

**ORDINANCE NO. \_\_\_\_\_**

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 1305 WEST OLTORF STREET FROM GENERAL**  
3 **COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL**  
4 **SERVICES-VERTICAL MIXED USE BUILDING (CS-V) COMBINING**  
5 **DISTRICT.**

6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
8 change the base district from general commercial services (CS) base district to general  
9 commercial services-vertical mixed use building (CS-V) combining district on the property  
10 described in Zoning Case No. C14-2025-0039, on file at the Planning Department, as  
11 follows:

12 A 1.7807 acre tract of land out of the Isaac Decker League Survey in Travis  
13 County, Texas, being all of a called 1.780 acre tract of land conveyed by deed  
14 recorded in Document No. 2019168727, of the Official Public Records of Travis  
15 County, Texas, said 1.7807 acre tract of land being more particularly described by  
16 metes and bounds in **Exhibit “A”** incorporated into this ordinance (the  
17 “Property”),

18 locally known as 1305 West Oltorf Street in the City of Austin, Travis County, Texas,  
19 generally identified in the map attached as **Exhibit “B”**.

20 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2025.

21 **PASSED AND APPROVED**

22 \_\_\_\_\_, 2025

23 §  
24 §  
25 § \_\_\_\_\_

26 Kirk Watson  
27 Mayor

28 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

29 Deborah Thomas  
30 City Attorney

31 Erika Brady  
32 City Clerk

# ZONING BOUNDARY

## EXHIBIT "A"

### FIELD NOTE DESCRIPTION

A 1.7807 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE SURVEY SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.780 ACRE TRACT OF LAND TO OURATX LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 25, 2019 AS RECORDED IN DOCUMENT NO. 2019168727, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS SURVEYED BY SURVEY WORKS, LLC ON FEBRUARY 21, 2025, PROJECT NO. 25-0015, ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983, THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND SAID 1.7807 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron pipe (3/4-Inch diameter) found at the north corner of said 1.780 acre tract, at the intersection of the south Right of Way line of West Oltorf Street and the east right of way line of the International and Great Northern Railroad, for the north corner of the herein described tract;

**Thence** along the south right of way line of West Oltorf Street, common with the northeast line of said 1.780 acre tract, along a (NON-TANGENT) curve to the left with an arc length of 200.24 feet, a radius of 756.80 feet, a central angle of 15°09'36" and a chord that bears **S 41°59'37" E, 199.66 feet** to a calculated point, for the east corner of the herein described tract;

**Thence, S 27°09'23" W** departing the south right of way line of West Oltorf Street, along a northwest line of Tract 1, Oltorf Addition, as recorded in Volume 10, Page 12, Plat Records, Travis County, Texas, for a distance of **300.42 feet** to an iron rod found (1/2-Inch diameter), at the south corner of said 1.780 acre tract, common with an interior corner of said Tract 1, for the south corner of the herein described tract;

**Thence, N 62°47'56" W** along the southwest line of said 1.780 acre tract, common with a northeasterly line of said Tract 1, for a distance of **260.67 feet** to an iron pipe (3/4-Inch diameter) found on the east right of way line of said International and Great Northern Railroad, at the west corner of said 1.780 acre tract, common with the northwest corner of said Tract 1, for the west corner of the herein described tract;

**Thence**, along the east right of way line of said International and Great Northern Railroad, common with the northwest line of said 1.780 acre tract, along a (NON-TANGENT) curve to the right, having an arc length of 379.05 feet, a radius of 2,241.86 feet, a central angle of 9°41'15" and a chord that bears **N 38°26'29" E, 378.60 feet** to the **POINT OF BEGINNING**, in all containing 1.7807 acres of land, more or less.

I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF CHAPTER 22 TAC §663.21 OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS DOCUMENT IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

DATE OF LAST FIELD WORK: FEBRUARY 04, 2025



JAD DUPLECHAIN, R.P.L.S. NO. 6906 FEBRUARY 21, 2025

DRAWN BY:BB  
FIELD CREW:JZ

REVIEWED BY:JAD  
SHEET SIZE = 8.5"X11"

REVISION #:



SURVEYED FOR: OURATX  
PROJECT NO. 25-0015  
SITE ADDRESS:  
1305 W. OLTOF STREET



INFO@SURVEYWORKS.COM  
SURVEYWORKS.COM  
1207 UPLAND DRIVE  
AUSTIN, TX 78741  
FIRM #10194157  
(512) 599-8067

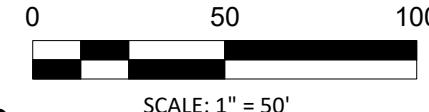
SHEET  
1 of 2

EXHIBIT " "

# ZONING BOUNDARY

## LEGEND

- IRON PIPE FOUND (TYPE NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- PP POWER POLE
- PROPERTY LINE**
- ADJOINER LINE**
- VOL. PG. VOLUME AND PAGE
- D.R.T.C. DEED RECORDS
- TRAVIS COUNTY
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
- TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS
- TRAVIS COUNTY
- ( ) RECORD INFORMATION
- AL ARC LENGTH
- R RADIUS
- D DELTA ANGLE
- CB CHORD BEARING
- CL CHORD LENGTH



INTERNATIONAL AND GREAT  
NORTHERN RAILROAD

3/4"

WEST OLTORF ST.  
(80' R.O.W.)

