

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4900 GONZALES STREET IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-CO-DB90-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 public-neighborhood plan (P-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0019.SH, on file at the Planning Department, as follows:

19.8078 acres of land out of the J.C. Tannehill League in Travis County, Texas, being that same property conveyed by deeds recorded in Volume 1689, Page 96, Volume 1689, Page 49, Volume 1703, Page 208, Volume 1360, Page 223, Volume 1436, Page 97, Volume 1702, Page 83, and Volume 1714, Page 444, of the Deed Records of Travis County, Texas, said 19.8078 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4900 Gonzales 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:

The following uses are prohibited uses of the Property:

Agricultural Sales and Services	Alternative Financial Services
Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Building Maintenance Services
Campground	Commercial Blood Plasma Center
Communication Service Facilities	Construction Sales and Services

Drop-Off Recycling Collection
Facility
Equipment Sales
Laundry Services

Maintenance Service Facilities
Pawn Shop Services
Service Station

Equipment Repair Services

Exterminating Services
Limited Warehousing and
Distribution
Monument Retail Services
Pedicab Storage and Dispatch
Vehicle Storage

PART 3. When a site abuts a principal street, 75 percent of the building frontage must be designed for one or more commercial or civic uses and must comply with the dimensional requirements found in Section 4.3.3.C in Subchapter E (*Design Standards and Mixed Use*).

PART 4. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.

PART 6. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

EXHIBIT "A"

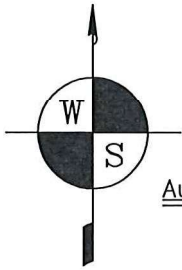


Exhibit "A"

WATERLOO SURVEYORS
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
A1335ABTi

August 22, 2023

DRAWN BY: BOBO

page 2 of 2

BEING 19.8078 ACRES OUT OF THE J.C. TANNEHILL LEAGUE ON TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE BOARD OF TRUSTEES OF THE AUSTIN INDEPENDENT SCHOOL DISTRICT BY 7 SEPARATE INSTRUMENTS OF RECORD IN VOLUME 1689, PAGE 96, VOLUME 1689, PAGE 49, VOLUME 1703, PAGE 208, VOLUME 1360, PAGE 223, VOLUME 1436, PAGE 97, VOLUME 1702, PAGE 83 AND VOLUME 1714, PAGE 444 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 19.8078 ACRES, OF WHICH 0.9158 ACRES LIES WITHIN THE APPARENT R.O.W. OF MANSELL AVENUE, BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found "X" in the north R.O.W. of Gonzales Street at the intersection with the east R.O.W. of Mansell Avenue for the SW corner of Lot 1, Block 4 of the Chunn Subdivision, recorded in Vol. 4, Pg. 120, Plat Records, and the SW corner of herein described tract, from which a found 1/2" iron rod for the SE corner of Lot 14 and NE corner of Lot 15 said Chunn Subdivision bears S38°55'59"W at a distance of 254.82 feet;

THENCE with said east R.O.W. of Mansell Avenue and the west line of Lots 1-3, Block 4 of said Chunn Subdivision N27°44'25"E for a distance of 150.21 feet to a found "X" in concrete for the NW corner of Said Lot 3 and an interior ell corner of herein described tract, said point also being the SE corner of the 0.9158 acres which fall within the apparent R.O.W. of Mansell Avenue;

THENCE crossing Mansell Avenue, N62°13'22"W for a distance of 50.00 feet to a found 1" iron rod for the NE corner of Lot 12, Block 1 of said Chunn Subdivision, the SE corner of the Ellie May Master Condominium tract as recorded in Doc No. 2021280581, Official Public Records, for the Western SW corner of herein described tract;

THENCE with the west R.O.W. of Mansell Avenue and the east line of said Ellie May Master Condominium tract, the east line of Springdale Terrance as recorded in Vol. 4, Pg. 47, Plat records, the east line of the Milburn Addition as recorded in Vol. 4, Pg. 186, Plat Records, and the east line of Gullet Gardens Subdivision as recorded in Vol. 4, Pg. 328, Plat Records, N27°40'55"E for a distance of 797.67 feet to a found 1/2" iron rod in the east line of Lot 8 of said Gullet Gardens, and the SW corner of that certain tract called Tract 3 as recorded in Vol. 11388, Pg. 829, Real Property Records, and for the NW corner of herein described tract;

