

ORDINANCE NO. _____

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 |

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:

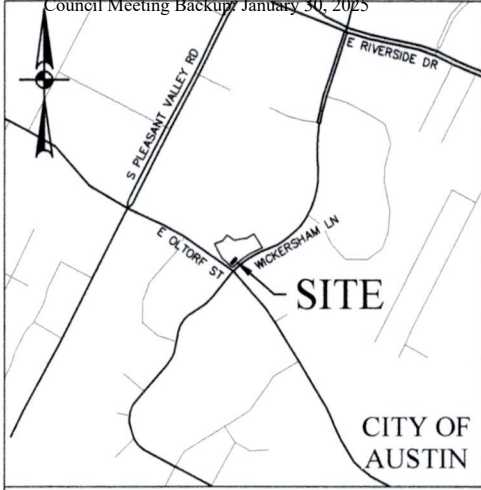
1. **N 49° 33' 12" W**, a distance of **25.00 feet**, to a calculated angle point, for the southwest corner hereof,
2. **N 40° 26' 48" E**, a distance of **75.00 feet**, to a calculated angle point, for the northwest corner hereof,
3. **S 49° 33' 12" E**, a distance of **25.00 feet**, to a calculated 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

0.043 acre tract
Job No. 10166-24
August 31, 2024
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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



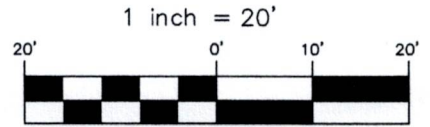


VICINITY MAP
 SCALE 1" = 2,000'

EXHIBIT " _____ "

LOT 2 SOUTH
 CHEVY CHASE TWO
 PHASE TWO (P.R.)
 VOL. 78, PG. 138 (O.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



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

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

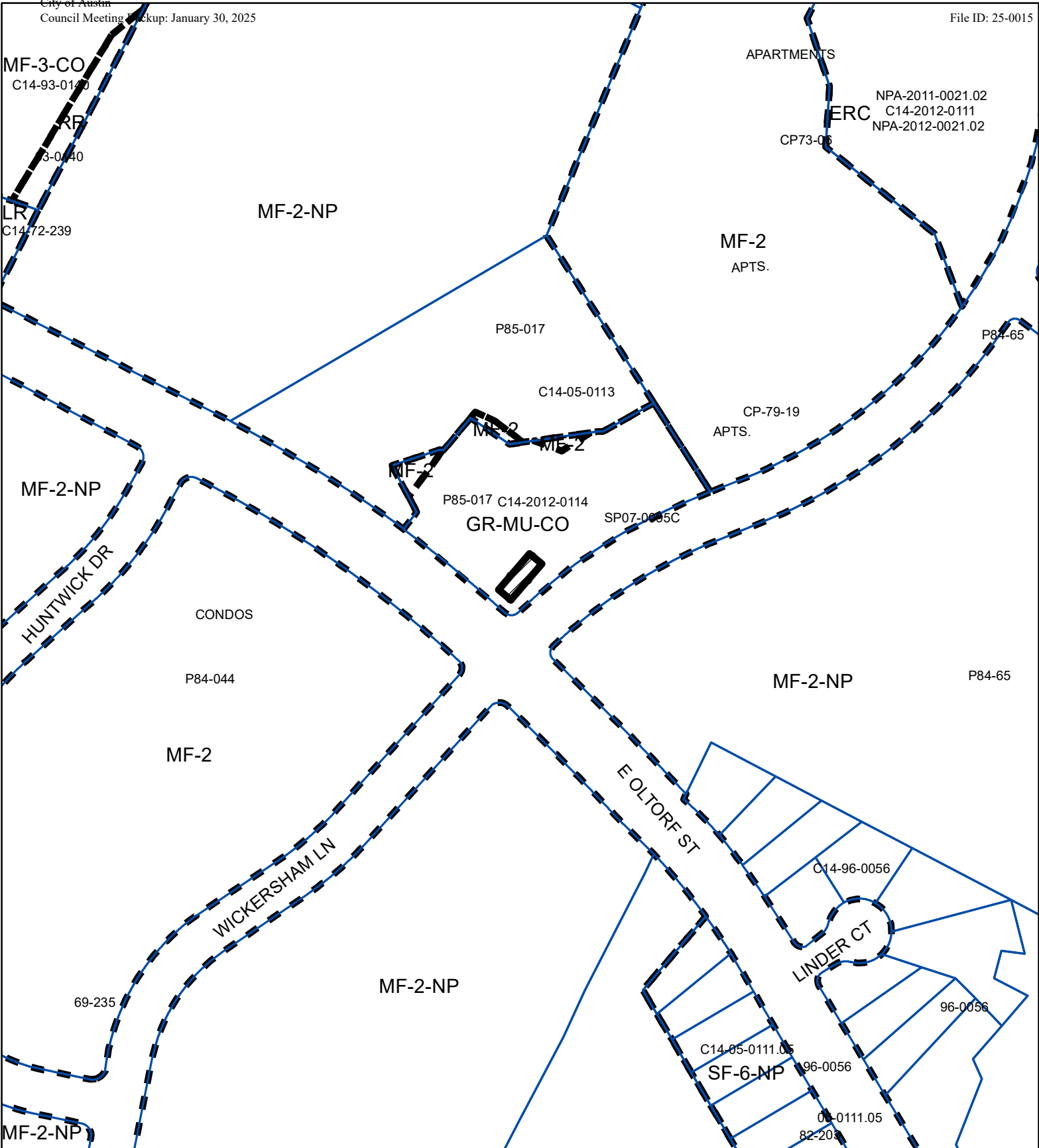
REGISTERED PROFESSIONAL
 LAND SURVEYOR
 1308 NOKOTA BEND
 GEORGETOWN, TX, 78626

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

EXHIBIT "B"

ZONING CASE#: C14-2024-0141



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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