**AL:200.24'**  
**R:756.80'**  
**D:15°09'36"**  
**CB:S 41°59'37" E**  
**CL:199.66'**  
AL:(200.24')  
R:(756.8')  
CB:(S 39°38'56" E)  
CL:(199.66')

**AL:379.05'**  
**R:2,241.86'**  
**D:9°41'15"**  
**CB:N 38°26'29" E**  
**CL:378.60'**

AL:379.09'  
R:2,241.86'  
CB:N 40°47'10" E  
CL:378.64'

CALLED 1.780 ACRES  
DOC. NO. 2019168727  
O.P.R.T.C.  
**MEASURED ACREAGE**  
**1.7807 ACRES ±**

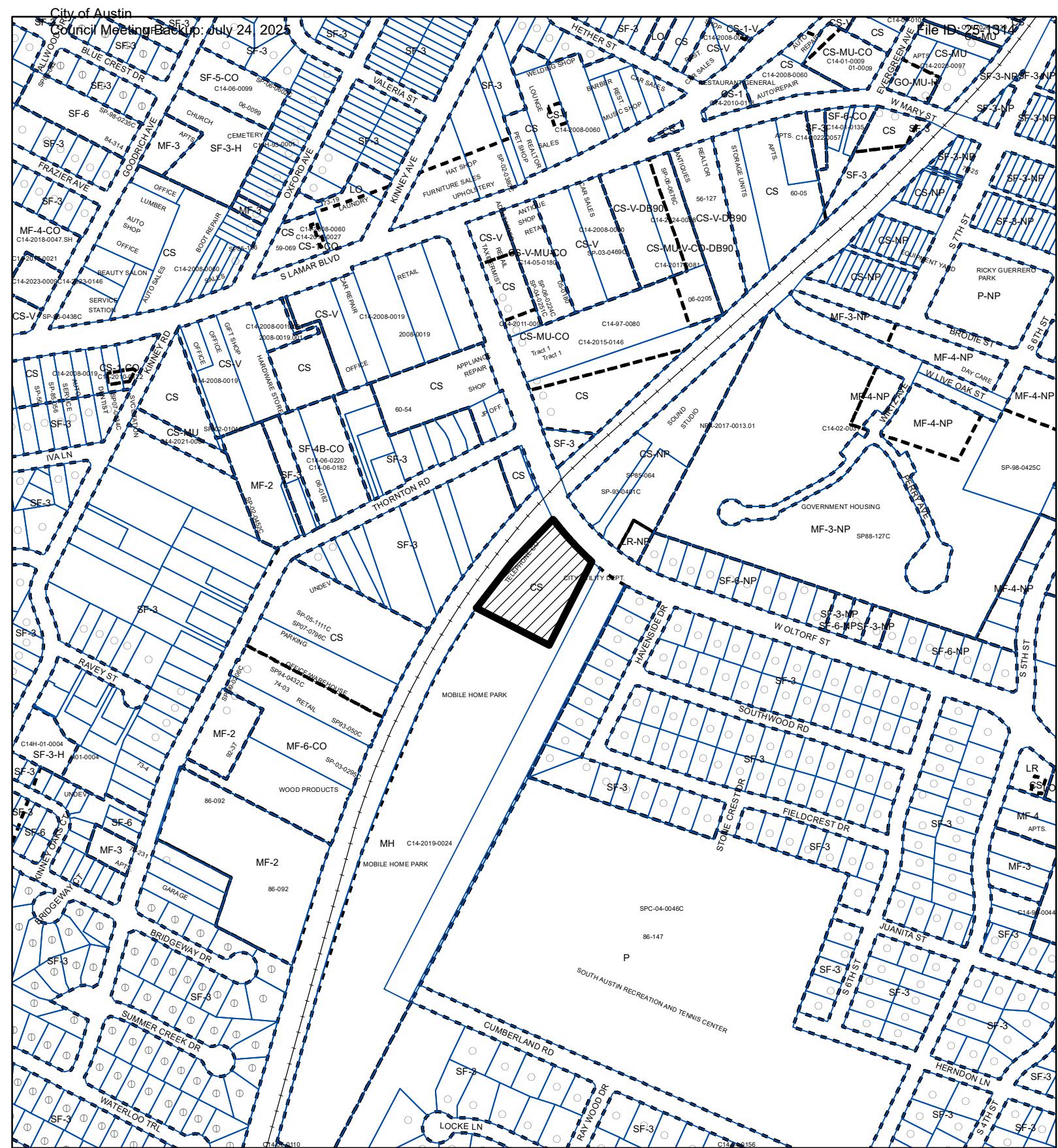
**S 27°09'23" W 300.42'**  
(S 29°30'20" W) (300.33)  
DEDICATED STREET  
VOL. 1644 PG. 280  
D.R.T.C.

**N 62°47'56" W 260.67'**  
(N 60°29'00" W) (260.66')

TRACT 1  
OLTORF ADDITION  
VOL. 10 PG. 12  
P.R.T.C.

SAVE AND EXCEPT THAT PORTION DEDICATED FOR  
STREET PURPOSES VOL. 1644, PG. 280 D.R.T.C.

**DATUM & BEARING BASIS**  
TEXAS STATE PLANE COORDINATE  
SYSTEM, GRID NORTH, CENTRAL  
ZONE (4203), NAD 83.  
ELEVATION DATA NAVD 88, GEODETIC 18.  
DISTANCES IN US SURVEY FEET  
(GRID).



## SUBJECT TRACT



## ZONING

ZONING CASE#: C14-2025-0039

## **EXHIBIT "B"**



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.

$$1" = 400'$$

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: 3/20/2025