

ORDINANCE NO. _____

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 _____, 2025.

PASSED AND APPROVED

_____, 2025 § _____
 §
 §

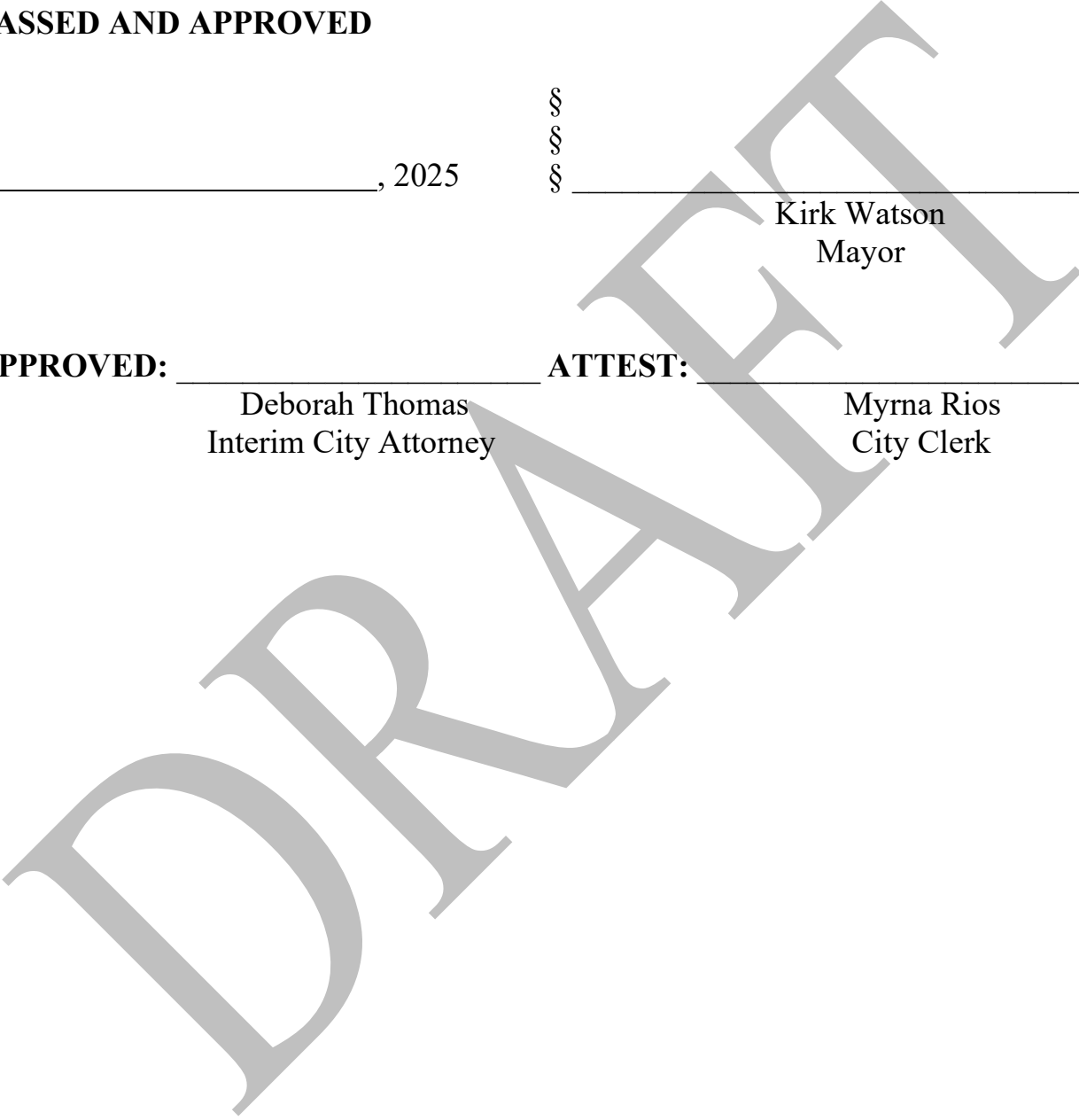
Kirk Watson
Mayor

APPROVED: _____

Deborah Thomas
Interim City Attorney

ATTEST: _____

Myrna Rios
City Clerk



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;

Page 2

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.

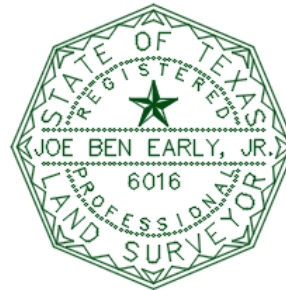
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1147-005-ZONING1



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

1/6/25
Date

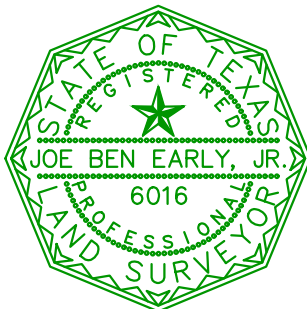


SKETCH TO ACCOMPANY A DESCRIPTION OF 3,600 SQUARE FEET, BEING A PORTION OF LOT 1, BLOCK "C", WILLOW CREEK SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 63, PAGE 21 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 CONVEYED TO CSW OLTORF, 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'



1/6/2025

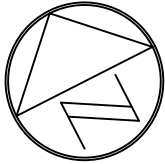
**EARLY LAND
 SURVEYING, LLC**

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.

