

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 830 AND 838 AIRPORT BOULEVARD AND 917 AND
3 923 SHADY LANE IN THE GOVALLE/JOHNSTON TERRACE COMBINED
4 NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-
5 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING
6 DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-
7 VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-
8 NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO
9 GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE
10 BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD
11 PLAN (CS-MU-V-CO-DB90-NP) COMBINING DISTRICT.

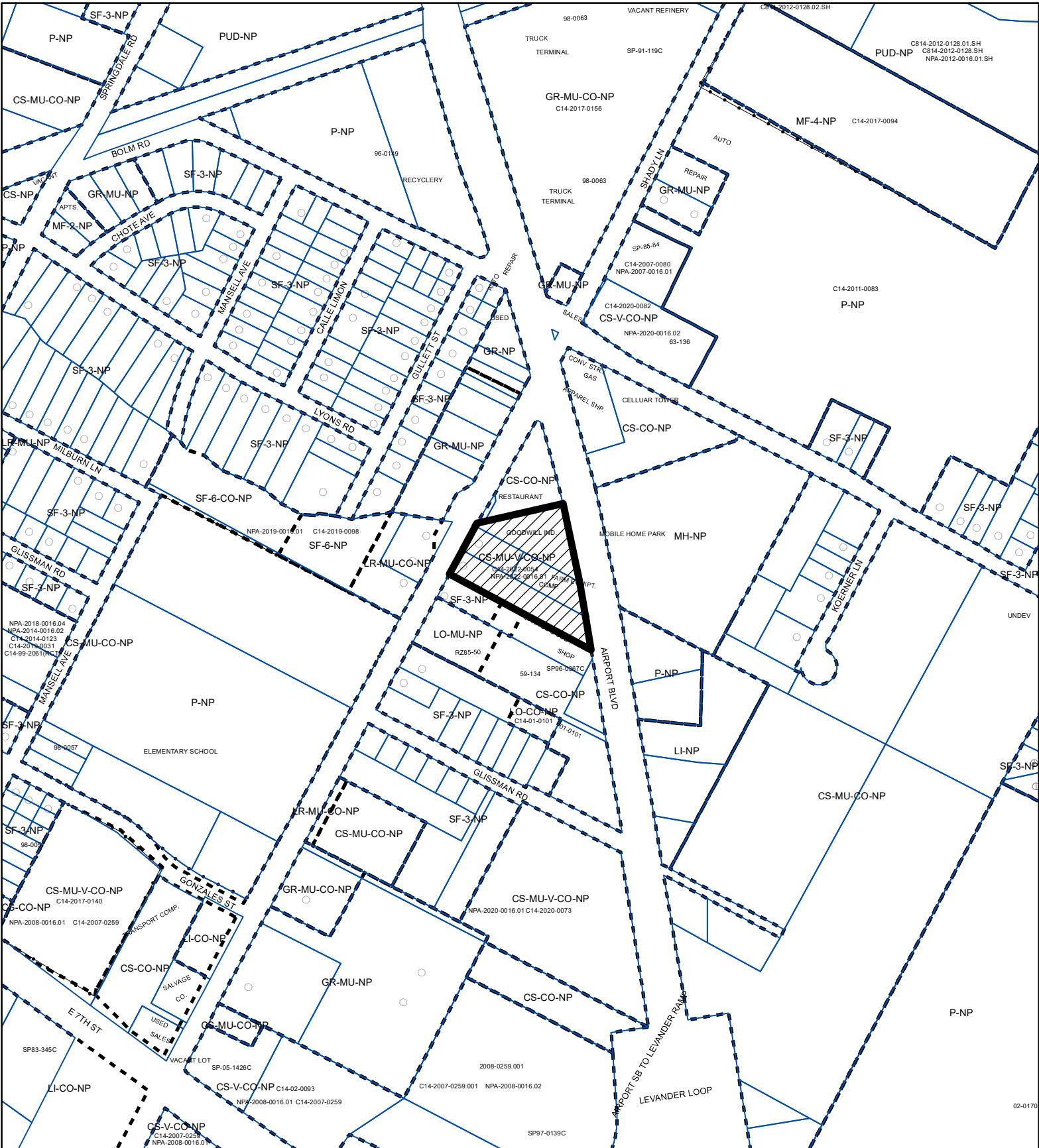
12 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
14 change the base district from general commercial services-conditional overlay-
15 neighborhood plan (CS-CO-NP) combining district and general commercial services-
16 mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-
17 CO-NP) combining district to general commercial services-mixed use-vertical mixed use
18 building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-
19 NP) combining district on the property described in Zoning Case No. C14-2024-0081, on
20 file at the Planning Department, as follows:

21 A 1.631 acre tract of land situated in the J.C. Tannehill League in Travis County,
22 Texas, being all of Tract 1, a 0.891 acre tract of land, Tract 2, a 0.300 acre tract of
23 land, and Tract 3, a 0.440 acre tract of land, in the THOMAS F. TAYLOR
24 SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas,
25 according to the map or plat thereof as recorded in Volume 2, Page 227, of the Plat
26 Records of Travis County, Texas, and being that same property conveyed by deed
27 recorded in Volume 12014, Page 892, of the Real Property Records of Travis
28 County, Texas, said 1.631 acres of land being more particularly described by metes
29 and bounds in **Exhibit "A"** incorporated into this ordinance, and

30 LOT 3A, REUBDIVISION OF PART OF LOT 3, THOMAS TAYLOR
31 SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas,
32 according to the map or plat of record in Volume 10, Page 29, of the Plat Records
33 of Travis County, Texas; SAVE AND EXCEPT that portion of the property
34 conveyed to the City of Austin by deed recorded in Volume 6929, Page 1445,
35 Deed Records of Travis County, Texas,

36 (collectively, the "Property"),



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0081



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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



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