

ORDINANCE NO. 041118-55

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 204-206 WEST STASSNEY LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) 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 districts on the property described in Zoning Case No. C14-04-0118, on file at the Neighborhood Planning and Zoning Department, as follows:

From single family residence standard lot (SF-2) district and family residence (SF-3) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

A 0.35 acre tract of land, (15,233 sq. ft.) more or less, out of Lot 25, Block 1, Pleasant Hill Addition in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

From family residence (SF-3) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

Lot 26, Block 1, Pleasant Hill Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 7, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 204-206 West Stassney Lane, in the City of Austin, Travis County, Texas, and 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:

1. 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.

2. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Consumer convenience services	Consumer repair services
Drop-off recycling collection facility	Exterminating services
Financial services	Food preparation
Food sales	Funeral services
General retail sales (convenience)	General retail sales (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Off-site accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Personal improvement services
Personal services	Pet services
Plant nursery	Printing and publishing
Research services	Restaurant (general)
Restaurant (limited)	Service station
Software development	Theater
Custom manufacturing	Club or lodge
Cultural services	Guidance services
Hospital services (general)	Hospital services (limited)

3. The following uses are conditional uses of the Property:

College and university facilities	Community recreation (private)
Community recreation (public)	Congregate living
Group home (Class II)	Private secondary education facilities
Residential treatment	

4. Development of the Property is subject to the following limited office (LO) site development regulations:

- A. The maximum height of a building or structure is 40 feet from ground level.
- B. The maximum height of a building or structure is three stories.
- C. The minimum front yard setback is 25 feet.

- D. The minimum interior side yard setback is five feet.
- E. The minimum rear yard setback is five feet.
- F. The maximum building coverage is 50 percent.
- G. The maximum impervious cover is 70 percent.
- H. The maximum floor-to-area ratio is 0.7 to 1.0.

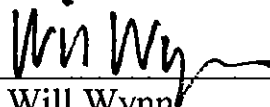
Except as specifically restricted under this ordinance, the Property may be used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 29, 2004.

PASSED AND APPROVED


_____, November 18, 2004

§
§
§




Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

LEGAL DESCRIPTION

BEING A PORTION OF LOT 25, BLOCK 1, PLEASANT HILL ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS DEPICTED BY THE INSTRUMENT RECORDED IN VOLUME 4, PAGE 7, OF THE PLAT RECORDS OF SAID COUNTY, SAME BEING AS CONVEYED TO FELIX MICHAEL ESTRADA IN VOLUME 11347, PAGE 1710, (BEING THE SOUTH 118 FEET OF LOT 25, BLK. 1), AND BEING A PORTION OF THE SOUTH 50 FEET OF THE NORTH 100 FEET OF LOTS 24 AND 25, AS CONVEYED TO FELIX ESTRADA, (NO RECORDING INFORMATION AVAILABLE, TRAVIS CENTRAL APPRAISAL DISTRICT), SAID PORTION BEING APPROXIMATELY 0.35 OF AN ACRE (15,233 sq.ft) OF LOT 25, OF SAID SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a ½" iron rod found for the northwest corner of the remaining portion Lot 24, of the aforementioned Pleasant Hill Addition, as conveyed to Daniel Perez, Jr. and Irene V. Perez, Trustees, in Volume 13189, Page 48, of the Real Property Records, of Travis County, Texas, same at a point of intersection of West Stassney Lane and Blue Bird Lane;

THENCE, along the south line of the aforementioned Perez tract, and along the south line of a portion of the aforementioned Lot 24, as conveyed to Oscar McNabb, in Volume 4094, Page 1603 of the Deed Records of Travis County, Texas, same being the north r-o-w line of the aforementioned West Stassney Lane, S 56° 11' 15" E, for a distance of 85.04 feet to a ½" iron rod set, for the southeast corner of said McNabb tract, same being the southwest corner of the aforementioned Lot 25, same being the southwest corner of the aforementioned portions of the said Lot 25, same being the southwest corner and PLACE OF BEGINNING hereof;

