

**ORDINANCE NO. 20241212-115**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1013 AND 1015 WEST LYNN STREET AND 1004 AND 1006 EASON STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT AND 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, TO CHANGE CONDITIONS OF ZONING, AMENDING ORDINANCE NO. 020926-26, AND APPROVING A SITE SPECIFIC AMENDMENT TO COMPATIBILITY STANDARDS.**

**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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district and 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. C14-2024-0135, on file at the Planning Department, as follows:

LOTS 14 AND 15, BLOCK 6, SHELLEY HEIGHTS NO. 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 260, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1013 and 1015 West Lynn Street and 1004 and 1006 Eason Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** Part 6, Section 1, of Ordinance No. 020926-26 is amended and shall no longer apply to the Property.

**PART 3.** Chapter 25-2, Subchapter C, Article 10 (*Compatibility Standards*) is amended to allow for 60 feet in building height at a distance measuring between 25 feet and 50 feet of the triggering property in the area more particularly described by metes and bounds in **Exhibit "B"**.


**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

**PART 5.** This ordinance takes effect on December 23, 2024.

**PASSED AND APPROVED**

December 12, 2024

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§  
§



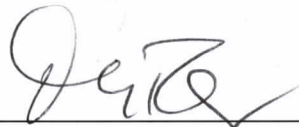
Kirk Watson  
Mayor

**APPROVED:**



Deborah Thomas  
Interim City Attorney

**ATTEST:**



Myrna Rios  
City Clerk







**EXHIBIT "B"**

**EARLY LAND SURVEYING, LLC**

**P.O. Box 92588  
Austin, TX 78709  
512-202-8631  
earlysurveying.com  
TBPELS Firm No. 10194487**

**0.018 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.018 ACRES (APPROXIMATELY 779 SQ. FT.), BEING A PORTION OF LOT 14, BLOCK 6, SHELLEY HEIGHTS NO. 2, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 260 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO CLARKSVILLE OWL NEST, LLC, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 27, 2021, RECORDED IN DOCUMENT NO. 2021121943 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.018 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the interior of said Lot 14, from which a 3/8" iron pipe found in the southeast right-of-way line of West Lynn Street (public right-of-way width varies), being the westernmost corner of said Lot 14, being also the northernmost corner of Lot 13, Block 6 of said Shelley Heights, bears South 70°07'28" West, a distance of 34.10 feet;

**THENCE** crossing said Lot 14, the following courses and distances:


1. With a curve to the right, having a radius of 50.00 feet, a delta angle of 60°41'24", an arc length of 52.96 feet, and a chord which bears North 87°37'24" East, a distance of 50.52 feet to a calculated point;
2. South 27°58'06" West, a distance of 25.00 feet to a calculated point, from which a 5/8 iron pipe found in the northwest right-of-way line of Eason Street (40' public right-of-way width), being the southernmost corner of said Lot 14, being also the easternmost corner of said Lot 13, bears South 42°01'47" East, a distance of 70.75 feet;

3. North 62°43'19" West, a distance of 43.60 feet to the **POINT OF BEGINNING**, containing 0.018 acres of land, more or less.

Based on a survey made on the ground on August 27, 2024.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

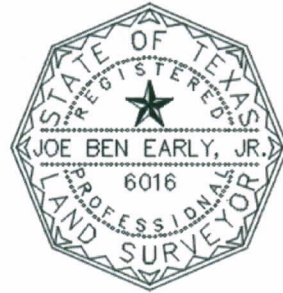
Attachments: Survey Drawing No. 1162-001-Z1



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

10/11/2024

Date

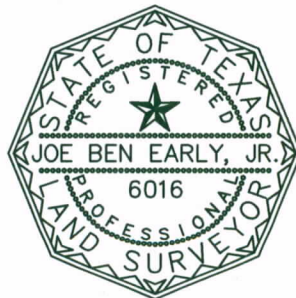


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.018 ACRES (APPROXIMATELY 779 SQ. FT.), BEING A PORTION OF LOT 14, BLOCK 6, SHELLEY HEIGHTS NO. 2, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 260 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO CLARKSVILLE OWL NEST, LLC, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 27, 2021, RECORDED IN DOCUMENT NO. 2021121943 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	50.00'	60°41'24"	52.96'	N87°37'24"E	50.52'

