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ORDINANCE NO. **Late Backup**

#82

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1319 ROSEWOOD AVENUE IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2007-0135, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 11, Rector's Subdivision of Outlot Sixty-One (61), Division B and a portion of Lot 10 (as described by metes and bounds on Exhibit "A"), Rector's Subdivision of Outlot Sixty-One (61), Division B an addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 1, Page 45, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1319 Rosewood Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4 of 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 3. 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:

Automotive sales

Automotive rentals

Campground

Commercial off-street parking

Convenience storage

Drop off recycling collection

Equipment repair services
Laundry services
Vehicle storage

Equipment sales
Pawn shop services

PART 4. The Property is subject to Ordinance No. 011213-42 that established the Central East Austin neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

_____, 2007

§
§
§

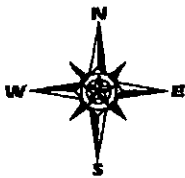
Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk



SCALE: 1" = 30'

ROSEWOOD AVENUE
(70' R.O.W.)
(F.K.A. CHINCAPIN STREET)

P.O.B. —
PORTION OF
LOT 10

BENNIE M. HENDERSON
(VOL. 10101, PG. 89, T.C.R.P.R.)

**PORTION OF
LOT 10**

ONE STORY
FRAME
1319

LOT 17

CONCRETE FOOTING
N 63.50' W 67'02"19" (RECORD: 64.00')
JEREMY A CHICHESTER, ET AL.
NORTH 46° OF LOT 8
(DOC. NO. 2005174278, T.C.O.P.R.)

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE RECORDED PLAT OF ROSEWOOD VILLAGE SECTION ELEVEN, RECORDED IN VOL. 83, PG. 219A, T.C.P.R
- 2) COVERED CONCRETE EXTENDS ACROSS REAR PROPERTY LINE AS SHOWN

LEGEND

- EM - ELECTRIC METER
- PP - POWER POLE
- //— OVERHEAD POWER LINE
- //— WOOD FENCE
- CHAINLINK FENCE
- - FOUND 3/4" I.P.
- - FOUND 1/2" I.R.
- - FOUND PUNCH HOLE IN CONCRETE
- - SET GAPPED 1/2" I.R.
- - SET "X" CUT IN CONCRETE

LINE	DISTANCE	BEARING
L1	125.07'	S 23°37'00" W
(RECORD: 125.00')		
L2	4.83'	N 67°02'19" W
L3	58.97'	N 19°10'08" E
L4	58.06'	N 20°04'34" E
L5	15 45'	N 80°48'32" E

ALL BEARINGS ARE BASED ON THE
RECORDED PLAT UNLESS OTHERWISE NOTED
ALL EASEMENTS AND BUILDING LINES ARE
BASED ON THE RECORDED PLAT, UNLESS
OTHERWISE NOTED. SURVEYOR DID NOT
ABSTRACT SUBJECT PROPERTY
THIS SURVEY HAS BEEN COMPILED IN
ACCORDANCE WITH INFORMATION CONTAINED
IN THE TITLE COMMITMENT REFERENCED
IN GF NO 2517002152

SURVEY OF

LOT 11, RECTOR'S SUBDIVISION OF OUTLOOK SIXTY-ONE (61),
DIVISION "B", AND A PORTION OF LOT 10 (AS DESCRIBED BY METES
AND BOUNDS ON SHEET 2 OF 2), RECTOR'S SUBDIVISION OF
OUTLOOK SIXTY-ONE (61), DIVISION "B", AN ADDITION IN TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 1, PAGE 45, OF THE PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD
ZONE "X(UNSHADE)" ACCORDING TO THE
FEDERAL EMERGENCY MANAGEMENT AGENCY
(FEMA) FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL NO. 480824 0185 E.
REVISED JUNE 18, 1993
FLOOD ZONE DETERMINED BY GRAPHIC
PLOTING ONLY WE DO NOT ASSUME
RESPONSIBILITY FOR EXACT DETERMINATION

PURCHASER

KENNETH J. BLAIR

LENDER CO

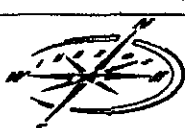
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ADDRESS

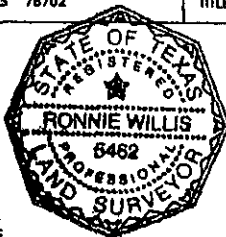
1319 ROSEWOOD AVENUE, AUSTIN, TEXAS 78702

TITLE CO.

COMMONWEALTH LAND TITLE INSURANCE COMPANY



Windross Land Services, Inc.
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
TEL. (512) 326-2100 FAX (512) 326-2770



I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown

RONNIE WILLS, TEXAS REGISTERED

DATE _____