THENCE, leaving the aforementioned r-o-w line and following the dividing line between the aforementioned Lots 24 and 25, same being the dividing line between said McNabb and Estrada tracts, N 33° 52' 46" E, for a distance of 117.80 feet to a ½" rebar set, being a point in said line, same being the most westerly northwest corner hereof;

THENCE, leaving the aforementioned dividing line between Lots 24 and 25, and traversing through the interior of the said Lot 25, the following three (3);

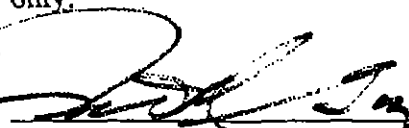
- 1.) S 56° 07' 16" E, for a distance of 30.95 feet to a ½" rebar set;
- 2.) N 33° 52' 46" E, for a distance of 50.00 feet to a ½" rebar set, said rod being in the north line of the aforementioned portions of Lot 25, same being the south line of a portion of the said Lot 25, as conveyed to Michael F. Estrada, in Volume 12772, Page 2249 of the Real Property Records of Travis County, Texas;
- 3.) Along said line, S 56° 07' 16" E, for a distance of 69.08 feet to a ½" rebar set, said rod being the southeast corner of the said Michael Estrada tract and being in the

west line of Lot 26, of the aforementioned Addition, same being in the east line of the said Lot 25 and the northeast corner of the aforementioned portions of Lot 25, for the northeast corner hereof;

THENCE, along the dividing line between the aforementioned Felix Estrada portions of Lot 25, and the west line of the aforementioned Lot 26, S 33° 52' 30" W, passing a ½" iron rod set on line, at a distance of 50.00 feet and continuing for a total distance of 167.68 feet to a ½" rebar set, in the aforementioned north r-o-w line of West Stassney Lane, said rod being the southwest corner of the aforementioned Lot 26, and the southeast corner of the said Lot 25 same being the southeast corner hereof;

THENCE, along the south line of the aforementioned Lot 25, same being the north r-o-w line of the aforementioned West Stassney Lane, N 56° 11' 15" W, for a distance of 100.04, to the PLACE OF BEGINNING.

This Legal description is to be used in conjunction with the accompanying survey plat only.


VICTOR M. GARZA R.P.L.S. NO. 4740
B & G SURVEYING, INC.
1404 W. NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
(512) 458 - 6969
6/23/2004 REVISED 08/04/04
JOB. NO.B0611804

8-4-04
DATE (REVISED)

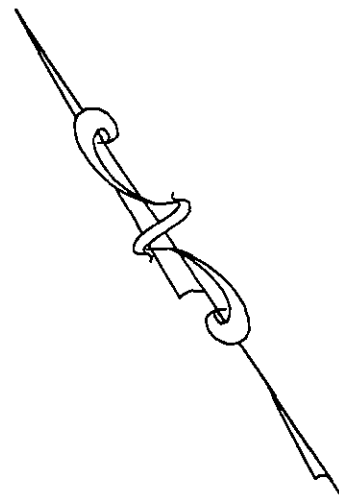


SURVEY OF 15,233 SQUARE FOOT PORTION OF LAND FOR RE-ZONING PURPOSE

- ⑤ S 33°52'30" W 50.00'
- ⑥ S 33°52'30" W 117.68'
- ⑦ S 56°07'16" E 30.95'
- ⑧ S 56°07'16" E 69.08'
- ⑨ N 33°52'46" E 30.95'
- ⑩ N 33°52'46" E 50.00'



[Handwritten signature]



BLUE BIRD LANE

DANIEL PEREZ JR. & IRENE V. PEREZ
V.13189 P.48
W. 50' OF THE S. 118' FT. LOT 24,
BLK. 1, LESS SW. TRIANGLE,
PLEASANT HILL ADD. (V.4 P.7)