ATTACHMENTS: METES AND BOUNDS
 DESCRIPTION 1147-005-ZONING1

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



1" = 60'

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

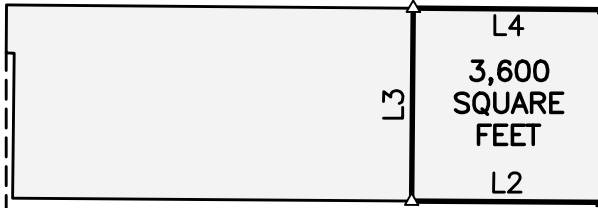
FROM WHICH AN ADDITIONAL
1/2" REBAR FOUND BEARS
N85°35'36"W 0.55'

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)

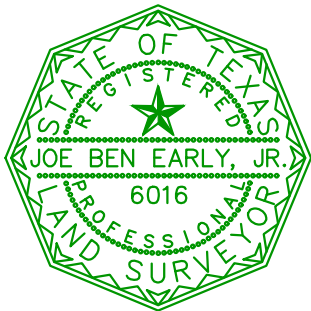
CSW OLTORF, LP
(2024056023)

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)



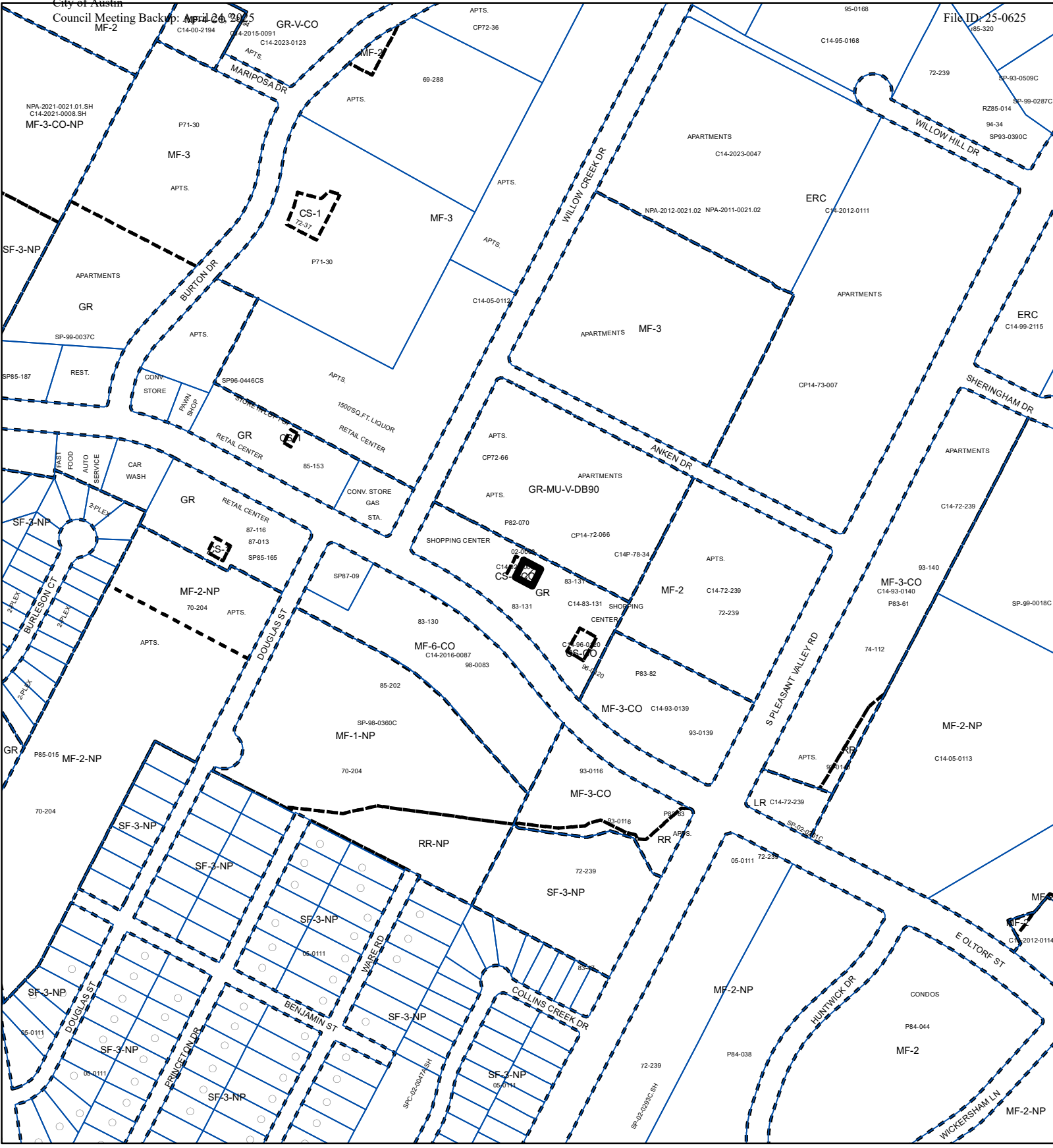
1/6/2025




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C7

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2025-0018

EXHIBIT "B"



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