

ORDINANCE NO. 20250130-107

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 4544 EAST OLTORF STREET AND 2440 WICKERSHAM LANE FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING 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 community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2024-0141, on file at the Planning Department, as follows:

A 0.043 acre tract of land situated in the Santiago Del Valle Survey, Abstract No. 24, in Travis County, Texas, being a portion of LOT 1, BLOCK A, NEXUS SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201300125 of the Official Public Records of Travis County, Texas, said 0.043 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4544 East Oltorf Street and 2440 Wickersham Lane 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:

The following uses are prohibited uses of the Property:

Adult-Oriented Business	Automotive Repair Services
Automotive Sales	Cocktail Lounge
Commercial Off-Street Parking	Community Recreation (Public)
Congregate Living	Drop-Off Recycling Collection Facility
Exterminating Services	Hospital Services (General)
Hotel/Motel	Indoor Sports and Recreation
Off-Site Accessory Parking	Outdoor Entertainment
Pawn Shop Services	Private Primary Educational Services
Private Secondary Educational Services	Residential Treatment
Service Station	Theater

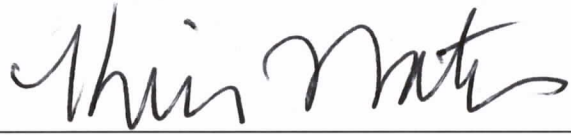
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on February 10, 2025.

PASSED AND APPROVED

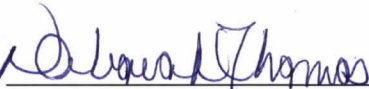
January 30, 2025

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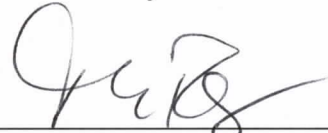
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"

JOSUE B. MIRANDA ORTIZ, REGISTERED PROFESSIONAL LAND SURVEYOR, LIC. NO. 6637

EXHIBIT "___"

METES AND BOUNDS DESCRIPTION

FOR

A 0.043 ACRE, OR 1,875 SQUARE FOOT, TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, OF NEXUS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT, RECORDED IN DOCUMENT NO. 201300125, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO WICKERSHAM ENTERPRISES LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019201814, OF SAID OFFICIAL PUBLIC RECORDS, SAID 0.043 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00:

COMMENCING at an iron rod with cap marked "LANDDESIGN" found on a point of compound curvature the east right-of-way line of E Oltorf St, a 90-foot wide right-of-way, said point being in the southwest boundary line of said Lot 1, Block A;

THENCE N 24° 23' 14" E, departing the east right-of-way line of E Oltorf St, through the interior of said Lot 1, Block A, a distance of **21.72 feet**, to a calculated point, for southeast corner and **POINT OF BEGINNING** hereof;

THENCE, continuing through the interior of said Lot 1, Block A, for the west, north, east and south boundary lines hereof, the following four (4) courses and distances:

1. **N 49° 33' 12" W**, a distance of **25.00 feet**, to a calculated angle point, for the southwest corner hereof,
2. **N 40° 26' 48" E**, a distance of **75.00 feet**, to a calculated angle point, for the northwest corner hereof,
3. **S 49° 33' 12" E**, a distance of **25.00 feet**, to a calculated angle point, for the northeast corner hereof, from which a ½ inch iron rod found for the northwest corner of said Lot 1, Block A, same being the northeast corner of the remnant portion of Lot 4, Chevy Chase South Phase Six, a subdivision according to the plat recorded in Volume 85, Page 127B, of the Plat Records of Travis County, Texas, also being a point in the west boundary line of Lot 2, Chevy Chase South Phase Two, a subdivision according to the plat recorded in Volume 78, Page 138, of said Plat Records bears, N 34° 39' 20" E, 307.43 feet, and

4. **S 40° 26' 48" W**, a distance of **75.00 feet**, to the **POINT OF BEGINNING**, and containing 0.043 acres in Travis County, Texas, said tract being described in accordance with a survey made on the ground and a survey map prepared by Josue B. Miranda Ortiz, Registered Professional Land Surveyor, License No. 6637, State of Texas, Job No. 10166-24, on August 31, 2024.