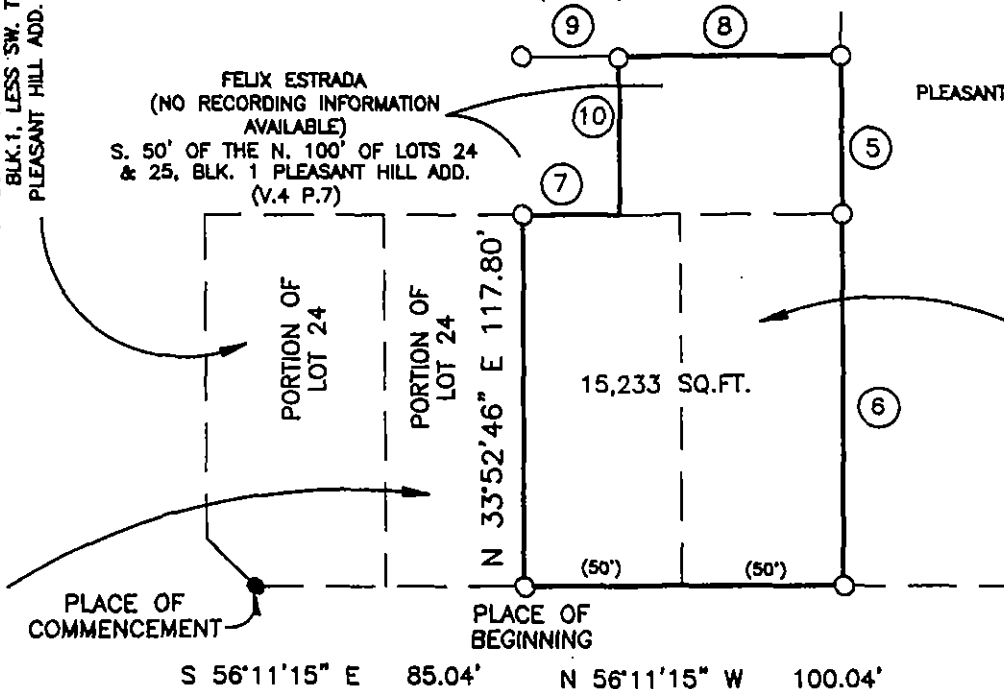
OSCAR MCNABB
V.4084 P.1603
E. 50' OF S. 118' 24, BLK. 1
PLEASANT HILL ADD. (V.4 P.7)

MICHAEL F. ESTRADA
V.12772 P.2249
N. 50' OF LOTS 24 & 25 BLK. 1,
PLEASANT HILL ADD. (V.4 P.7)

FELIX ESTRADA
(NO RECORDING INFORMATION
AVAILABLE)
S. 50' OF THE N. 100' OF LOTS 24
& 25, BLK. 1 PLEASANT HILL ADD.
(V.4 P.7)

LOT 28
PLEASANT HILL ADD. (V.4 P.7)

FELIX MICHAEL ESTRADA
V.11347 P.1710 TRACTS 1 & 2
S. 118' LOT 25, BLK. 1 PLEASANT
HILL ADD. (V.4 P.7)

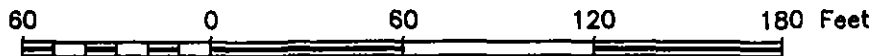


WEST STASSNEY LANE

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.

