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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 repair services
Food sales
General retail sales (convenience)
Pedicab storage and dispatch
Personal services

Consumer convenience services
Financial services
General retail sales (general)
Off-site accessory parking
Personal improvement services
Pet services

Resta Servi Custo Day o Com	nursery urant (general) ce station om manufacturing care services (general) nunication service facilit ital services (limited)	Printing and public Restaurant (limite Software develop Day care services Day care services Congregate living Safety services	ed) oment s (commercial) s (limited)
Medi 5,000	cal offices – not exceeding sq ft gross floor area lential treatment	The Mark Control of the Control of t	
or issu	aed if the completed de	for the Property may not velopment or uses of the or previously authorized 000 trips per day.	e Property, considered
used in accordance		s ordinance, the Property tablished for the neighboof the City Code.	
	operty is subject to Ordi	nance No. 20040826-057 rhood Plan.	that established zoning
PART 4. This or	dinance takes effect on _	, 2017	•
PASSED AND A	APPROVED		
	, 2017	§ § §	
		Steve A May	
APPROVED:		ATTEST:	
	Anne L. Morgan City Attorney	Jann	ette S. Goodall City Clerk

Page 2 of 2

COA Law Department

Draft 2/8/2017

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 23rd Street for the S.E. corner hereof;

THENCE N84°51'59"W along the north R.O.W. of West 23rd 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 23rd 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 24th 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.

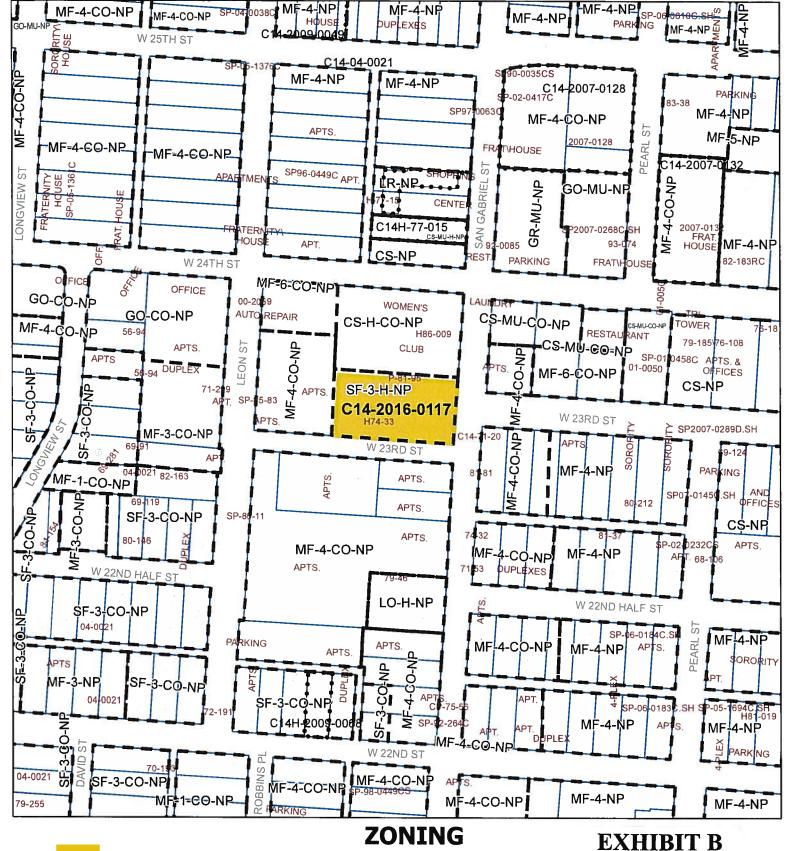
The undersigned does hereby certify that the field notes hereon are true and correct to the best of my knowledge on this the 6h of February, 2017.

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



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www.WaterlooSurveyors.com - Austin, Texas - (512)481-9602





200

Feet

Case#: C14-2016-0117





Created: 10/31/2016

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.