Prepared by: Josue B. Miranda Ortiz, R.P.L.S. 6637
Date: August 31, 2024.
Job No.: 10166-24
TCAD PARCEL NO. 0310080502
AUSTIN GRID: K18





VICINITY MAP

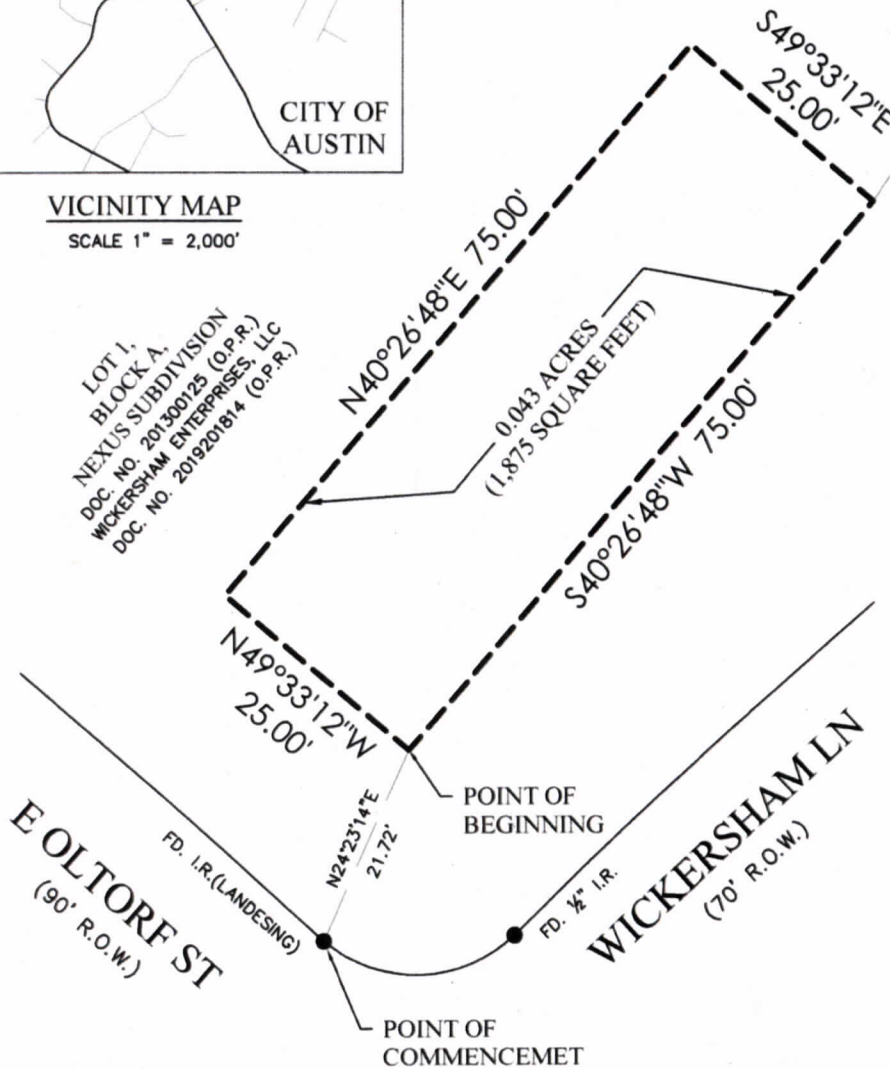
SCALE 1" = 2,000'

EXHIBIT " — "

LOT 2, SOUTH
CHEVY CHASE TWO
PHASE TWO
VOL. 78, PG. 138 (P.R.)
DAY AND LIMITED PARTNERSHIP
DOC. NO. 2004019474 (O.P.R.)
FD. 1/2" I.R.

REMNANT PORTION OF
LOT 4
CHEVY CHASE SOUTH
PHASE SIX
VOL. 85, PG. 127B (O.P.R.)

LOT 1,
BLOCK A,
NEXUS SUBDIVISION
DOC. NO. 201300125 (O.P.R.)
WICKERSHAM ENTERPRISES, LLC
DOC. NO. 2019201814 (O.P.R.)



NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES & BOUNDS DESCRIPTION. SEE ATTACHED METES & BOUNDS DESCRIPTION; MB-10166-24_0.043AC_EX.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATION PURPOSE ONLY.
4. TCAD PARCEL NO. 0310080502
5. AUSTIN GRID: K18

ABBREVIATIONS:

FD. FOUND
I.R. IRON ROD
DOC. NO. DOCUMENT NUMBER
R.O.W. RIGHT-OF-WAY
P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

MONUMENT FOUND (AS NOTED)
1/2" I.R. WITH CAP MARKED "JMO-TX RPLS 6637" SET
BOUNDARY LINE
ADJOINER LINE

DATE AUGUST 31, 2024
JOB NO. 10166-24



JOSUE B. MIRANDA ORTIZ, R.P.L.S. NO. 6637
STATE OF TEXAS
jmiranda@geonetoftexas.com

JOSUE B. MIRANDA ORTIZ

REGISTERED PROFESSIONAL
LAND SURVEYOR
1308 NOKOTA BEND
GEORGETOWN, TX, 78626

JOB NO. 10166-24

AS REQUESTED BY: ABDUL K. PATEL

EXHIBIT OF

A 0.043 ACRE, OR 1,875 SQUARE FOOT, TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, OF NEXUS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT, RECORDED IN DOCUMENT NO. 201300125, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO WICKERSHAM ENTERPRISES LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019201814, OF SAID OFFICIAL PUBLIC RECORDS.

