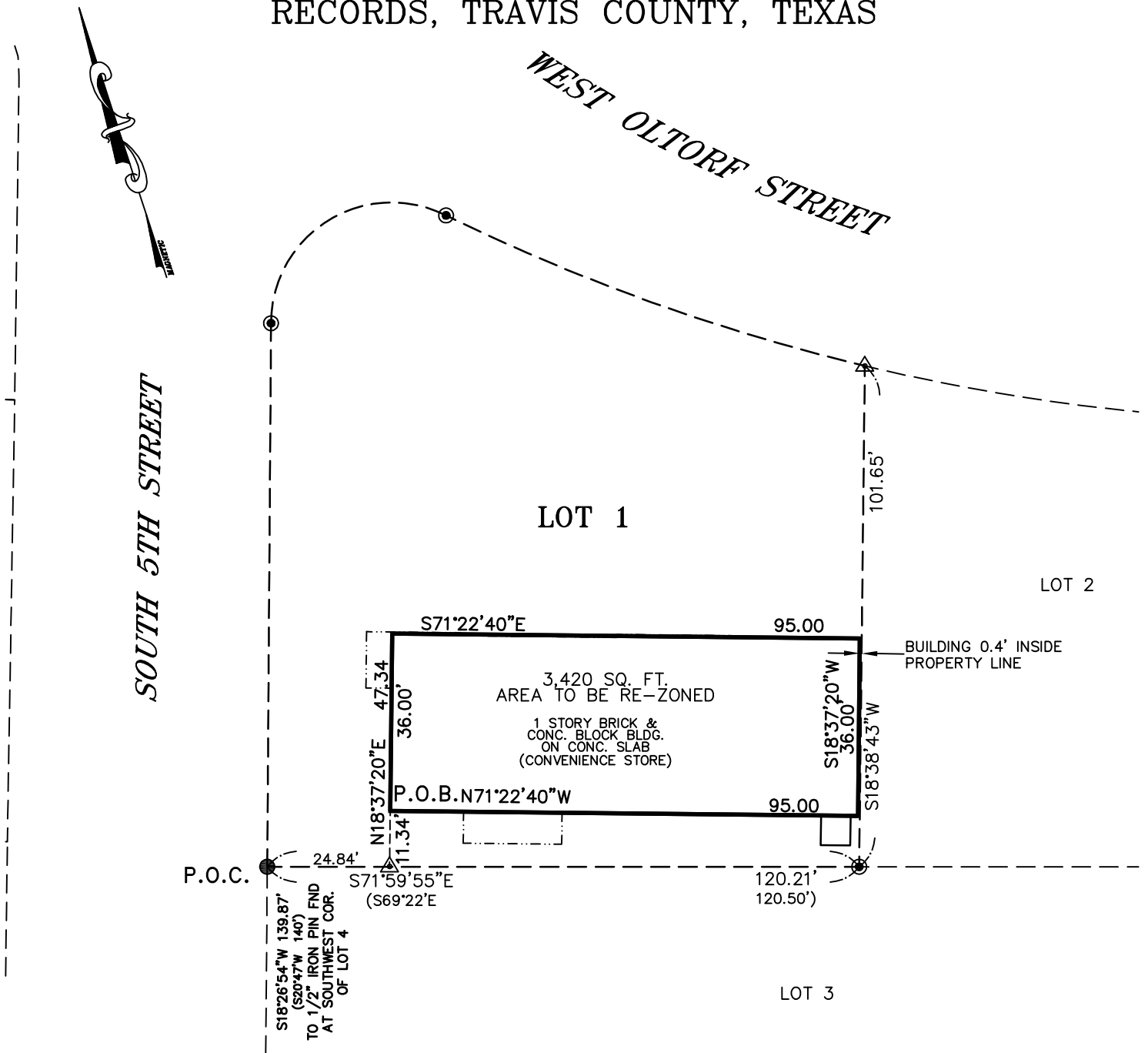


Herman Crichton, R.P.L.S. 4046
19_168

References:
TCAD Geo ID: 0402040409
Austin Grid: H20

Exhibit A

SKETCH TO ACCOMPANY FIELD NOTES FOR 3,420 SQ. FT.
BEING A PORTION OF LOT 1, SOUTHWOOD ANNEX, A
SUBDIVISION RECORDED IN VOLUME 9, PAGE 106, PLAT
RECORDS, TRAVIS COUNTY, TEXAS



NOTE: BEARING BASIS IS TEXAS STATE PLANE
COORDINATES (NAD83), CENTRAL TEXAS ZONE (4203)

CRICHTON
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LAND SURVEYORS

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LEGEND

- IRON PIN FOUND
- IRON PIN SET
- △ CALCULATED POINT
- IRON PIPE FOUND
- ⊙ SPINDLE FOUND
- ⊠ TXDOT MONUMENT FOUND
- () RECORD INFORMATION

SCALE: 1" = 30'

JOB NUMBER: 19_168



REVISED: SEPT. 24, 2020

DATE: December 30, 2019

