

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3100 EAST 4TH 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-NEIGHBORHOOD PLAN (CS-MU-V-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 public-neighborhood plan (P-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2025-0125, on file at the Planning Department, as follows:

5.3750 acres of land, being part of OUTLOT 14, DIVISION "O" of the Government Outlots adjoining the ORIGINAL CITY OF AUSTIN, Travis County, Texas, according to the map or plat on file in the General Land Office of the State of Texas, and being all of the remainder of a called 6.25 acre tract conveyed by deed recorded in Volume 1059, Page 283, of the Deed Records of Travis County, Texas, said 5.3750 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3100 East 4th 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:

Automotive Rentals
Automotive Sales
Bail Bond Services
Campground
Commercial Off-Street Parking
Convenience Storage
Drop-Off Recycling Collection
Facility
Electronic Testing

Automotive Repair Services
Automotive Washing (of any type)
Building Maintenance Services
Commercial Blood Plasma Center
Construction Sales and Services
Custom Manufacturing
Electronic Prototype Assembly
Equipment Repair Services

Equipment Sales
Kennels
Medical Offices exceeding 5,000
square feet gross floor area
Outdoor Sports and Recreation
Pedicab Storage and Dispatch
Service Station

Exterminating Services
Limited Warehousing & Distribution
Off-Site Accessory Parking

Pawn Shop
Research Services
Vehicle Storage

PART 3. 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 4. 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 5. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

§
§
§

_____, 2026

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk

EXHIBIT "A"

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.3750 ACRES (234,135 SQUARE FEET) OF LAND, MORE OR LESS, SITUATED IN OUTLOT 14, DIVISION "O" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 6.25 ACRE TRACT CONVEYED TO THE BOARD OF TRUSTEES OF THE AUSTIN PUBLIC FREE SCHOOLS IN VOLUME 1059, PAGE 283 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 5.3750 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90163
Austin, TX 78709
(512) 327-4006
fperez@capitalsurveying.com

BEGINNING, at a mag nail with "CSC Boundary" washer set at the intersection of the south right-of-way line of E 5th Street (60' Right-of-way) with the west right-of-way line of Tillery Street (60' Right-of-way), and being the northeast corner of said Austin Public Free Schools tract, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, with the west right-of-way line of said Tillery Street and the east line of said Austin Public Free Schools tract, **S20°30'50"W**, a distance of **402.79** feet to a 1/2-inch iron rod with "CSC Boundary" cap set for the southeast corner hereof, said point being at the intersection of the west right-of-way line of said Tillery Street with the north right-of-way line of E 4th Street (60' Right-of-way), from which a 1/2-inch iron rod found for the southeast corner of said Austin Public Free Schools tract bears, **S20°30'50"W**, a distance of 60.19 feet;

THENCE, leaving the east line of said Austin Public Free Schools tract, with the north right-of-way line of said E 4th Street, over and across said Austin Public Free Schools tract, the following three (3) courses and distances:

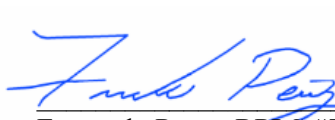
- 1) **N69°36'41"W**, a distance of **333.42** feet to a 1/2-inch iron pipe found for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **195.00** feet, whose arc length is **117.29** feet and whose chord bears **N52°26'27"W**, a distance of **115.53** feet to a 1/2-inch iron pipe found for a point of reverse curvature hereof, and
- 3) Along the arc of a curve to the left, whose radius is **415.00** feet, whose arc length is **189.27** feet and whose chord bears **N48°13'16"W**, a distance of **187.64** feet to a 1/2-inch iron rod with "CSC Boundary" cap set for the southwest corner hereof, said point being at the intersection of the north right-of-way line of said E 4th Street with the east right-of-way line of Linden Street (60' Right-of-way), and being in the west line of said Austin Public Free Schools tract, from which a 1/2-inch iron rod found for the southwest corner of said Austin Public Free Schools tract bears, **S20°51'12"W**, a distance of 60.67 feet;

THENCE, with the east right-of-way line of said Linden Street and the west line of said Austin Public Free Schools tract, **N20°51'12"E**, a distance of **299.23** feet to a mag nail with "CSC Boundary" washer set for the northwest corner hereof, said point being at the intersection of the east right-of-way line of said Linden Street with the south right-of-way line of said E 5th Street, and being the northwest corner of said Austin Public Free Schools tract;

