

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 905 SHADY LANE IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-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-neighborhood plan (SF-3-NP) combining district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2025-0073, on file at the Planning Department, as follows:

A 0.719 acre tract of land out of the Jesse C. Tannehill Survey No. 29, Abstract No. 22, in Travis County, Texas, being a portion of a called 1.00 acre tract of land conveyed by deed recorded in Volume 10802, Page 1447, of the Real Property Records Of Travis County, Texas; **SAVE AND EXCEPT** a 0.277 acre tract conveyed by deed recorded in Volume 13100, Page. 1865, of the Real Property Records of Travis County, Texas, said 0.719 acre tract of land tract being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 905 Shady Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. 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 3. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 § _____
 § _____
 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

EXHIBIT "A"
METES & BOUNDS DESCRIPTION

BEING A 0.719 (CALLED 0.723) ACRE TRACT OUT OF JESSE C TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING OUT OF THAT 1.00 ACRE TRACT CONVEYED AND DESCRIBED IN WARRANTY DEED TO RAUL ROSA AND GUADALUPE G. ROSA, RECORDED IN VOLUME 10802, PAGE 1447, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A 0.277 ACRE TRACT CONVEYED BY WARRANTY DEED TO PLUMBERS & PIPEFITTERS LOCAL 286, RECORDED IN VOL. 13100, PG. 1865, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED AND RECORDED IN DOC. NO. 2011165236, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a found $\frac{3}{4}$ " square bolt, a point in the east right of way line of Shady Ln., the north corner of a tract conveyed to Manuel Arellano, recorded in Vol. 3648, Pg. 1412, deed records of Travis County, Texas, the west corner of the herein described tract, and the **POINT OF BEGINNING**;

THENCE, N 28°08'51" E, a distance of 82.07', with the said east right of way line of Shady Ln., to a found $\frac{3}{4}$ " square bolt, marking the west corner of a tract conveyed to Plumbers & Pipefitters Local 286, recorded in Vol. 3411, Pg. 2343, deed records of Travis County, Texas, the north corner of the herein described tract;

THENCE, S 62°11'48" E, a distance of 381.71', with the common line of said tract conveyed to Plumbers & Pipefitters Local 286 and the herein described tract, to a $\frac{1}{2}$ " iron rod set, marking a point in the southwesterly line of said tract conveyed to Plumbers & Pipefitters Local 286, the north corner of said 0.277-acre tract, the east corner of the herein described tract;

THENCE, S 28°27'42" W, a distance of 82.07', with the common line of said 0.277-acre tract and the herein described tract, to a found $\frac{1}{2}$ " iron rod, the west corner of said 0.277-acre tract, a point in the north line of Lot 2, Roy Tyler Subdivision, recorded in Vol. 24, Pg. 6, Plat records of Travis County, Texas, the south corner of the herein described tract;

THENCE, N 62°11'48" W, a distance of 381.26', with the common line of said Lot 2 and the herein described tract, to the **POINT OF BEGINNING**, containing 0.719 acres more or less.


Basis of Bearing: Texas Central Zone NAD 83
All set $\frac{1}{2}$ " iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS §

February 19, 2025

COUNTY OF HAYS §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.























































































Aaron Micah Reynolds,
Registered Professional Land Surveyor
Registration No. 6644



LEGEND

These standard symbols will be found in the drawing.

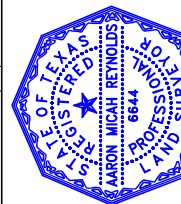
| | | | | | | | | | | | | | |
|---|-----------------|---|-------------------|---|----------------|---|----------------|---|-------------|---|------------------|---|-----------------------|
|  | BOUNDARY LINE |  | SET IRON ROD |  | ELECTRIC METER |  | GAS METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | EASEMENT LINE |  | CALCULATED POINT |  | FOUND IRON ROD |  | FOUND BOLT |  | WATER METER |  | WIRE FENCE |  | WOOD FENCE |
|  | CHAINLINK FENCE |  | FOUND IRON ROD |  | WATER METER |  | ELECTRIC METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | WIRE FENCE |  | OVERHEAD ELECTRIC |  | ELECTRIC METER |  | GAS METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | WIRE FENCE |  | OVERHEAD ELECTRIC |  | ELECTRIC METER |  | GAS METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | WIRE FENCE |  | OVERHEAD ELECTRIC |  | ELECTRIC METER |  | GAS METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | WIRE FENCE |  | OVERHEAD ELECTRIC |  | ELECTRIC METER |  | GAS METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | WIRE FENCE |  | OVERHEAD ELECTRIC |  | ELECTRIC METER |  | GAS METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | WIRE FENCE |  | OVERHEAD ELECTRIC |  | ELECTRIC METER |  | GAS METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | WIRE FENCE |  | OVERHEAD ELECTRIC |  | ELECTRIC METER |  | GAS METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | WIRE FENCE |  | OVERHEAD ELECTRIC |  | ELECTRIC METER |  | GAS METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | WIRE FENCE |  | OVERHEAD ELECTRIC |  | ELECTRIC METER |  | GAS METER |  | POWER POLE |  | RECORDED ON DEED |  | FIELD MEASURED (F.M.) |
|  | WIRE FENCE | | | | | | | | | | | | |