THENCE with the south line of said Tract 3, S62°36'36"E, passing at a distance of 50.00 feet, the NE corner of the 0.9158 acres which fall within the apparent R.O.W. of Mansell Avenue, and continuing for a total distance of 899.41 feet to a found square bolt in the west R.O.W. of Shady Lane, for the SE corner of said Tract 3 and being the NE corner of herein described tract;

THENCE with the west R.O.W. of Shady Lane S28°01'04"W for a distance of 1006.60 feet to a found "X" in concrete in the west R.O.W. of Shady Lane at the intersection with the north R.O.W. of Gonzales Street for the SE corner of herein described tract, from which a found 1/2" iron rod for the SW corner of Lot 1 of the Howards Nursery Addition as recorded in Vol. 73, Pg. 45, Plat Records bears the following two (2) courses and distances N28°10'04"E, a distance of 10.39 feet and S61°49'56"E a distance of 70.78 feet;

THENCE with the north R.O.W. of said Gonzales Street, the following three (3) courses and distances:

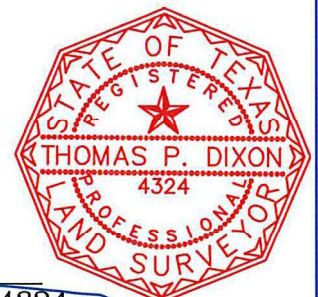
1. N62°47'44"W for a distance of 239.32 feet to a found capped iron rod for an angle point, from which a found 1/2" iron rod bears S57°56'47"E at a distance of 12.22 feet;
2. N48°08'57"W for a distance of 226.07 feet to a set capped iron rod stamped "Waterloo RPLS 4324" for an angle point;
3. N62°13'02"W for a distance of 382.51 feet to the POINT OF BEGINNING, containing 19.8078 acres, more or less.

****All records are Travis County, Texas****

BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE,
BASED ON LOCAL GPS OBSERVATIONS.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE
FIELD NOTES AND ACCOMPANYING SKETCH WERE
PREPARED FROM AN ACTUAL ON-THE-GROUND
SURVEY UNDER MY DIRECT SUPERVISION AND
THAT THEY ARE TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE.

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



Waterloo Surveyors
SURVEY PLAT
As-built, Tree & Land Title Survey

THE UNDERSIGNED DOES HEREBY CERTIFY TO HERITAGE TITLE OF AUSTIN, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 202301792 AND AN EFFECTIVE DATE OF AUGUST 2, 2023.

AS PER GF No. 202301792, THE PROPERTY SURVEYED IS SUBJECT TO:

[1] ALL ITEMS, CONDITIONS AND STIPULATIONS SET OUT IN THE ABOVE REFERENCED TITLE COMMITMENT.

[10a] A 3' PUBLIC UTILITY EASEMENT ALONG THE REAR LINE PROPERTY LINES AS STATED ON THE PLAT RECORDED IN VOLUME 4, PAGE 120, PLAT RECORDS. Shown hereon.

[10b] A 30' STORM SEWER DRAINAGEWAY EASEMENT AWARDED TO THE CITY OF AUSTIN BY JUDGEMENT ENTERED IN CAUSE No. 35, IN THE COUNTY COURT. Shown hereon.

[10c] A 30' STORM SEWER DRAINAGEWAY EASEMENT AWARDED TO THE CITY OF AUSTIN BY JUDGEMENT ENTERED IN CAUSE No. 39, IN THE COUNTY COURT. Shown hereon.

[10d] THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AUSTIN INDEPENDANT SCHOOL DISTRICT LICENSE AGREEMENT DATED JULY 29, 1990, RECORDED IN VOLUME 11223, PAGE 1071, REAL PROPERTY RECORDS. Shown hereon.

[10e] SIDEWALK EASEMENT GRANTED TO THE CITY OF AUSTIN BY INSTRUMENT DATED SEPTEMBER 25, 1997, RECORDED IN VOLUME 13148, PAGE 2350, REAL PROPERTY RECORDS. Shown hereon.

[10f] THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN LETTER AGREEMENT REGARDING PARKING DATED FEBRUARY 3, 2015, AS EVIDENCED BY MEMORANDUM OF LETR AGREEMENT REGARDING PARKING RECORDED UNDER DOC. No. 2015161628, OFFICIAL PUBLIC RECORDS. Shown hereon.

*****ALL RECORDS, TRAVIS COUNTY, TEXAS*****

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

APPROVED
By kking at 2:24 pm, Aug 31, 2023

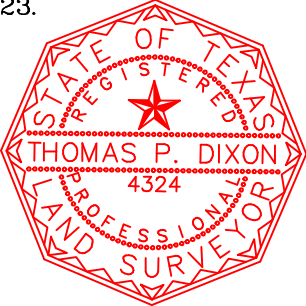
State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Conditions II Survey.