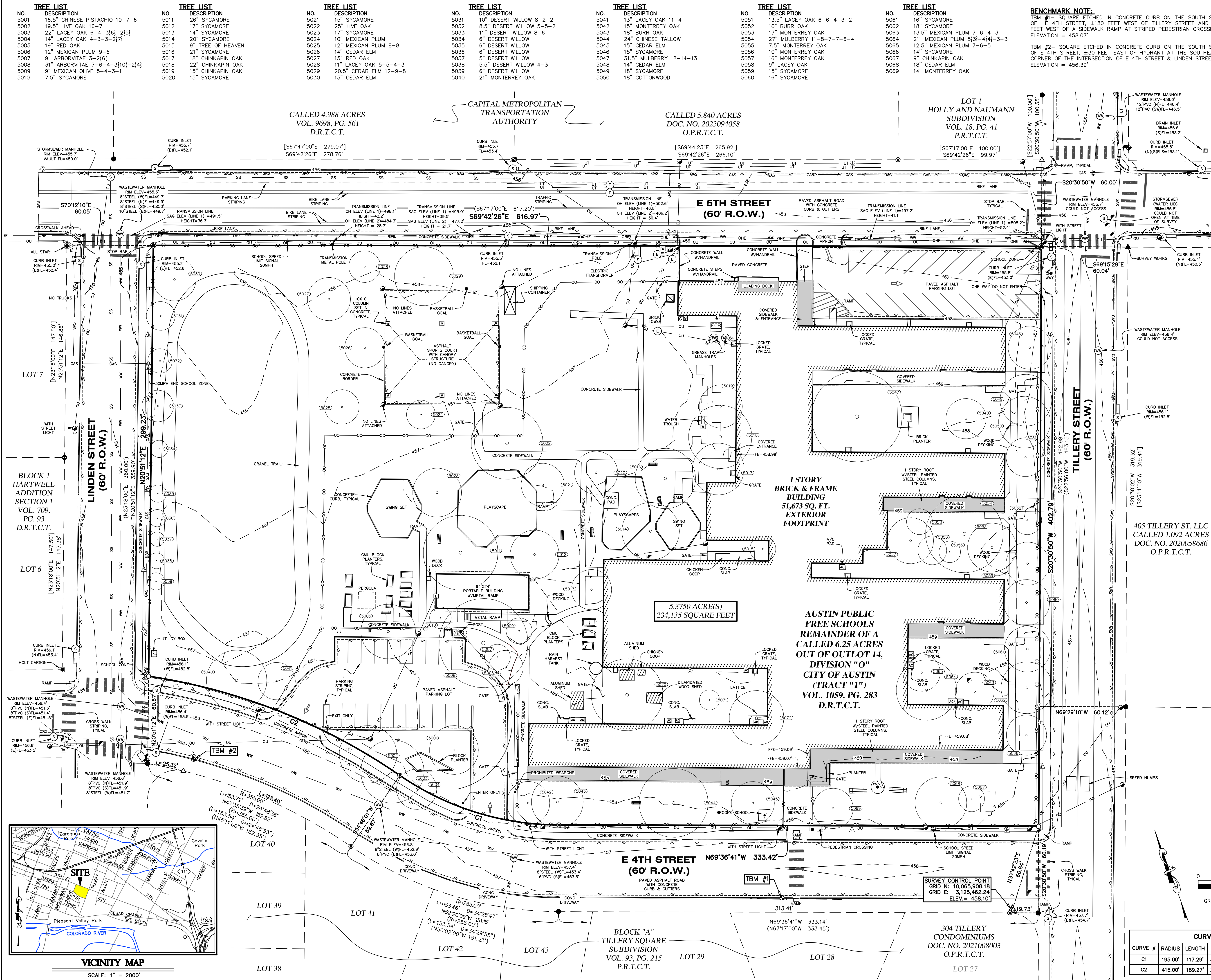
THENCE, with the south right-of-way line of said E 5th Street and the north line of said Austin Public Free Schools tract, **S69°42'26"E**, a distance of **616.97** feet to the **POINT OF BEGINNING** and containing 5.3750 Acres (234,135 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000055746064. See attached sketch (reference drawing: 00116.dwg).