1' 30'

1 inch = 30 Feet

| <i>FINAL "AS-BUILT" SURVEY</i> | | | |
|---------------------------------------|------------|--------|----------|
| JOB NO.: | 2502103738 | NO. | REVISION |
| DATE: | 02/17/25 | JD/SAT | |
| DRAWN BY: | | | |
| APPROVED BY: | | AMD | |

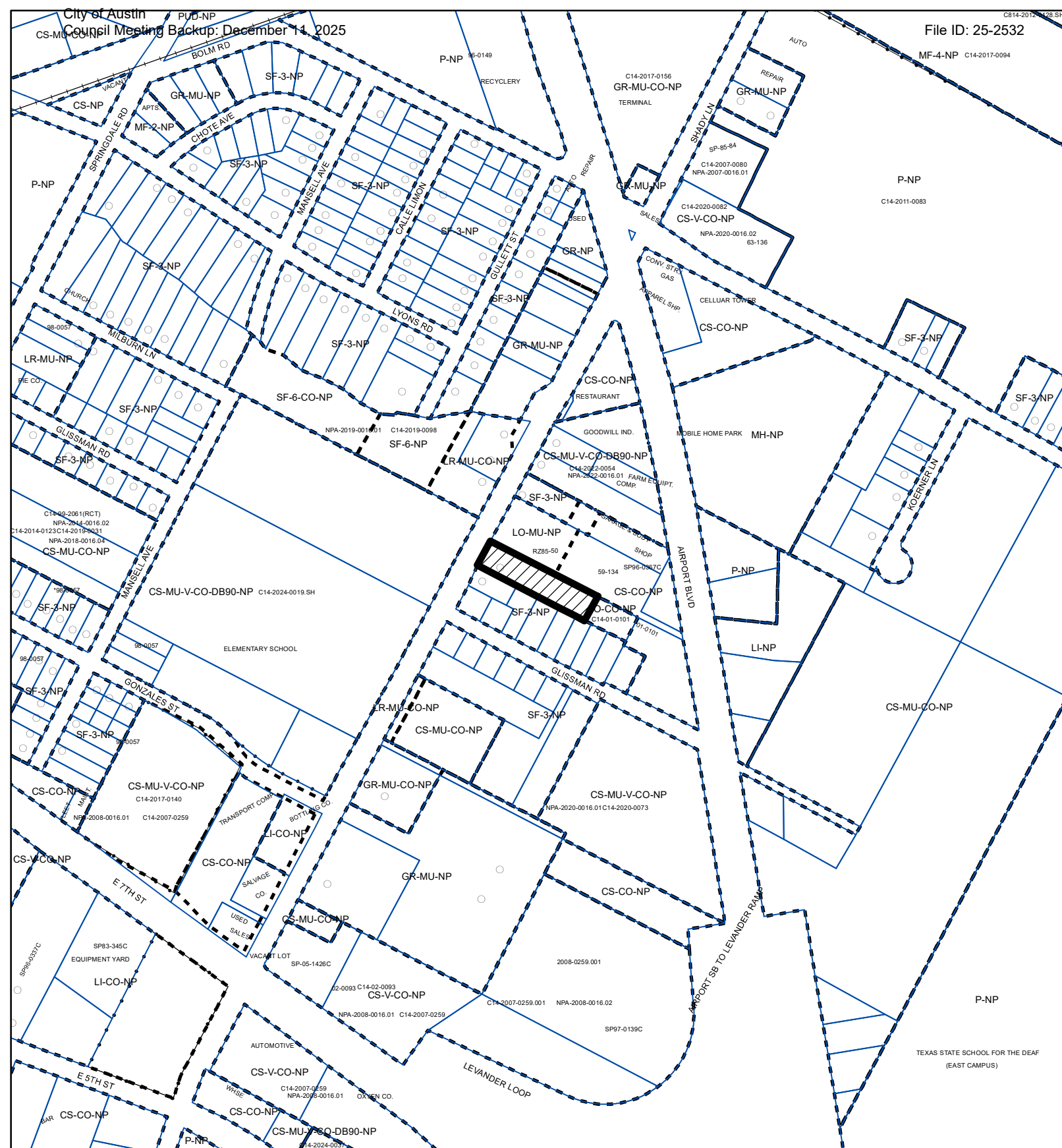


Aaron M. Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644

VOLUME 2, PAGE 227, PLAI RECORDS, TRAVIS COUNTY, TEXAS



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0073

EXHIBIT "B"

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: 6/30/2025

1" = 400'