

**ORDINANCE NO. 20071129-082**

**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, the mixed use (MU) combining 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

Campground

Convenience storage

Automotive rentals

Commercial off-street parking

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 December 10, 2007.

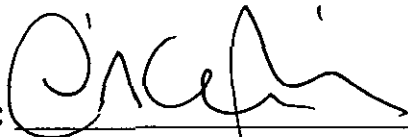
**PASSED AND APPROVED**

\_\_\_\_\_, 2007

§  
§  
§

  
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

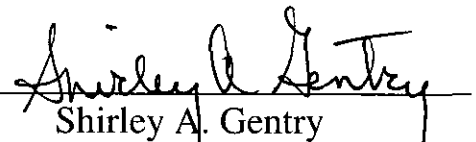
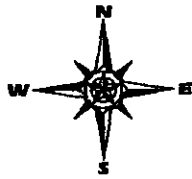
  
\_\_\_\_\_  
Shirley A. Gentry  
City Clerk

EXHIBIT A



SCALE: 1" = 30'

**ROSEWOOD AVENUE**  
(70' R.O.W.)  
(FKA. CHINCAPIN STREET)

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

PORTION OF LOT 10

P.O.B.  
PORTION OF LOT 10

ONE STORY FRAME  
# 1319

LOT 11

ANGELINA STREET  
(50' R.O.W.)

JEREMY A. CHICHESTER, ET AL.  
NORTH 46' OF LOT 9  
(DOC NO. 2005174278, T.C.O.P.R.)

**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 CAPPED 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

**NOTES:**

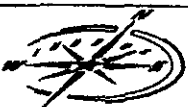
- 1) ALL BEARINGS ARE BASED ON THE RECORDED PLAT OF ROSEWOOD VILLAGE SECTION ELEVEN, RECORDED IN VOL. 83, PG. 219A, T.C.P.R.
- 2) COVERED CONCRETE EXTENDS ACROSS REAR PROPERTY LINE AS SHOWN.

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" (UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0185 E. REVISION JUNE 15, 1993. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	KENNETH J. BLAIR	LENDER CO.	—
ADDRESS	1319 ROSEWOOD AVENUE, AUSTIN, TEXAS 78702	TITLE CO.	COMMONWEALTH LAND TITLE INSURANCE COMPANY



**Midwest Land Services, Acquired**  
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 herein (or on an 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.

*R. Willis* 6/4/07  
RONNIE WILLIS, TEXAS REGISTERED DATE