And I certify that the property shown hereon IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C, Zone: AE, Dated: 1/22/2020.

Dated this the 29th day of JUNE, 2023.
Title added this the 13th day of JULY, 2023.
Revised this the 18th day of JULY, 2023.
Title revised this the 22nd day of AUGUST, 2023.

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



LEGAL DESCRIPTION:
BEING 19.8078 ACRES OUT OF THE J.C. TANNEHILL LEAGUE ON TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE BOARD OF TRUSTEES OF THE AUSTIN INDEPENDENT SCHOOL DISTRICT BY 7 SEPARATE INSTRUMENTS OF RECORD IN VOLUME 1689, PAGE 96, VOLUME 1689, PAGE 49, VOLUME 1703, PAGE 208, VOLUME 1360, PAGE 223, VOLUME 1436, PAGE 97, VOLUME 1702, PAGE 83 AND VOLUME 1714, PAGE 444 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 19.8078 ACRES, OF WHICH 0.9158 ACRES LIES WITHIN THE APPARENT R.O.W. OF MANSELL AVENUE, BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

TREE NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

TREE LIST:
TYPE SIZE
189, Cedar Elm 24
193, Pecan 24
194, Pecan 24
205, Pecan 21
206, Pecan 20
207, Pecan 24
208, Pecan 28
209, Burr Oak 19
210, Pecan 29
211, Pecan 9
212, Pecan 16
213, Pecan 16
214, Pecan 12 11
215, Elm 16 12
216, Elm 10 7 7
217, Elm 13 8
220, Pecan 28
222, Live Oak 43
223, Pecan 31
224, Pecan 19
225, Pecan 22
226, Pecan 29
227, Pecan 20
228, Pecan 20

TREE LIST:
TYPE SIZE
229, Pecan 25
230, Pecan 30
231, Pecan 33
232, Pecan 34
233, Pecan 30
237, Pecan 24
238, Pecan 21
239, Pecan 20
240, Pecan 23
241, Pecan 21
243, Pecan 24
244, Pecan 28
245, Pecan 28
246, Pecan 21
247, Pecan 28
333, Pecan 25
334, Pecan 28
335, Pecan 36
411, Chinaberry 20
442, Elm 21
452, Pecan 38
478, Pecan 34
490, Pecan 38
491, Pecan 22

TREE LIST:
TYPE SIZE
494, Pecan 24
495, Pecan 23 20
499, Elm 36
597, Sycamore 33
598, Sycamore 32 25
708, Sycamore 26
709, Sycamore 23 20
712, Elm 56
732, Sycamore 29
733, Sycamore 24
734, Sycamore 19
735, Sycamore 28
736, Elm 42
737, Sycamore 21
758, Pecan 10
767, Ash 16 16
795, Sycamore 19
796, Sycamore 10
799, Sycamore 26
806, Sycamore 16
807, Sycamore 25
808, Sycamore 17
809, Sycamore 20
814, Sycamore 16

TREE LIST:
TYPE SIZE
815, Sycamore 19
816, Sycamore 22
817, Sycamore 21
818, Sycamore 14
819, Sycamore 26
820, Sycamore 20
821, Sycamore 23
822, Sycamore 17
833, Willow 13
835, Pecan 22
840, Pecan 14
842, Ash 24
843, Ash 16
846, Ash 18
847, Ash 17 15
848, Elm 17
851, Elm 30
853, Ash 20 14
856, Ash 12
857, Ash 14
858, Pecan 8
859, Pecan 12
860, Ash 12
861, Elm 27

