

**ORDINANCE NO. 20170216-047**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2310 SAN GABRIEL STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (SF-3-H-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-HISTORIC LANDMARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-H-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-historic landmark-neighborhood plan (SF-3-H-NP) combining district to neighborhood commercial-historic landmark-conditional overlay-neighborhood plan (LR-H-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0117, on file at the Planning and Zoning Department, as follows:

A 0.757 acre of land, more or less, being a portion of Outlot No. 40, in Division D, in the City of Austin, Travis County, Texas and further being all of that certain tract or parcel of land conveyed to Neil-Cochran House Museum located at 2310 San Gabriel Street, Austin, Texas 78705; and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2310 San Gabriel Street 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:

A. The following uses are not permitted uses for the Property:

Alternative financial services	Consumer convenience services
Consumer repair services	Financial services
Food sales	General retail sales (general)
General retail sales (convenience)	Off-site accessory parking
Pedicab storage and dispatch	Personal improvement services
Personal services	Pet services
Plant nursery	Printing and publishing

Restaurant (general)  
Service station  
Custom manufacturing  
Day care services (general)  
Communication service facilities  
Hospital services (limited)  
Medical offices – not exceeding  
5,000 sq ft gross floor area  
Residential treatment

Restaurant (limited)  
Software development  
Day care services (commercial)  
Day care services (limited)  
Congregate living  
Safety services  
Medical offices – exceeding 5,000  
sq ft gross floor area  
Guidance services

- B. A site plan or building permit for the Property may not be approved, released, or issued if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) district and other applicable requirements of the City Code.

**PART 3.** The Property is subject to Ordinance No. 20040826-057 that established zoning for the Central Austin Combined Neighborhood Plan.

**PART 4.** This ordinance takes effect on February 27, 2017.

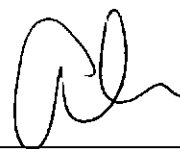
**PASSED AND APPROVED**

February 16, 2017

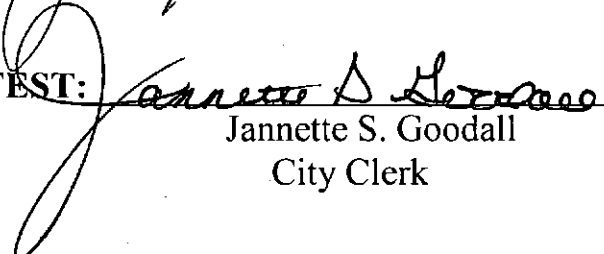
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§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

**EXHIBIT "B"**  
**FIELD NOTES**

Waterloo Surveyors, Inc.  
Thomas P. Dixon  
RPLS 4324

February 6, 2017

**FIELD NOTES FOR 0.757 ACRE OF LAND, MORE OR LESS, BEING A PORTION OF OUTLOT NO. 40, IN DIVISION D, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND FURTHER BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO NEIL-CONCHRAN HOUSE MUSEUM LOCATED AT 2310 SAN GABRIEL STREET, AUSTIN, TEXAS 78705 ; FOR WHICH A MORE PARTICULAR SURVEY BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING** at a 3/8" Iron Rod found at the intersection of the west R.O.W. of San Gabriel Street and the north R.O.W. of West 23<sup>rd</sup> Street for the S.E. corner hereof;

**THENCE** N84°51'59"W along the north R.O.W. of West 23<sup>rd</sup> Street for a distance of 248.73 feet to a 1/2" Iron Rod set with cap (RPLS4324) at the intersection of the east R.O.W. of (8) feet wide alley for the S.W. corner hereof; from which point a 1/2" Iron Rod found at the intersection of the west R.O.W. of said alley and the north R.O.W. of West 23<sup>rd</sup> Street bears N84°51'59"W at a distance of 8.00 feet;

**THENCE** N04°59'59"E along the east R.O.W. of said alley for a distance of 132.65 feet to a 1/2" Iron Rod set with cap (RPLS4324) of the N.W. corner hereof;

**THENCE** S84°51'59"E for a distance of 248.73 feet to a 1/2" Pipe found on the west R.O.W. of San Gabriel Street for the N.E. corner hereof; from which point a 1/2" Iron Rod found at the intersection of the south R.O.W. of West 24<sup>th</sup> Street and the west R.O.W. of San Gabriel Street bears N05°00'00"E at a distance of 180.44 feet;

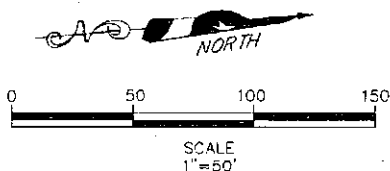
**THENCE** S04°59'58"W along the west R.O.W. of San Gabriel Street for a distance of 132.65 feet to the **POINT OF BEGINNING** of this 0.75746 acre of land for which a sketch is attached hereto and made a part thereof.

The undersigned does hereby certify that the field notes hereon are true and correct to the best of my knowledge on this the 6<sup>th</sup> of February, 2017.

