

**ORDINANCE NO. 20250424-084**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2400 EAST OLTORF STREET FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 (GR) base district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2025-0018, on file at the Planning Department, as follows:

3,600 square feet of land, being a portion of LOT 1, BLOCK C, WILLOW CREEK, SECTION 5, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 63, Page 21, of the Plat Records of Travis County, Texas, said 3,600 square feet of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2400 East 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:

The following uses are prohibited uses of the Property:

Agricultural Sales and Services	Building Maintenance Services
Campground	Commercial Blood Plasma Center
Construction Sales and Services	Convenience Storage
Drop-Off Recycling Collection Facility	Electronic Prototype Assembly
Equipment Repair Services	Equipment Sales
Kennels	Limited Warehousing and Distribution
Maintenance and Service Facilities	Vehicle Storage
Veterinary 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 general commercial services (CS) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on May 5, 2025.

**PASSED AND APPROVED**

\_\_\_\_ April 24 \_\_\_\_\_, 2025

§  
§  
§

*Kirk Watson*

Kirk Watson  
Mayor

**APPROVED:**

*Deborah Thomas*

Deborah Thomas  
City Attorney

**ATTEST:**

*Erika Brady*

Erika Brady  
Acting City Clerk

**EXHIBIT "A"**

**EARLY LAND SURVEYING, LLC**

**P.O. Box 92588, Austin, TX 78709**

**512-202-8631**

**earlysurveying.com**

**TBPELS Firm No. 10194487**

**3,600 SQUARE FEET  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3,600 SQUARE FEET, BEING A PORTION OF LOT 1, BLOCK "C", WILLOW CREEK SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 63, PAGE 21 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 CONVEYED TO CSW OLTORF, LP BY SPECIAL WARRANTY DEED DATED MAY 21, 2024, RECORDED IN DOCUMENT NO. 2024056023 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3,600 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar found for the easternmost corner of said Lot 1, being the southernmost corner of Lot 2, Block C of said Willow Creek Section Five, and being in the northwest line of Tract E, Willow Bend Section One, a subdivision of record in Volume 65, Page 2 of the Plat Records of Travis County, Texas, from which an additional 1/2" rebar found, bears North 85°35'36" West, a distance of 0.55 feet;

**THENCE** North 69°15'59" West, crossing said Lot 1, a distance of 298.34 feet to a calculated point on the northeast face of an existing one story concrete building for the **POINT OF BEGINNING**;

**THENCE** South 27°28'13" West crossing said Lot 1 and with the center of an interior party wall, a distance of 60.19 feet to a calculated point on the southwest face of the said one story concrete building, from which a 1/2" rebar found for a point of curvature in the northeast right-of-way line of E Oltorf Street (90' right-of-way width) as shown on the plat of said Willow Creek Section Five, being in the southwest line of said Lot 1, bears South 15°14'03" East, a distance of 275.64 feet;

**THENCE** North 62°35'25" West crossing said Lot 1 and with the southwest face of the said one story concrete building, a distance of 59.80 feet to a calculated point;

**THENCE** North 27°28'13" East crossing said Lot 1 and with the center of an interior party wall, a distance of 60.25 feet to a calculated point on the northeast face of the said one story concrete building;

**THENCE** South 62°31'47" East crossing said Lot 1 and with the northeast face of the said one story concrete building, a distance of 59.80 feet to the **POINT OF BEGINNING**, containing 3,600 square feet of land, more or less.

The boundary was surveyed on the ground on September 21, 2023.

The suite measurements were collected on December 18, 2024.