6/3/2026
Fernando Perez, RPLS #7041
Capital Surveying Company





LEGEND	
SUBJECT PROPERTY LINES	(S)
ADJACENT PROPERTY LINES	(WW)
CONTOUR LINES	(U)
1/2" IRON ROD SET W/PLASTIC CAP MARKED "CSC BOUNDARY"	(J)
MAG NAIL SET WITH "CSC BOUNDARY" WASHER	(A)
IRON ROD FOUND WITH PLASTIC CAP AS NOTED	(S)
COTTON SPINDLE FOUND	(P)
IRON ROD FOUND AS NOTED	(B)
IRON PIPE FOUND AS NOTED	(T)
SURVEY CONTROL POINT	(C)
BENCHMARK	(B)
AIR CONDITIONER UNIT	(A)
BOLLARD POST (UNLESS NOTED)	(B)
FLAG POLE	(F)
ELECTRIC JUNCTION BOX	(E)
ELECTRIC METER	(E)
ELECTRIC TRANSFORMER	(E)
ELECTRIC MANHOLE	(E)
FIRE HYDRANT	(F)
FIRE DEPARTMENT CONNECT	(F)
GAS VALVE	(G)
IRRIGATION CONTROL VALVE	(I)
LIGHT POLE	(L)
MAILBOX	(M)
STUB-OUT PIPE	(S)
TELECOMMUNICATIONS BOX	(T)
TELECOMMUNICATIONS MANHOLE	(T)
UTILITY RISER	(U)
VENT PIPE	(V)
WATER VALVE	(W)
WATER METER	(W)
STORM SEWER MANHOLE	(S)
WASTEWATER MANHOLE	(WW)
POWER/UTILITY POLE	(P)
GUY ANCHOR	(A)
STOP SIGN	(S)
PARKING SIGN	(P)
BENCH	(B)
TRASH CAN	(T)
EDGE OF ASPHALT	(E)
CHAIN LINK FENCE	(C)
GAS LINE	(G)
UNDERGROUND TELECOM DUCT	(T)
OVERHEAD ELECTRIC LINE(S)	(O)
OVERHEAD UTILITY LINE(S)	(U)
BUILDING	(B)
CONCRETE	(C)
REINFORCED CONCRETE PIPE	(R)
POLYVINYL CHLORIDE PIPE	(P)
POINT OF BEGINNING	(P.O.B.)
VOLUME, PAGE	(VOL./PG.)
DOCUMENT NUMBER	(DOC. NO.)
RIGHT-OF-WAY	(R.O.W.)
PLAT RECORDS, TRAVIS COUNTY, TEXAS	(P.R.T.C.T.)
REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS	(R.P.R.T.C.T.)
CITY PUBLIC RECORDS, TRAVIS COUNTY, TEXAS	(C.P.R.T.C.T.)
DEED RECORDS, TRAVIS COUNTY, TEXAS	(D.R.T.C.T.)
RECORD INFORMATION PER DEED VOL. 1059 PG. 283	(RECORD INFORMATION PER DEED VOL. 1059 PG. 283)
RECORD INFORMATION PER ADJACENT PROPERTIES	(RECORD INFORMATION PER ADJACENT PROPERTIES)

LEGAL DESCRIPTION:
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.3750 ACRES, MORE OR LESS, SITUATED IN OUTLOT 14, DIVISION "O" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE (4203). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000055746064.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "CSC CONTROL" CAP SET, STATE PLANE GRID COORDINATES (TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NOAA ONLINE POSITIONING USER SERVICE (OPUS) DERIVED FROM CAPITAL SURVEYING STATIC DATA COLLECTED APRIL 10, 2026.

UTILITY NOTE:
THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AS SOME UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY. THE SURVEYOR DOES CERTIFY THAT UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

GENERAL NOTES:
1. PROPERTY ADDRESS: 3100 E 4TH ST, AUSTIN, TX 78702
2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.
3. THE LOCATION OF SOME IMPROVEMENTS SUCH AS HANDRAILS OR FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
4. IN THE TREE LIST, ADDITIONAL NUMBERS AT THE END OF THE TREE DESCRIPTION REPRESENT THE SIZES AND NUMBER OF MULTIPLE TREE TRUNKS WHILE [T] INDICATES THE NUMBER OF LIKE SIZED TRUNKS OF PRECEDING MEASUREMENT.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48453C0465K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISION JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE
ISSUED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
G.F. NO.: 202501031
EFFECTIVE DATE: 01/06/2026
ISSUED: 01/15/2026

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
INTENTIONALLY DELETED

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

A. AN ELECTRIC LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MARCH 2, 1999, RECORDED IN VOLUME 13385, PAGE 3666 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - BLANKET TYPE]

ALTA/NSPS CERTIFICATION:
TO: BOARD OF TRUSTEES OF AUSTIN INDEPENDENT SCHOOL DISTRICT, FORMERLY KNOWN AS AUSTIN PUBLIC FREE SCHOOLS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND HERITAGE TITLE COMPANY OF AUSTIN.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2025 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(b)(1), 8 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 13, 2026.