Office 512*458-6969
Fax 512*458-9845

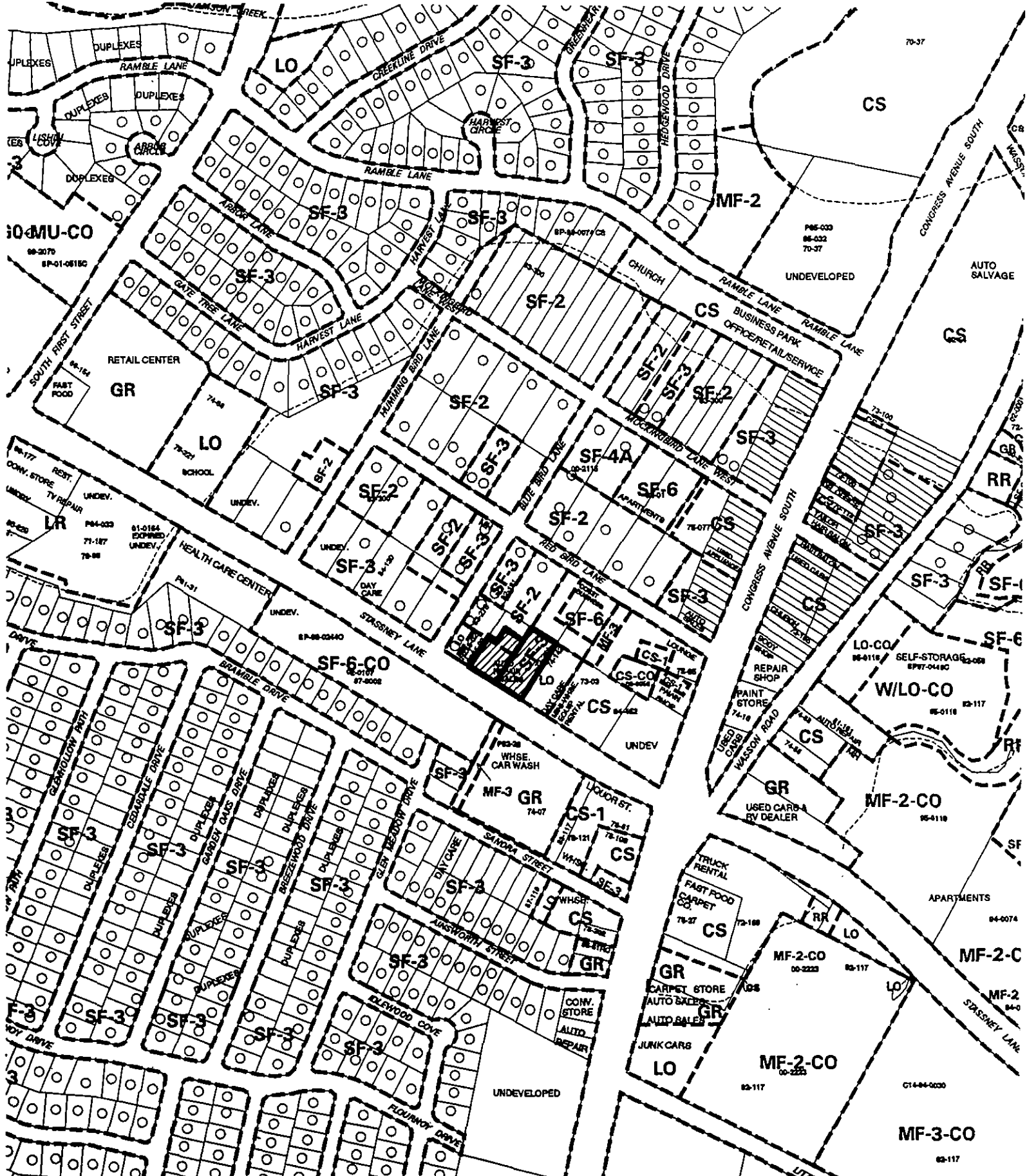
1404 West North Loop Blvd.
Austin, Texas 78756







REVISED 08-04-04

B0811804_TA		DATED 6-22-04
ALAMO_TBLK		
CALCULATIONS	JA	6-18-04
FIELD WORK	BOB	6-16-04
DRAFTING	WYLIE	6-18-04

SCALE: 1" = 60'



 1" = 400'	SUBJECT TRACT		ZONING Exhibit B CASE #: C14-04-0118 ADDRESS: 204 & 206 STASSNEY LANE SUBJECT AREA (acres): 0.830	DATE: 04-08 INTLS: SM	CITY GRID REFERENCE NUMBER. G17
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				