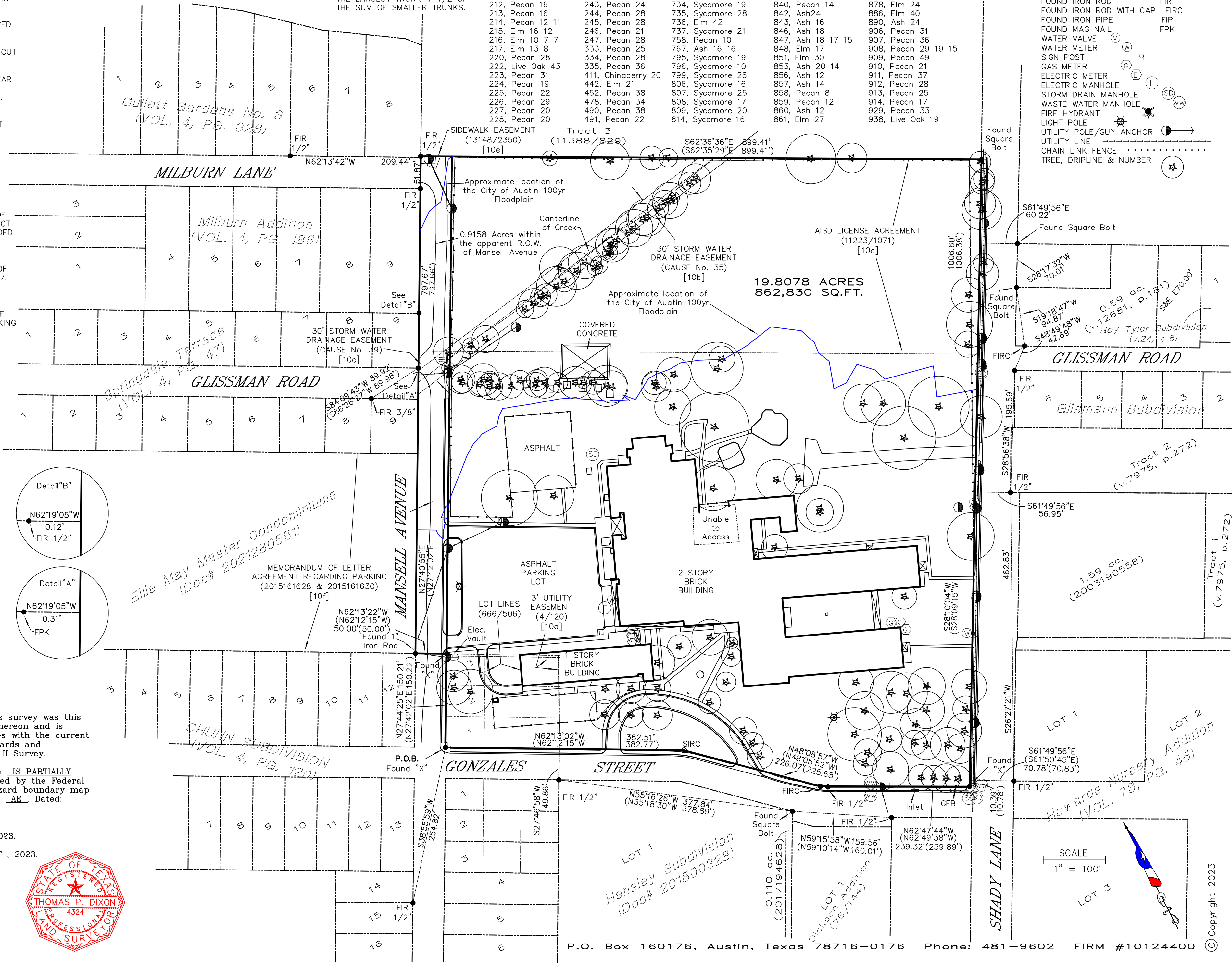
TREE LIST:
TYPE SIZE
862, Elm 21
865, Ash 18
866, Ash 20 19
867, Ash 26
869, Ash 30
871, Ash 12 9
872, Ash 20
873, Elm 29
874, Elm 9
876, Elm 18
878, Elm 24
886, Elm 40
890, Ash 24
906, Pecan 31
907, Pecan 36
908, Pecan 29 19 15
909, Pecan 49
910, Pecan 21
911, Pecan 37
912, Pecan 28
913, Pecan 25
914, Pecan 17
929, Pecan 33
938, Live Oak 19