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
- ▲ MAG NAIL WITH "EARLY BOUNDARY" WASHER FOUND
- △ MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
- ▲<sup>B&G</sup> MAG NAIL WITH "B&G" WASHER FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION



10/11/2024

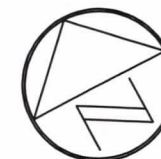
**EARLY LAND  
SURVEYING, LLC**

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

DATE OF SURVEY: 8/27/24  
PLOT DATE: 10/11/24  
DRAWING NO.: 1162-001-Z1  
DRAWN BY: JBE & MAW  
SHEET 1 OF 2

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

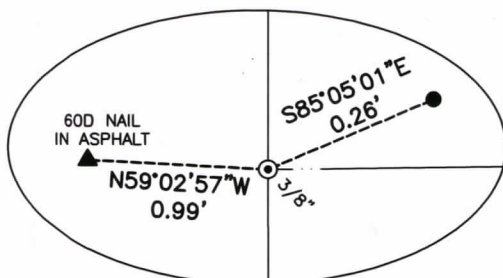
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1162-001-Z1



1" = 20'

FROM WHICH A  
1/2" REBAR  
FOUND  
FOUND BEARS  
N65°41'49"W  
2.55'

N27°58'06"E 50.00'



DETAIL  
NOT TO SCALE

LOT 15  
BLOCK 6  
SHELLEY HEIGHTS  
NO. 2  
(3/260)

CLARKSVILLE OWL NEST, LLC  
(2021121943)

S27°58'06"W 50.00'

WEST LYNN STREET  
(PUBLIC R.O.W. WIDTH VARIES)

N27°58'06"E 50.00'

LOT 14  
BLOCK 6  
SHELLEY HEIGHTS  
NO. 2  
(3/260)

P.O.B.

0.018 ACRES  
APPROX. 779 SQ. FT.

N62°43'19"W 43.60'

N62°45'53"W 132.98'

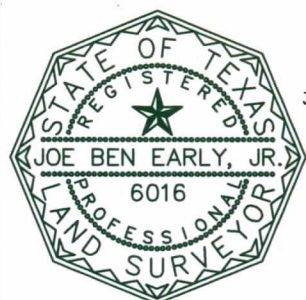
LOT 14  
BLOCK 6  
SHELLEY HEIGHTS  
NO. 2  
(3/260)

S27°58'06"W 50.10'

EASON STREET  
(40' PUBLIC R.O.W. WIDTH)

CLARKSVILLE OWL NEST, LLC  
(2021121943)

S42°01'47"E 70.75'



3/8" SEE DETAIL

LOT 13  
BLOCK 6  
SHELLEY HEIGHTS NO. 2  
(3/260)

KATHLEEN WILSON  
W 66.5' OF LOTS 11-13  
BLOCK 6, OUTLOT 4, DIVISION Z  
OF SHELLEY HEIGHTS NO. 2  
(2012118309)

N62°43'19"W 132.98'

LOT 13  
BLOCK 6  
SHELLEY HEIGHTS NO. 2  
(3/260)

KATHERINE E. ONEILL AND  
JOHN MICHAEL MULLEN  
E 66.5' OF LOTS 11-13  
BLOCK 6, OUTLOT 4, DIVISION Z  
OF SHELLEY HEIGHTS NO. 2  
(13342/2303)

5/8"

FROM WHICH A  
5/8" REBAR  
FOUND  
FOUND BEARS  
S82°32'21"E  
0.20'

10/11/2024

EARLY LAND SURVEYING, LLC

DRAWING NO.:  
1162-001-Z1  
SHEET 2 OF 2