

**ORDINANCE NO. 20201112-064**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1901 MATTHEWS LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT AND GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING 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 district from family residence (SF-3) district and general office-conditional overlay (GO-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2020-0084, on file at the Housing and Planning Department, as follows:

A 0.75 acre tract located in the William Cannon League, in Travis County, Texas, said 0.75 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1901 Matthews Lane 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 of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Business support services	Communications services
Congregate living	Consumer convenience services
Consumer repair services	Exterminating services
Financial services	Funeral services
General retail sales (convenience)	General retail sales (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Medical offices (exceeding 5,000 square feet gross floor area)

Medical offices (not exceeding 5,000  
square feet gross floor area)

Outdoor entertainment

Pawn shop services

Research services

Restaurant (limited)

Software development

Off-site accessory parking

Outdoor sports and recreation

Printing and publishing

Restaurant (general)

Service station

Theater

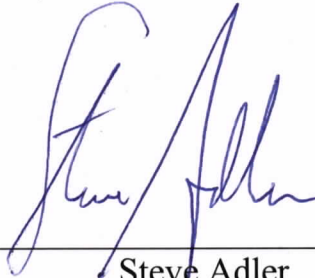
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on November 23, 2020.

**PASSED AND APPROVED**

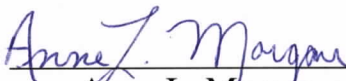
\_\_\_\_\_, November 12, 2020

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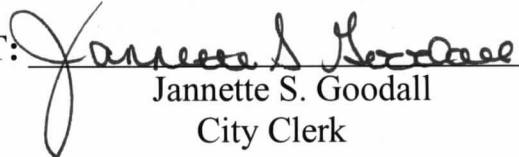
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

**DESCRIPTION OF A 0.75 ACRE TRACT LOCATED IN THE WILLIAM CANNON LEAGUE, LOCATED IN TRAVIS COUNTY, TEXAS, PREPARED FROM RECORD INFORMATION FOR ZONING PURPOSES ONLY. BEING A PORTION OF A CALLED 1.456 ACRE TRACT CONVEYED TO MATTHEW SHEPERD AND AMANDA LONGTAIN, DESCRIBED IN DOCUMENT NUMBER 2019087407, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 0.75 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a calculated point in the south right-of-way line of Matthews Lane, same being the northeast corner of said 1.456 acre tract, and also being the northwest corner of a called 0.978 acre tract conveyed to Ishael Coronado, et ux, in Document Number 2001194262, Official Public Records, Travis County, Texas;

**THENCE** with the east line of said 1.456 acre tract, same being the west line of said 0.978 acre tract, S29°47'48"W a distance of 207.57 feet to a calculated point;

**THENCE** leaving said common line and crossing said 1.456 acre tract, N60°12'12"W a distance of 160.62 feet to a calculated point in the west line of said 1.456 acre tract, same being the east line of Lot 1, Eula May Addition, a subdivision of record in Volume 78, Page 252, Plat Records, Travis County, Texas;

**THENCE** with said common line, N29°47'48"E a distance of 201.56 feet to a calculated point in the south right-of-way of said Matthews Lane, same being the northwest corner of said 1.456 acre tract, and also being the northeast corner of said Lot 1;

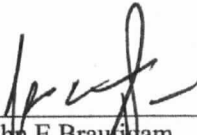
0.75 Acres  
1901 Matthews Lane  
Zoning Field Notes

2 OF 2

**THENCE** with the south right-of-way line of said Matthews Lane, same being the north line of said 1.456 acre tract, S62°20'52"E a distance of 160.73 feet to the **POINT OF BEGINNING** and containing 0.75 acres of land, more or less.