  
Thomas P. Dixon R.P.L.S. 4324



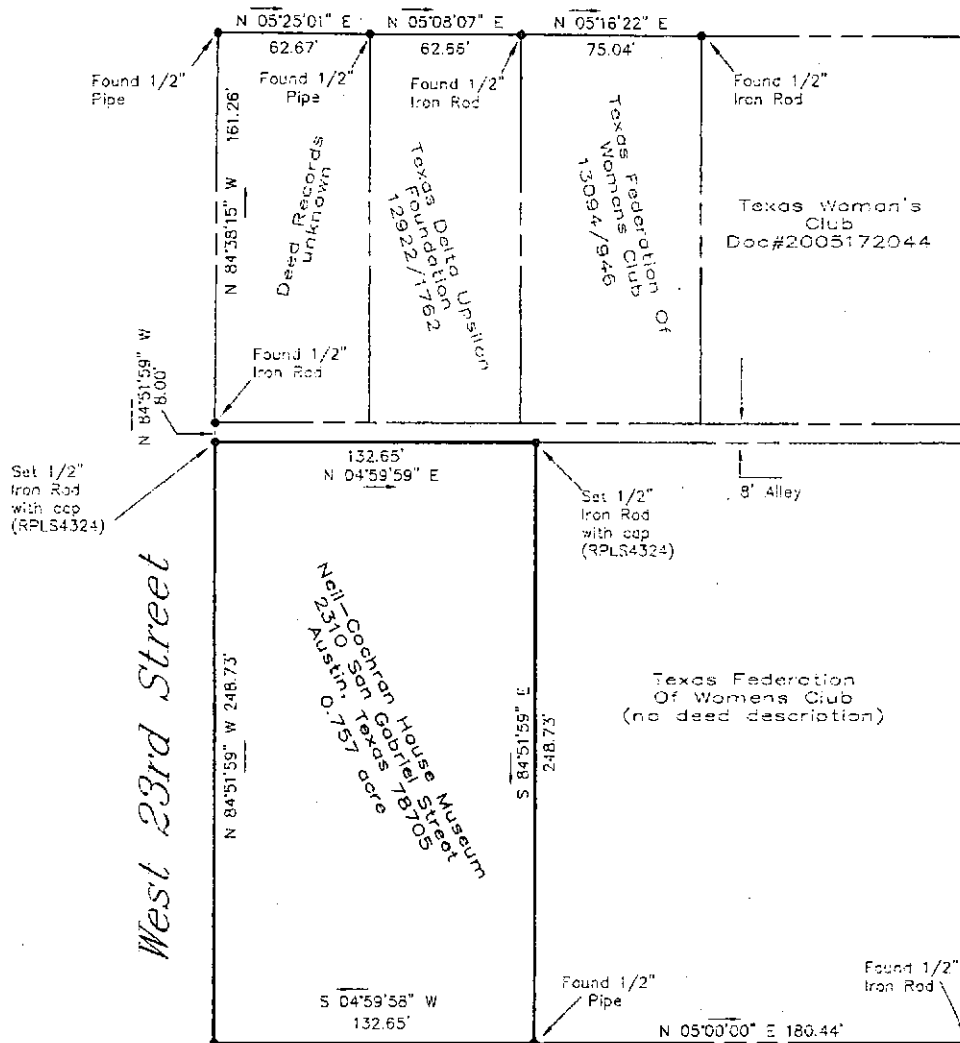
**EXHIBIT A**



Waterloo Surveyors Inc.  
**SURVEY PLAT**  
 Sketch to Accompany Field Notes

J15022

*Leon Street*



*San Gabriel Street*

POINT OF BEGINNING  
 Found 3/8" Iron Rod

LEGAL DESCRIPTION:  
 SKETCH TO ACCOMPANY FIELD NOTES FOR 0.75746 ACRE OF LAND,  
 MORE OR LESS, BEING A PORTION OF OUTLOT NO. 40, IN DIVISION  
 D, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND FURTHER  
 BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED  
 TO NEIL-COCHRAN HOUSE MUSEUM LOCATED AT 2310 SAN GABRIEL  
 STREET, AUSTIN, TEXAS 78705

State of Texas:  
 County of Travis:

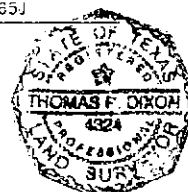
The undersigned does hereby certify that this survey was this day made on the  
 property legally described hereon and is correct, and this survey substantially  
 complies with the current Texas Society of Professional Surveyors Standards and  
 Specifications for a Category 13 Condition II Survey.

And I certify that the property shown hereon IS NOT within a special  
 flood hazard area as identified by the Federal Insurance Adm. Department of HUD  
 Flood hazard boundary map revised as per Map Number: 4845300485J

Zone: X Dated: 01/06/2015

Dated this the 6TH day of FEBRUARY, 2017.

Thomas P. Dixon R.P.L.S. 4324

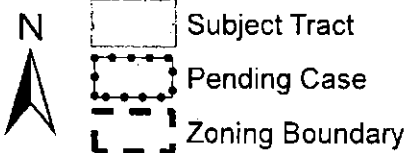




## ZONING

## EXHIBIT B

Case#: C14-2016-0117



0 200 Feet

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 and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/31/2016