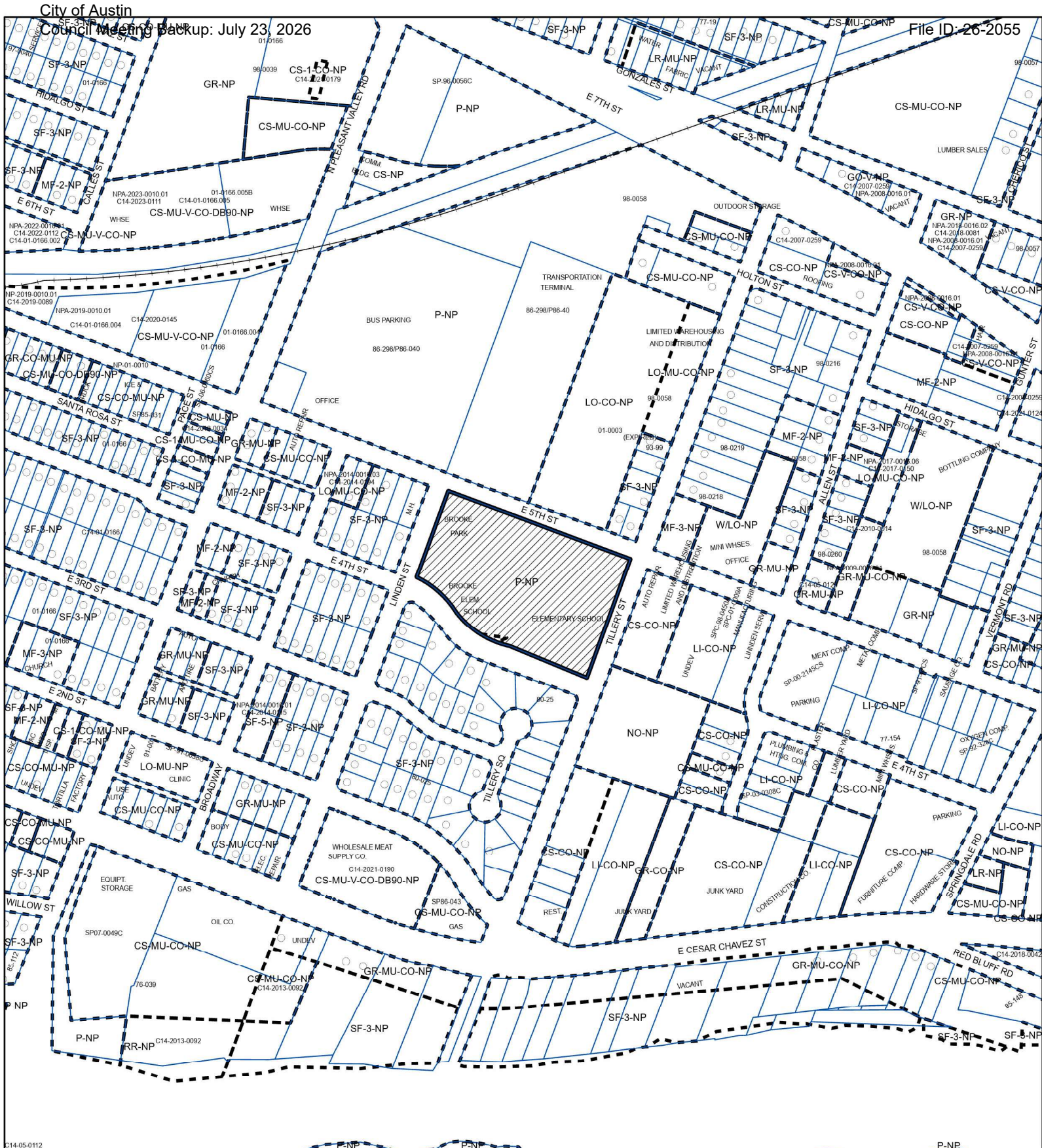
Fernando Perez 5/18/2026
FERNANDO PEREZ, R.P.L.S. DATE
TEXAS REGISTRATION NO. 7041
FPEREZ@CAPITALSURVEYING.COM



**ALTA/NSPS
LAND TITLE SURVEY**
City of Austin,
Travis County, Texas

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	195.00'	117.29'	34°27'42"	N52°26'27"W	115.53'
C2	415.00'	189.27'	26°07'53"	N48°13'16"W	187.64'

**CAPITAL
SURVEYING**
info@capitalsurveying.com (512) 327-4006
P.O. BOX 90163 - Austin, Texas 78709
TBPELS FIRM #10126700
Date: 5/18/2026
Project: 00001
Scale: AS NOTED
Reviewer: FP
Tech: AK
Field Crew: JZ
Sheet: 1 OF 1



ZONING

ZONING CASE#: C14-2025-0125

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



Created: 2/24/2026



0 200 400 Feet

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY