

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 755 SPRINGDALE ROAD IN THE GOVALLE-JOHNSTON TERRACE NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-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. C14-2014-0123, on file at the Planning and Development Review Department, as follows:

4.85 acre tract of land, more or less, out of the J. Goodwin Jones Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 755 Springdale Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

- 1 B. Outdoor entertainment use is a conditional use of the Property.
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3 C. An outdoor entertainment use shall not occur within 80 feet from any adjoining
4 property zoned or used with a single family residential use.
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6 D. The following uses are not permitted uses of the Property:
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Alternative financial services	Bail bond services
Pedicab storage and dispatch	Guidance services
Hospital services (general)	Maintenance and service facilities
Automotive rental	Automotive repair services
Automotive sales	Automotive washing (of any type)
Business or trade school	Business support services
Campground	Commercial blood plasma center
Commercial off-street parking	Consumer convenience services
Consumer repair services	Convenience storage
Drop-off recycling collection facility	Electronic prototype assembly
Equipment repair services	Equipment sales
Limited warehousing & distribution	Exterminating services
Community recreation (private)	Community recreation (public)
Financial services	Food sales
Funeral services	General retail sales (convenience)
General retail sales (general)	Kennels
Laundry services	Monument retail sales
Off-site accessory parking	Outdoor sports and recreation
Pawn shop services	Personal improvement services
Personal services	Pet services
Research services	Restaurant (limited)
Restaurant (general)	Service station
Theater	Vehicle storage
Veterinary services	Custom manufacturing
Club or lounge	College and university facilities
Congregate living	Residential treatment
Transitional housing	Transportation terminal
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Art workshop

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

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6 **PART 4.** The Property is subject to Ordinance No. 030327-11a that established the
7 Govalle-Johnston Terrace neighborhood plan combining district.

8
9 **PART 5.** This ordinance takes effect on _____, 2014.

10
11
12 **PASSED AND APPROVED**

13
14 §
15 §
16 _____, 2014 § _____
17 Lee Leffingwell
18 Mayor

19
20
21 **APPROVED:** _____ **ATTEST:** _____
22 Karen M. Kennard Jannette S. Goodall
23 City Attorney City Clerk



LEGAL DESCRIPTION

4.85 ACRE TRACT
J. GOODWIN JONES SUBDIVISION
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

Being a 4.85 acre tract of land and being all of lots 6, 7 and 8 out of the J. Goodwin Jones Subdivision, a subdivision in the City of Austin, Travis County, Texas, recorded in Volume 486, Page 56 of the Deed Records of Travis County, Texas, said 4.85 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1 inch iron pipe found at the most westerly corner of the above mentioned Lot 6, being the northeast corner of the Chunn Subdivision, (4/120), located on the southeast line of Springdale Road, for the most westerly corner of this;

THENCE along the northwest line of said Lots 6, 7 and 8, common boundary with said Springdale Road, and generally along a chain link fence line, N 27°47'40" E a distance of 319.57 feet to a 1/2 inch iron rod set at a chain link fence corner post at the most northerly corner of said Lot 8, being the northwest corner of the Springdale Terrace subdivision, (4/47), for the most northerly corner of this;

THENCE departing said Springdale Road, along the northeast line of said Lot 8, common boundary with said Springdale Terrace, S 62°18'16" E a distance of 660.07 feet to a 1 inch iron pipe found at the most easterly corner of said Lot 8, same being the southwest corner of said Springdale Terrace, and located on the northwest R.O.W. line of Mansell Avenue (50 foot wide R.O.W.), for the most easterly corner of this;

THENCE along the southeast line of said Lots 8, 7 and 6, common boundary with said Mansell Avenue, S 27°43'02" W a distance of 320.27 feet to a 1 inch iron pipe found at the most southerly corner of said Lot 6, same being the southeast corner of said Chunn Subdivision, for the most southerly corner of this;

THENCE departing said Mansell Avenue, along the southwest line of said Lot 6, common boundary with said Chunn Subdivision, N 62°14'37" W a distance of 660.50 feet to the **POINT OF BEGINNING**, in all containing 4.85 acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

