

ORDINANCE NO. 20060608-089

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1101 WEST LYNN STREET IN THE OLD WEST 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. C14-06-0024, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.016 acre (703 sq. ft.) tract of land, more or less, out of Outlot No. Four, Division Z, City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1101 West Lynn Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504.

PART 3. Except as specifically provided in Part 4 and Part 5, 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 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The maximum height of a building or structure is 40 feet from ground level.
2. The following uses are prohibited uses of the Property:

Drop-off recycling collection facilities
Limited warehousing and distribution

Kennels

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

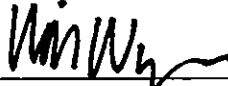
Automotive rentals
Automotive sales
Commercial blood plasma center
Convenience storage
Equipment sales
Laundry services
Residential treatment

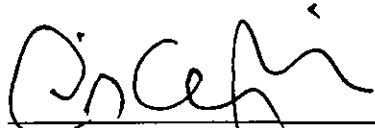

Automotive repair services
Automotive washing (of any type)
Construction sales and services
Equipment repair services
Guidance services
Maintenance and service facilities
Service station

PART 5. The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

PART 6. This ordinance takes effect on June 19, 2006.

PASSED AND APPROVED

_____, June 8, 2006 §
 §
 § _____ 
 Will Wyrn
 Mayor

APPROVED:  _____ **ATTEST:**  _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

EXHIBIT A

**0.016 ACRES
ZONING DESCRIPTION**

A DESCRIPTION OF 0.016 ACRES OF LAND (703 S.F.) OUT OF OUTLOT NO. FOUR (4) DIVISION "Z" CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 16, SHELLEY HEIGHTS NO. 2 SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 260 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO COLONNETTA FAMILY LIMITED PARTNERSHIP FROM ALICE COLONNETTA IN CORRECTION WARRANTY DEED DATED JANUARY 21, 1999, RECORDED UNDER VOLUME 13353, PAGE 195, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.016 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the west right-of-way line of Eason Street (40' right-of-way width) for the southeast corner of said Lot 16 and the northeast corner of Lot 15, Shelley Heights No. 2, from which a 1/2" rebar found for the southeast corner of said Lot 15 and the northeast corner of Lot 14, Shelley Heights No. 2 subdivision bears South 27°57'53" West, a distance of 50.02 feet;

THENCE North 62°45'53" West, with the south line of Lot 16 and the north line of Lot 15, a distance of 49.49 feet to a calculated point for the **POINT OF BEGINNING**;

THENCE North 62°45'53" West, continuing with the south line of Lot 16 and the north line of Lot 15, a distance of 17.00 feet to a calculated point, from which a 1/2" rebar with cap set in the east right-of-way line of West Lynn Street (right-of-way width varies) for the southwest corner of Lot 16 and the northwest corner of Lot 15 bears North 62°45'53" West, a distance of 66.49 feet;

THENCE over and across Lot 16, the following six (6) courses:

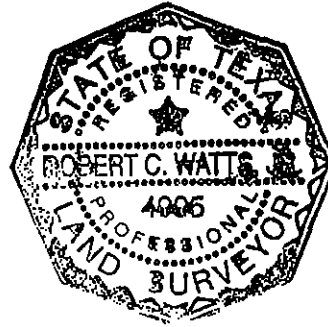
1. North 27°58'06" East, a distance of 46.60 feet to a calculated point;
2. South 63°18'33" East, a distance of 9.24 feet to a calculated point;
3. South 22°54'24" East, a distance of 6.27 feet to a calculated point;
4. South 28°09'53" West, a distance of 20.18 feet to a calculated point;
5. South 03°21'32" West, a distance of 7.11 feet to a calculated point;

6. South $27^{\circ}58'06''$ West, a distance of 15.98 feet to the **POINT OF BEGINNING**, containing 0.016 acres of land, more or less.