CLIENT

ABDUL K. PATEL

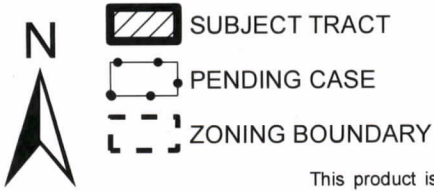
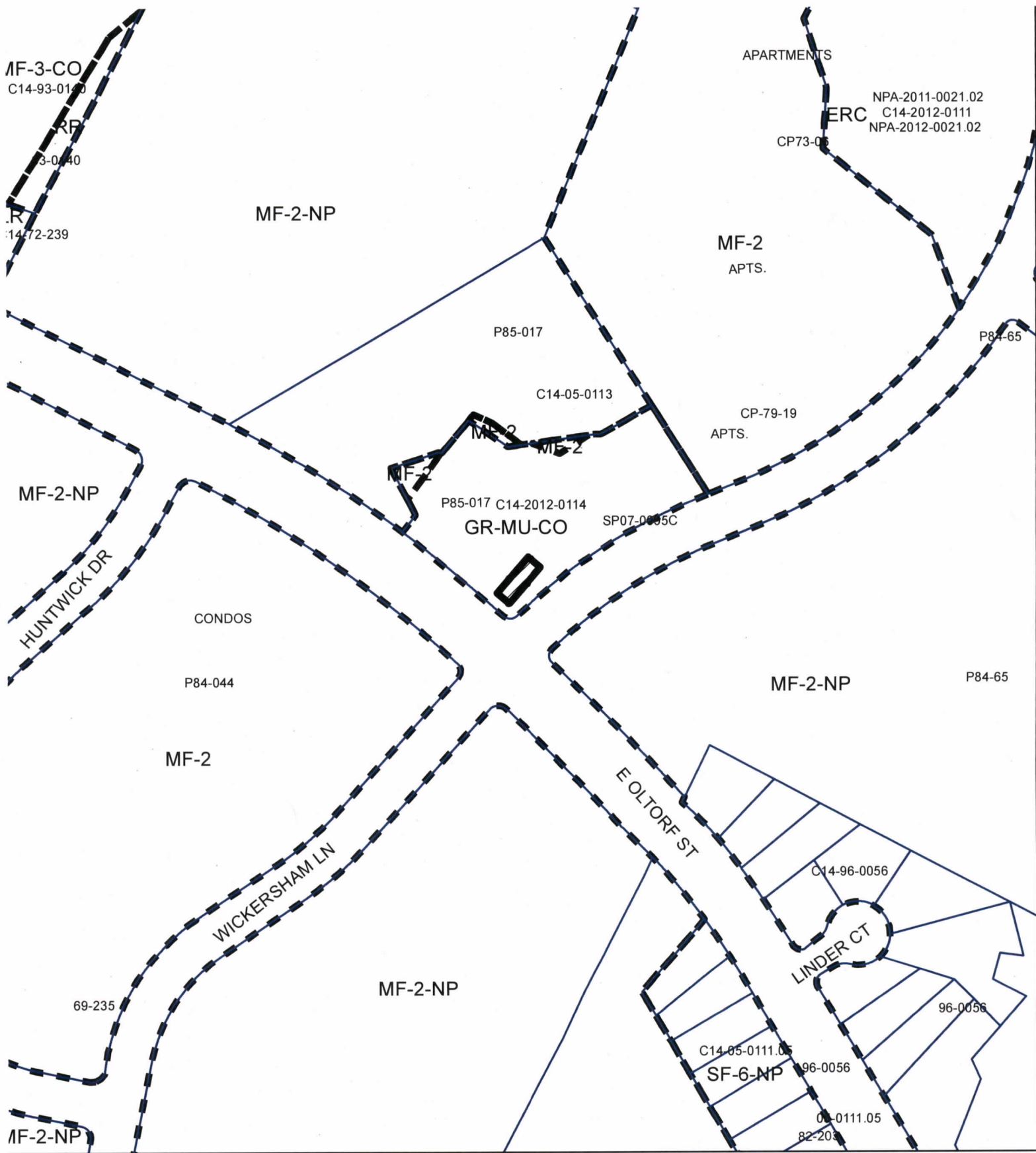
4544 E OLTORF ST
AUSTIN, TX 78741

SHEET

1 OF 1

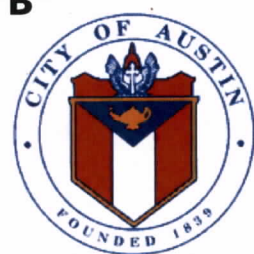
TITLE

ZONING EXHIBIT



ZONING
ZONING CASE#: C14-2024-0141

EXHIBIT "B"



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

Created: 9/23/2024