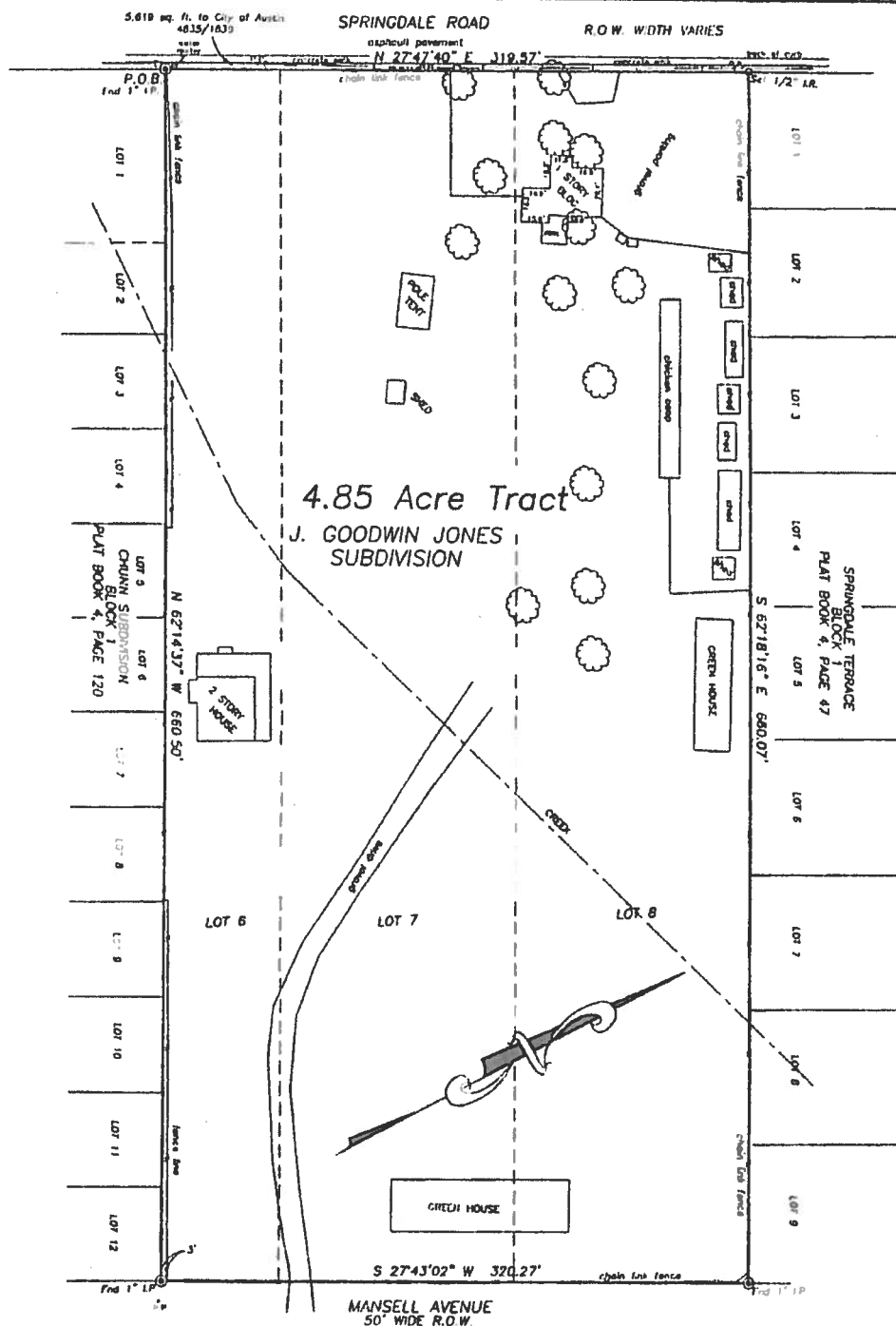
October 19, 2014

A handwritten signature in black ink, appearing to read "Tyler Tumlinson", is written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410

00312-SPR





I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on October 19, 2014 on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This property is not located in the Special Flood Hazard Area according to F.I.R.M. Map ID No. 48453C0465H. Effective date 9/26/2008

