

ORDINANCE NO. 20061102-045

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2935-2941 EAST 13TH STREET IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-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-neighborhood plan (SF-3-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 C14-06-0165, on file at the Neighborhood Planning and Zoning Department, as follows

A 0.6849 acre tract of land, more or less, out of Outlot 29, Division B, Original 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 2935-2941 East 13th 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, 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

The following uses are prohibited uses of the Property

Multifamily residential

Art gallery

Business or trade school

Communication services

Medical offices (not exceeding
5000 sq ft gross floor area)

Administrative and business offices

Art workshop

Business support services

Food preparation

Medical offices (exceeding 5000 sq ft
gross floor area)

Personal services
Professional office
Service station

Printing and publishing
Restaurant (limited)

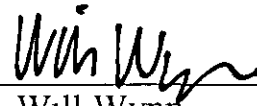
PART 4. The Property is subject to Ordinance No 020110-17 that established the Rosewood neighborhood plan combining district

PART 5. This ordinance takes effect on November 13, 2006

PASSED AND APPROVED

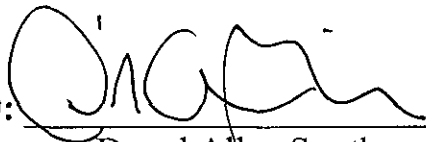
_____, November 2, 2006

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A Gentry
City Clerk

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Being all that certain 0 6849 acre tract or parcel of land being part of and out of OUTLOT 29, DIVISION "B", ORIGINAL CITY OF AUSTIN, Travis County, Texas, according to the map or plat thereof of record in the General Land Office of the State of Texas, said 0 6849 acres being comprised of four (4) tracts as conveyed to Mt Zion Baptist Church 0 1320 acres recorded in Volume 9642, Page 261, 0 1329 acres recorded in Volume 13144, Page 1241, 0 1645 acres recorded in Volume 4996, Page 2125, and 0 2555 acres recorded in Volume 6120, Page 1589, all in Travis County Real Property Records (TCRPR), said 0 6849 acre tract being more particularly described by metes and bounds as follows, to-wit

BEGINNING at an iron pipe found marking the Northeast corner hereof, same being the Northeast corner of said 0 2555 acre tract, same being located in the South right-of-way of East 13th Street (50 feet in width), and being further located South 80°47'50" West-119 60 feet from an iron pipe found marking the intersection of the said South right-of-way line of East 13th Street and the West right-of-way line of Harvey Street (50 feet in width),

THENCE, South 09°18'40" East, a distance of 185 37 feet to an iron rod found marking the Southeast corner hereof,

THENCE, South 80°39'30" West, a distance of 60 01 feet to an iron rod set for the Southwest corner of said 0 2555 acre tract,

THENCE, North 09°20'35" West, a distance of 66 53 feet to an iron rod found for internal "L" corner hereof,

THENCE, South 80°14'05" West, a distance of 60 20 feet to an iron rod set marking the common South corner of said 0 1645 acre and said 0 1319 acre tracts,

THENCE, South 80°14'05" West, a distance of 48 00 feet to an iron rod set marking the common South corner of said 0 1329 acre and said 0 1320 acre tracts,

THENCE, South 80°36'25" West, a distance of 48 19 feet to an iron pipe found marking the Southwest corner hereof and the Southwest corner of said 0 1320 acre tract,

THENCE, North 09°44'05" West, a distance of 119 64 feet to an iron rod set marking the Northwest corner hereof, same being located in the said South right-of-way line of East 13th Street,

THENCE, with the said South right-of-way line of East 13th Street the following four (4) courses and distances

- (1) North 80°47'30" East-48 00 feet to an iron rod set,
- (2) North 80°34'40" East-48 00 feet to an iron rod set,
- (3) North 80°34'40" East-60 20 feet to an iron rod found, and
- (4) North 80°39'25" East-60 09 feet to the POINT OF BEGINNING and containing 0 6849 acres of land

BASIS OF BEARINGS Vol 13144, Pg 1241, TCRPR

Compiled By
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GEO, A Geographical Land Services Co
4412 Spicewood Springs Road, #1002
Austin, Texas 78759
December 22, 2003
GEO Job No 0310878