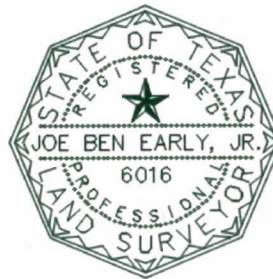
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1147-005-ZONING1



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

1/6/25  
Date





SKETCH TO ACCOMPANY A DESCRIPTION OF 3,600 SQUARE FEET, BEING A PORTION OF LOT 1, BLOCK "C", WILLOW CREEK SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 63, PAGE 21 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 CONVEYED TO CSW OLTORF, LP BY SPECIAL WARRANTY DEED DATED MAY 21, 2024, RECORDED IN DOCUMENT NO. 2024056023 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

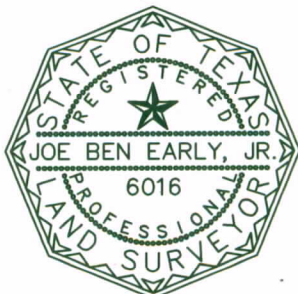
- 1/2" REBAR FOUND (OR AS NOTED)
- △ CALCULATED POINT
- ( ) RECORD INFORMATION

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	922.50'	7°30'42"	120.94'	N39°02'48"W	120.86'	(N37°10'00"W 120.94')

LINE TABLE

LINE	BEARING	DISTANCE
L1	S27°28'13"W	60.19'
L2	N62°35'25"W	59.80'
L3	N27°28'13"E	60.25'
L4	S62°31'47"E	59.80'



*[Signature]*

1/6/2025

**EARLY LAND  
SURVEYING, LLC**

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631

TBPELS FIRM NO. 10194487

THE BASIS OF BEARINGS SHOWN  
HEREON IS THE TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83), CENTRAL  
ZONE, UTILIZING THE SMARTNET  
NORTH AMERICA NETWORK.

DATE OF SURVEY: 9/21/23  
PLOT DATE: 1/6/25  
DRAWING NO.: 1147-005-ZONING1  
DRAWN BY: RCW  
SHEET 1 OF 2

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 1147-005-ZONING1



1" = 60'

LOT 2  
BLOCK C  
WILLOW CREEK SECTION FIVE  
(63/21)

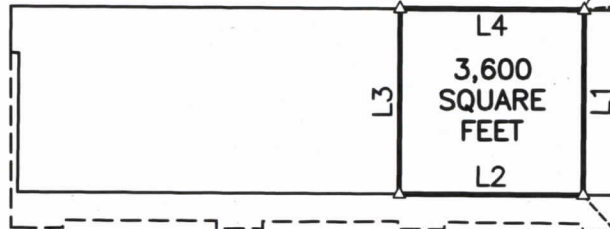
FROM WHICH AN ADDITIONAL  
1/2" REBAR FOUND BEARS  
N85°35'36"W 0.55'

P.O.C.

TRACT E  
WILLOW BEND  
ADDITION  
SEC. ONE  
(65/2)

P.O.B.

N69°15'59"W 298.34'



EXISTING ONE STORY  
CONCRETE BUILDING

LOT 1  
BLOCK "C"  
WILLOW CREEK SECTION FIVE  
(63/21)

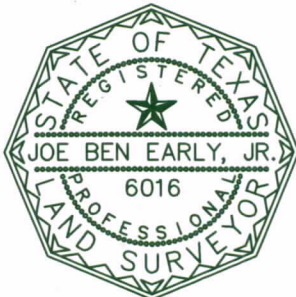
CSW OLTORF, LP  
(2024056023)

S15°14'03"E 275.64'

S27°13'14"W 345.90'  
(S29°07'W 345.90')

TRACT F  
WILLOW BEND  
ADDITION  
SEC. ONE  
(65/2)

E OLTORF STREET  
(90' PUBLIC R.O.W. WIDTH)  
(63/21)