Tyler Tumlinson
Tyler Tumlinson, R.P.L.S. No 6410

October 19, 2014

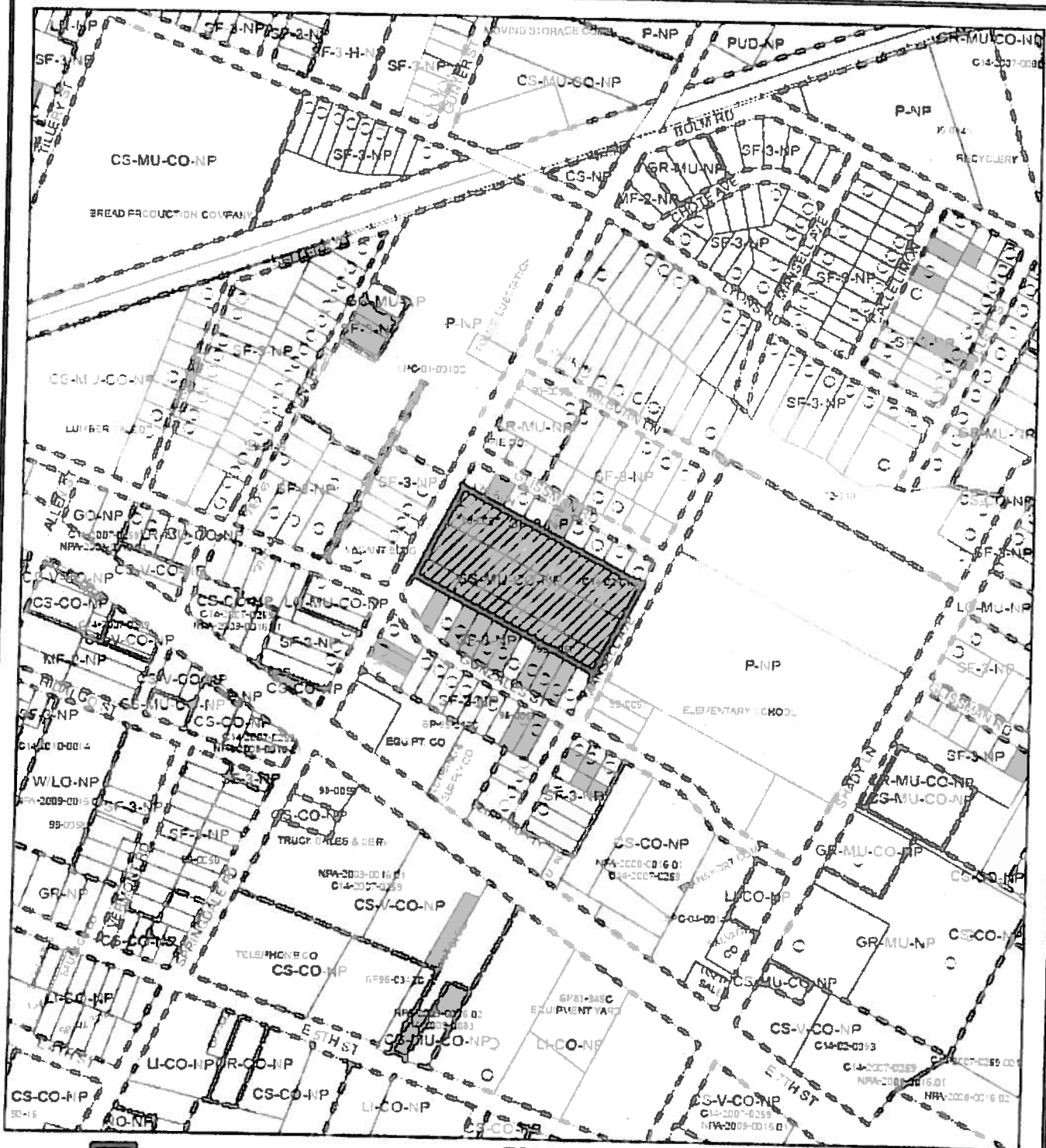


TUMLINSON
LAND SURVEYING
2114 County Road 219
Cameron, Texas 76520
(254) 931-6707
FIRM #10193858

BOUNDARY SURVEY





BEING ALL OF LOTS 6, 7 AND 8 OF THE J. GOODWIN JONES SUBDIVISION,
a subdivision in the City of Austin, Travis County, Texas.
Recorded in Volume 486, Page 56 D.R.T.C.

PROJECT:	00312-SPR
DATE:	10-19-2014
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file



ZONING

ZONING CASE#: C14-2014-0123

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