**Bearing Basis:** Record Information – Doc. #2019087407, O.P.R.T.C.TX

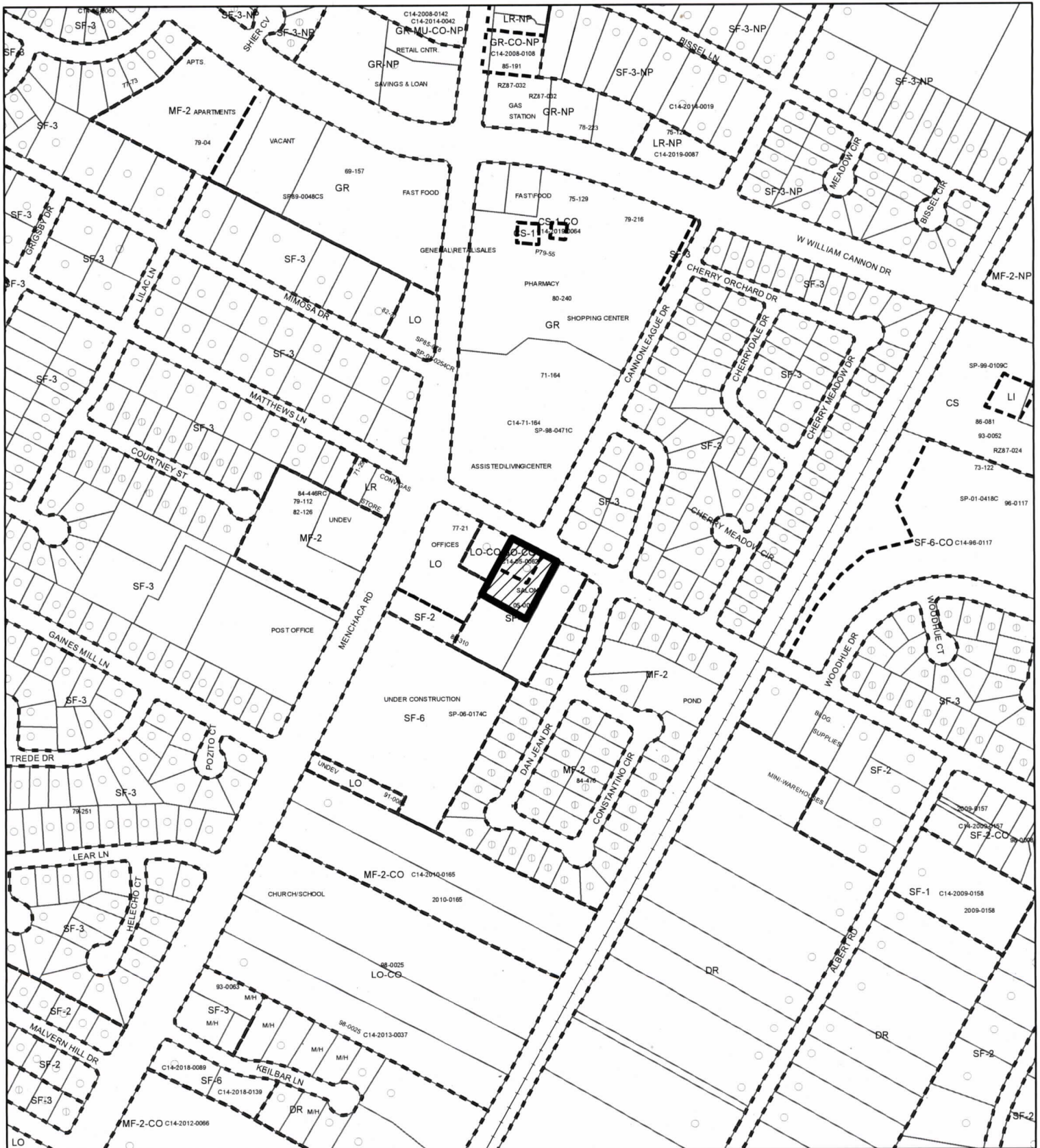
07/23/2019

  
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John E Brautigam  
Registered Professional Land Surveyor  
No. 5057-State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
TBPLS Firm No. 10004700

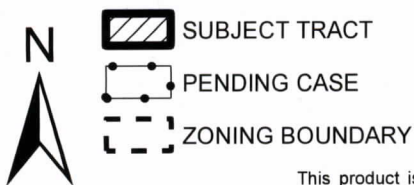




## ZONING

ZONING CASE#: C14-2020-0084

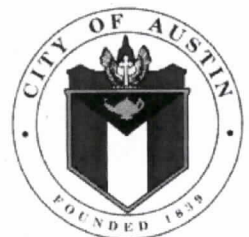
Exhibit B



1" = 400'

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



Created: 7/30/2020