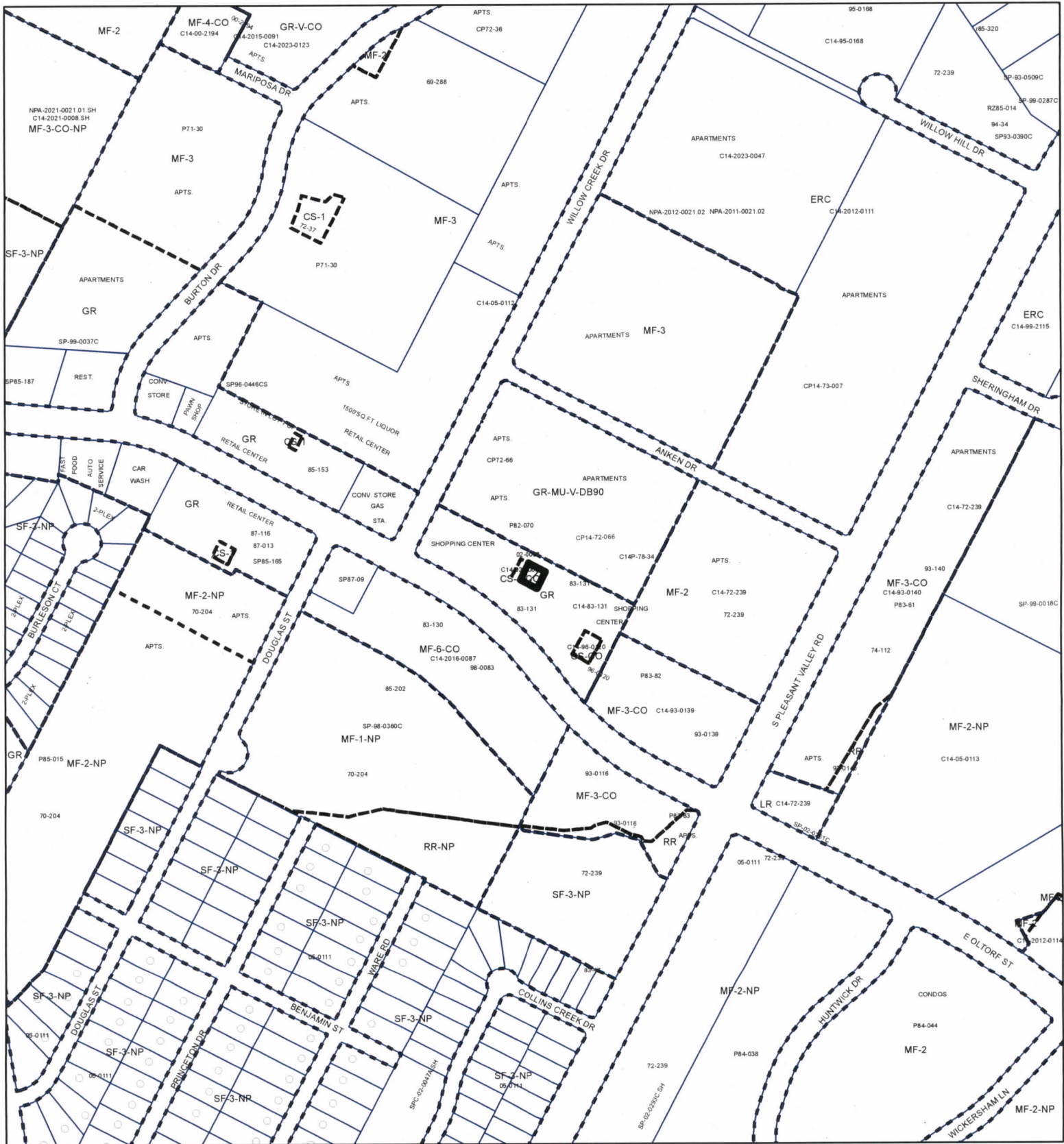
1/6/2025

EARLY LAND  
SURVEYING, LLC

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

FROM WHICH A  
1" IRON SPIKE FOUND BEARS  
S27°13'14"W 0.94'

DRAWING NO.: 1147-005-ZONING1  
SHEET 2 OF 2



## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2025-0018



SUBJECT TRACT



PENDING CASE

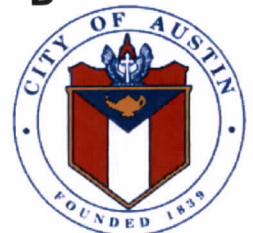


ZONING BOUNDARY

1" = 400'

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: 1/27/2025