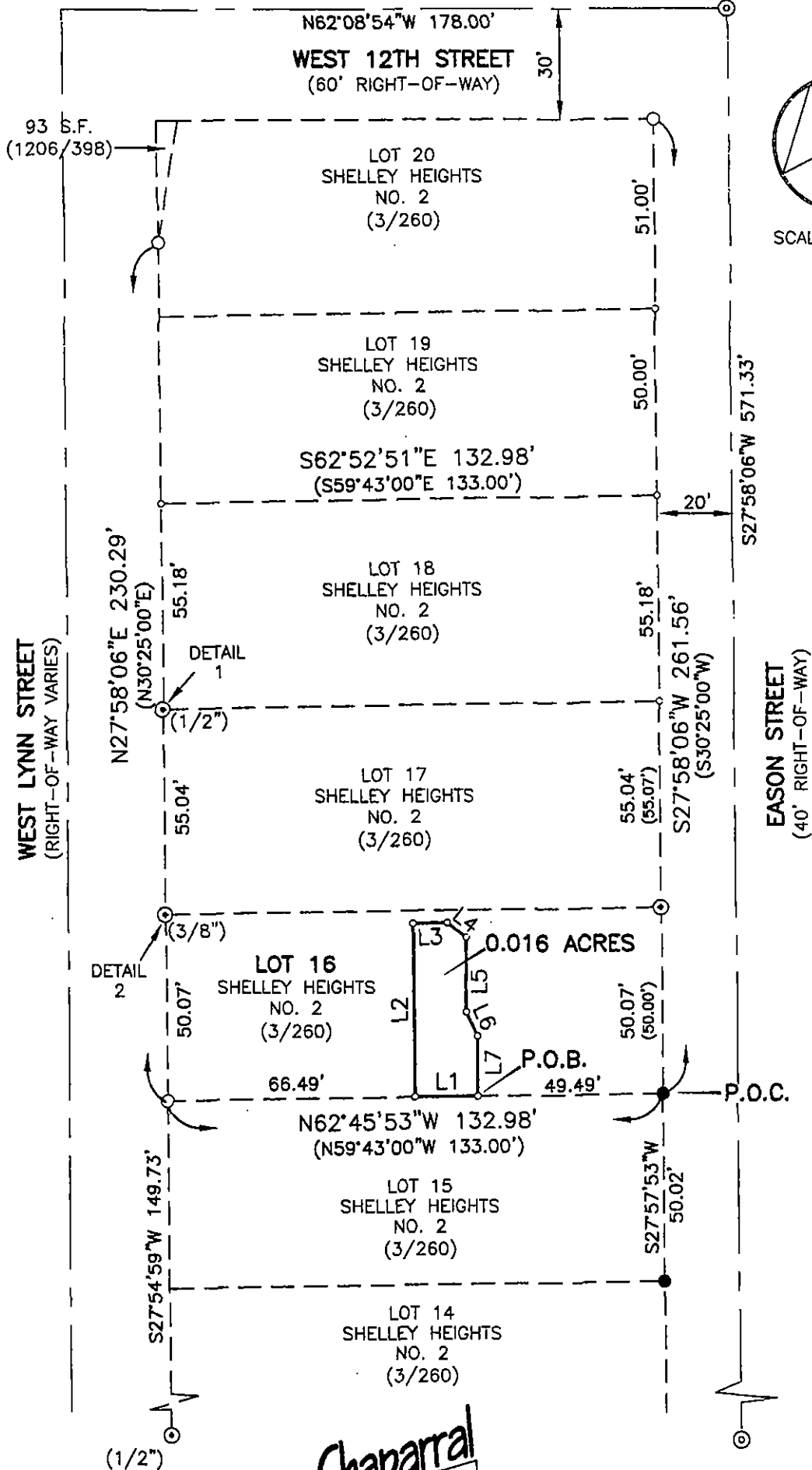
Surveyed on the ground April, 2005. Bearing basis is grid azimuth for Texas Central Zone, 1983/93 Harn Values from LCRA Control Network. Attachments: Survey Drawing 040-031-ZN2.



Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



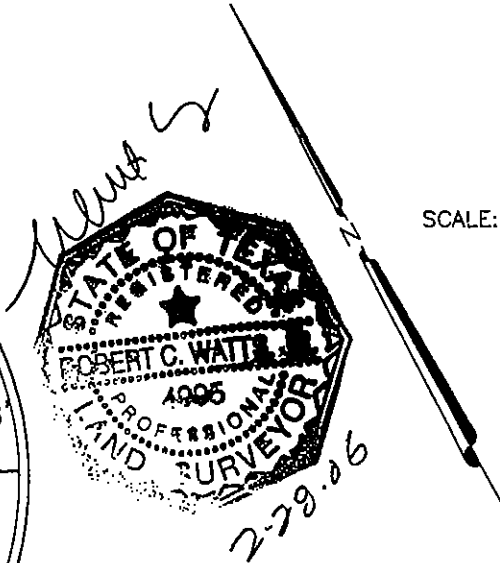
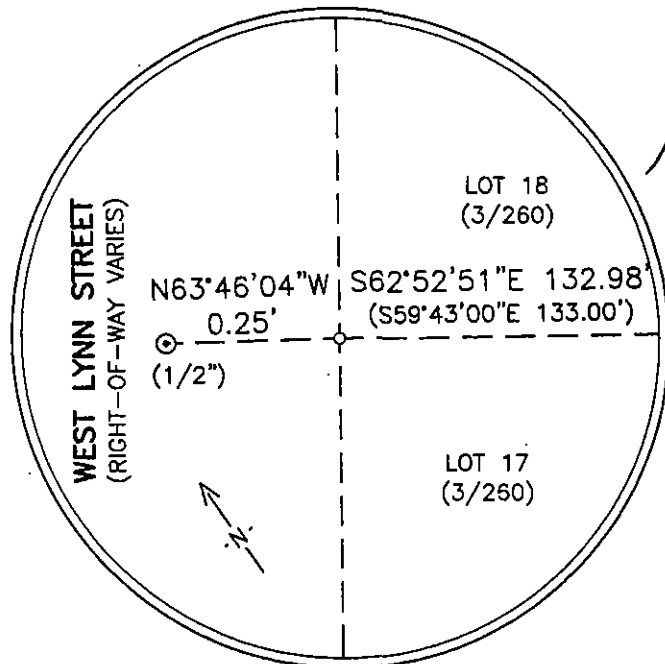
2-28-06



Chaparral

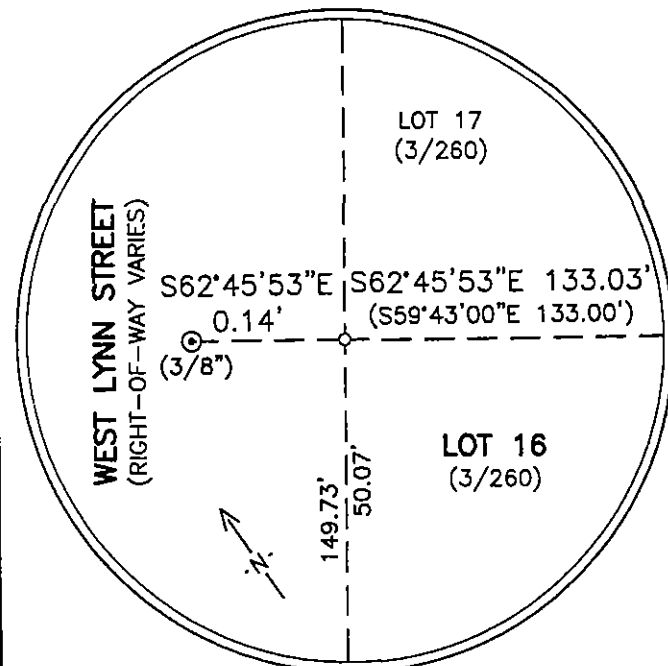
A SKETCH TO ACCOMPANY A DESCRIPTION OF 0.016 ACRES OF LAND (703 S.F.) OUT OF OUTLOT NO. FOUR (4) DIVISION "Z" CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 16, SHELLEY HEIGHTS NO. 2 SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 260 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO COLONNETTA FAMILY LIMITED PARTNERSHIP FROM ALICE COLONNETTA IN CORRECTION WARRANTY DEED DATED JANUARY 21, 1999, RECORDED UNDER VOLUME 13353, PAGE 195, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

DETAIL 1
NOT TO SCALE



SCALE: 1"=40'

DETAIL 2
NOT TO SCALE



LINE TABLE

No.	BEARING	LENGTH
L1	N62°45'53"W	17.00'
L2	N27°58'06"E	46.60'
L3	S63°18'33"E	9.24'
L4	S22°54'24"E	6.27'
L5	S28°09'53"W	20.18'
L6	S03°21'32"W	7.11'
L7	S27°58'06"W	15.98'

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION

Chaparral

PROJECT NO: 040-031
DRAWING NO: 040-031-22
PLOT DATE: 02/28/06
DRAWN BY: COD