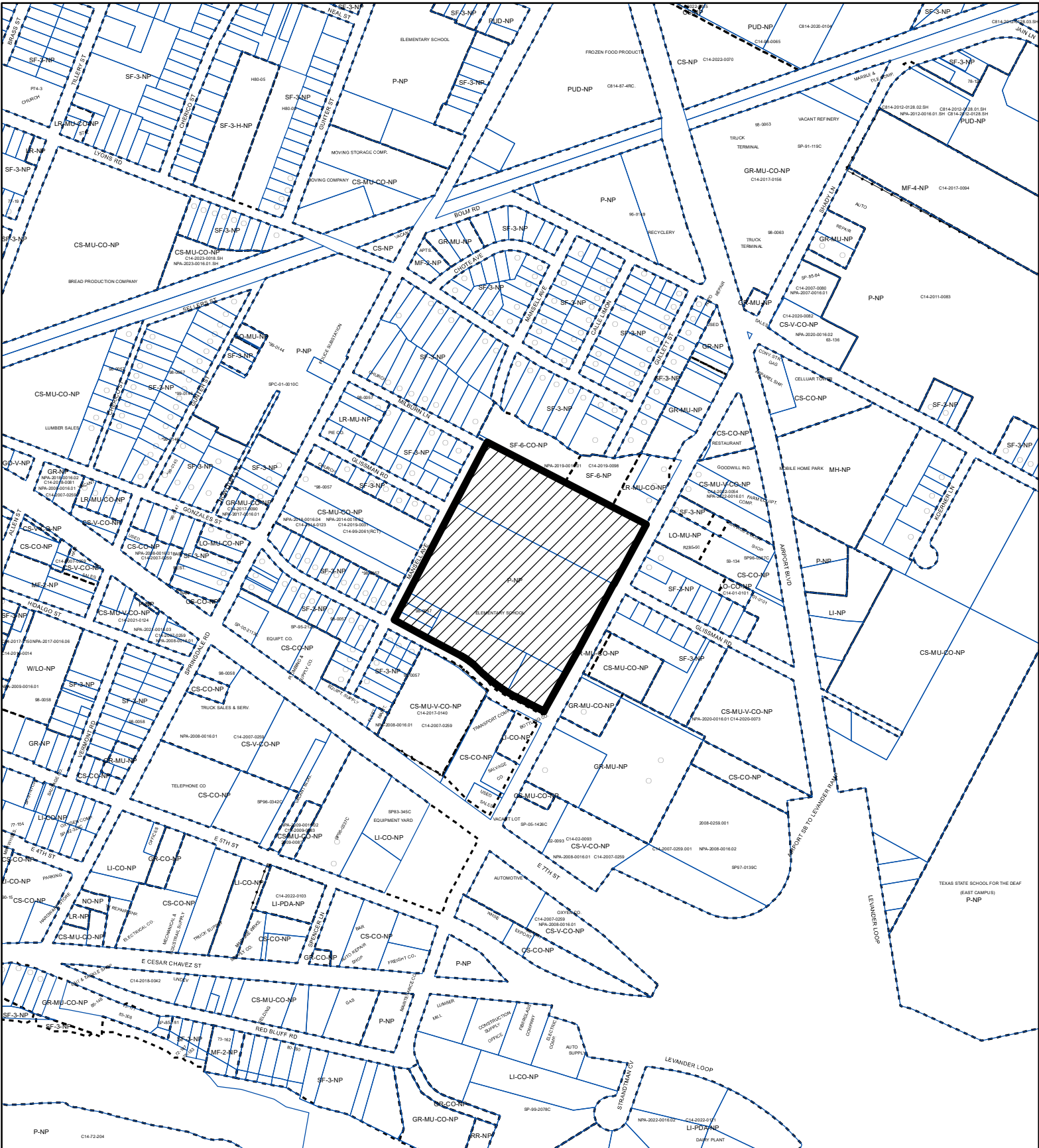
TREE LIST:
TYPE SIZE
942, Pecan 31
949, Live Oak 12
967, Elm 15
993, Pecan 26
994, Pecan 16
1000, Pecan 32
1003, Pecan 19
1004, Pecan 17


OWNER:
TBD
ADDRESS:
4900 GONZALES STREET
AUSTIN, TEXAS 78702

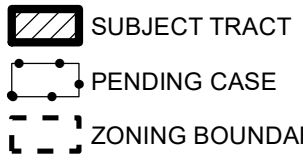
LEGEND
RECORD CALL ()
GOOGLE FIBER BOX GFB
FOUND CORNER
CALCULATED CORNER Δ Calc
FOUND IRON ROD FIR
FOUND IRON ROD WITH CAP FIRC
FOUND IRON PIPE FIP
FOUND MAG NAIL FPK
WATER VALVE V
WATER METER W
SIGN POST d
GAS METER G
ELECTRIC METER E
ELECTRIC MANHOLE SD
STORM DRAIN MANHOLE WW
WASTE WATER MANHOLE
FIRE HYDRANT
LIGHT POLE
UTILITY POLE/GUY ANCHOR
UTILITY LINE
CHAIN LINK FENCE
TREE, DRIPLINE & NUMBER

A1335ABTI
page 1 of 2









1" = 600'

ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0019.SH

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



Created: 2/26/2024