

**ORDINANCE NO. 20150611-022**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 919 WEST 29<sup>TH</sup> STREET IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-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-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0024, on file at the Planning and Zoning Department, as follows:

0.133 acre tract of land, more or less, out of Lot 13, Block 2, Shoal Crest Addition Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 919 West 29<sup>th</sup> Street 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 office (GO) 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:

- A. Off-site accessory parking use and personal services use is a conditional use on the Property.

B. Development of the Property shall comply with the following regulations.

1. The maximum F.A.R. is 0.5:1.
2. The maximum impervious coverage is 70 percent.
3. The maximum building coverage is 50 percent.
4. Height of a building or structure, as defined by City Code, is 30 feet.
5. The minimum setbacks are: 25 feet for front yard,  
15 feet for street side yard,  
5 feet for interior side yard,  
5 feet for rear yard.

C. The following uses are not permitted uses of the Property:

Bed & Breakfast (Group 1)	Bed & Breakfast (Group 2)
Business or trade school	Business support services
Medical offices-exceeding 5000 sq. ft gross floor area	Medical offices-not exceeding 5000 sq. ft gross floor area
Printing and publishing	Restaurant (Limited)
Club or lodge	College and university facilities
Communication service facilities	Community events
Community recreation (private)	Community recreation (public)
Congregate living	Convalescent services
Counseling services	Cultural services
Day care services (commercial)	Day care services (general)
Day care services (limited)	Family home
Guidance services	Hospital services (general)
Hospital services (limited)	Short term rental
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	Private primary educational facilities
Safety services	Residential treatment

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, the mixed use combining district and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 040826-57 that established the West Austin University neighborhood plan combining district.

**PART 5.** This ordinance takes effect on June 22, 2015.

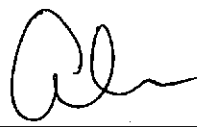
**PASSED AND APPROVED**

June 11, 2015

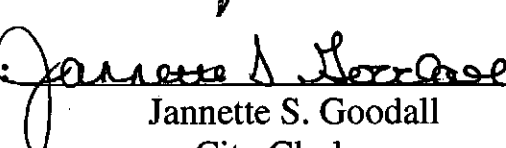
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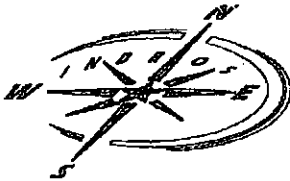
  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



**Windrose Land Services Austin Ltd**  
4120 Commercial Center Dr., Suite 300  
Austin, Texas 78744  
Phone (512) 326-2100 Fax (512) 326-2770  
**Professional Surveying Services**

#### LEGAL DESCRIPTION

BEING ALL THAT TRACT OF LAND BEING THE WESTERLY PORTION OF LOT THIRTEEN (13) OF BLOCK TWO (2) OF THE SHOAL CREST ADDITION AS DEPICTED BY THE INSTRUMENT RECORDED IN VOLUME 3, PAGE 154 OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A PARCEL FOR MARIE A. SCHULTZ AS DESCRIBED BY THE INSTRUMENT RECORDED IN VOLUME 12867, PAGE 270 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON PIPE FOR THE NORTHWESTERLY CORNER OF LOT 12 OF THE AFOREMENTIONED BLOCK 2 OF THE SHOAL CREST ADDITION, FOR THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 13, AND IN THE EASTERLY RIGHT-OF-WAY LINE OF SHOAL CREST AVENUE (WIDTH VARIES);

THENCE, NORTH 16 DEGREES 59 MINUTES 00 SECONDS EAST, ALONG THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY OF SHOAL CREST AVENUE AND THE WESTERLY LINE OF THE AFOREMENTIONED LOT 13, A DISTANCE OF 119.17 FEET (RECORD 120.7 FEET) TO A 1/2 INCH IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF TWENTY NINTH STREET (LOCALLY REFERRED TO AS 29 TH STREET - WIDTH VARIES); FOR THE NORTHWESTERLY CORNER OF SAID LOT 13;

THENCE, SOUTH 60 DEGREES 23 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED TWENTY NINTH STREET AND THE NORTHERLY LINE OF THE AFOREMENTIONED LOT 13, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWESTERLY CORNER OF A PARCEL FOR CCF PROPERTIES LLC AS DESCRIBED BY THE INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2008053448 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, SOUTH 11 DEGREES 05 MINUTES 07 SECONDS WEST, ALONG THE WESTERLY LINE OF THE AFOREMENTIONED CCF PROPERTIES PARCEL, A DISTANCE OF 98.44 FEET TO A FENCE CORNER POST FOUND IN THE NORTHERLY LINE OF THE AFOREMENTIONED LOT 12 AND IN THE SOUTHERLY LINE OF THE AFOREMENTIONED LOT 13;

THENCE, NORTH 84 DEGREES 51 MINUTES 17 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE AFOREMENTIONED LOT 12 AND ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED LOT 13, A DISTANCE OF 59.98 FEET TO THE POINT OF BEGINNING.

THE BEARING BASIS OF THIS LEGAL DESCRIPTION IS THE SOUTHERLY LINE OF THE AFOREMENTIONED LOT 12.

RONNIE WILLIS, RPLS # 5462  
MAY 21, 2013  
JOB # 27369

