

**ORDINANCE NO. 20180322-069**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1105 AIRPORT BOULEVARD IN THE GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (GR-MU-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 community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-NP) combining district on the property described in Zoning Case No. C14-2017-0156, on file at the Planning and Zoning Department, as follows:

Tannehill Survey No. 29, Abstract No. 22, in Travis County, Texas, being all of a tract conveyed to Citgo Petroleum Corporation, and recorded in Volume 10775, Page 1208, of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.); save and except a 0.3210 acre tract conveyed to the City of Austin by Street Deed in Volume 10403, Page 384 (R.P.R.T.C.T.), and save and except a 0.0030 acre tract conveyed to the City of Austin by Special Warranty Street Deed in Document No. 2002046994 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), said 9.8605 acres more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1105 Airport Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

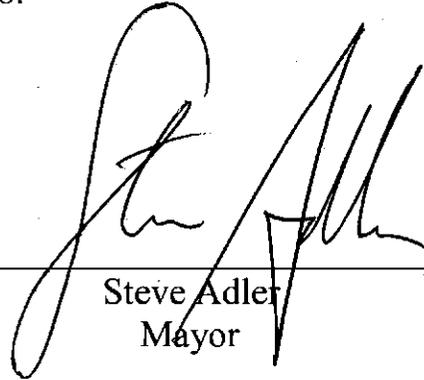
**PART 2.** The Property is subject to Ordinance No. 20030327-11b that established zoning for the Johnston Terrace Neighborhood Plan.

**PART 3.** This ordinance takes effect on April 2, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_ March 22 \_\_\_\_\_, 2018

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Steve Adler  
Mayor

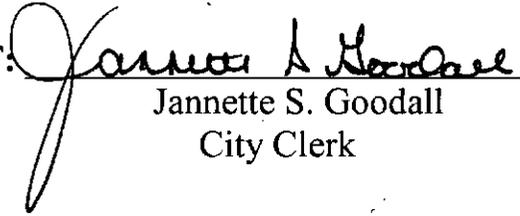
**APPROVED:**



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Anne L. Morgan  
City Attorney

**ATTEST:**



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Jannette S. Goodall  
City Clerk

### Legal Description

TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A TRACT CONVEYED TO CITGO PETROLEUM CORPORATION, AND RECORDED IN VOLUME 10775, PAGE 1208 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAVE AND EXCEPT A 0.3210 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY STREET DEED IN VOLUME 10403, PAGE 384 (R.P.R.T.C.T.), AND SAVE AND EXCEPT A 0.0030 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY STREET DEED IN DOCUMENT NO. 2002046994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 9.8605 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 5/8-inch iron pipe found at the intersection of the south right-of-way line of the Southern Pacific Transportation Company Railroad (right-of-way varies) with the east right-of-way line of Airport Boulevard (aka State Highway 29, right-of-way varies), and being the northwest corner of said Citgo tract, for the northwest corner and POINT OF BEGINNING hereof;

THENCE, with the south right-of-way line of said Southern Pacific Railroad and the north line of said Citgo tract, N70°57'56"E, a distance of 551.69 feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the southwest corner of a called 0.48 acre tract conveyed to Tarif Alkusari in Volume 10523, Page 686 (R.P.R.T.C.T.), and being an exterior ell-corner hereof of said Citgo tract;

THENCE, leaving the south right-of-way line of said Southern Pacific Railroad, with the common line of said Alkusari tract and said Citgo tract, S61°58'18"E, passing at a distance of 300.09 feet, a bolt found at a corner in the northwest right-of-way line of Shady Lane (right-of-way varies), and being the southeast corner of said Alkusari tract, and continuing for a total distance of 302.89 feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northeast corner hereof, said point being at the northwest corner of said 0.3210 acre Right-of-way tract;

THENCE, with the northwest right-of-way line of said Shady Lane and the northwest line of said 0.3210 acre Right-of-way tract, over and across said Citgo tract, the following three (3) courses and distances:

1. 82.47 Feet along the arc of a curve to the right, having a radius of 1,584.00 feet, and whose chord bears S30°50'17"W, a distance of 82.46 feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of reverse curvature hereof, from which a 1/2-inch iron rod with "USI" cap found bears, N62°22'12"W, a distance of 2.33 feet;
2. 149.15 Feet along the arc of a curve to the left, having a radius of 1,600.00 feet, and whose chord bears S29°39'33"W, a distance of 149.10 feet to a 1/2-inch iron rod with

- "Ward-5811" cap set for a point of tangency hereof, from which a 1/2-inch iron rod found bears, N63°58'49"W, a distance of 2.06 feet; and
3. S26°59'20"W, a distance of 696.64 feet to a 1/2-inch iron rod found for southeast corner hereof, said point being at the southwest corner of said 0.3210 acre Right-of-way tract, and being in the northeast line of a called 0.21 acre tract (save and except a called 1,047 s.f.) conveyed to Federico G. Ramirez, Jr., in Volume 11744, Page 1041 (R.P.R.T.C.T.), and being in the south line of said Citgo tract;

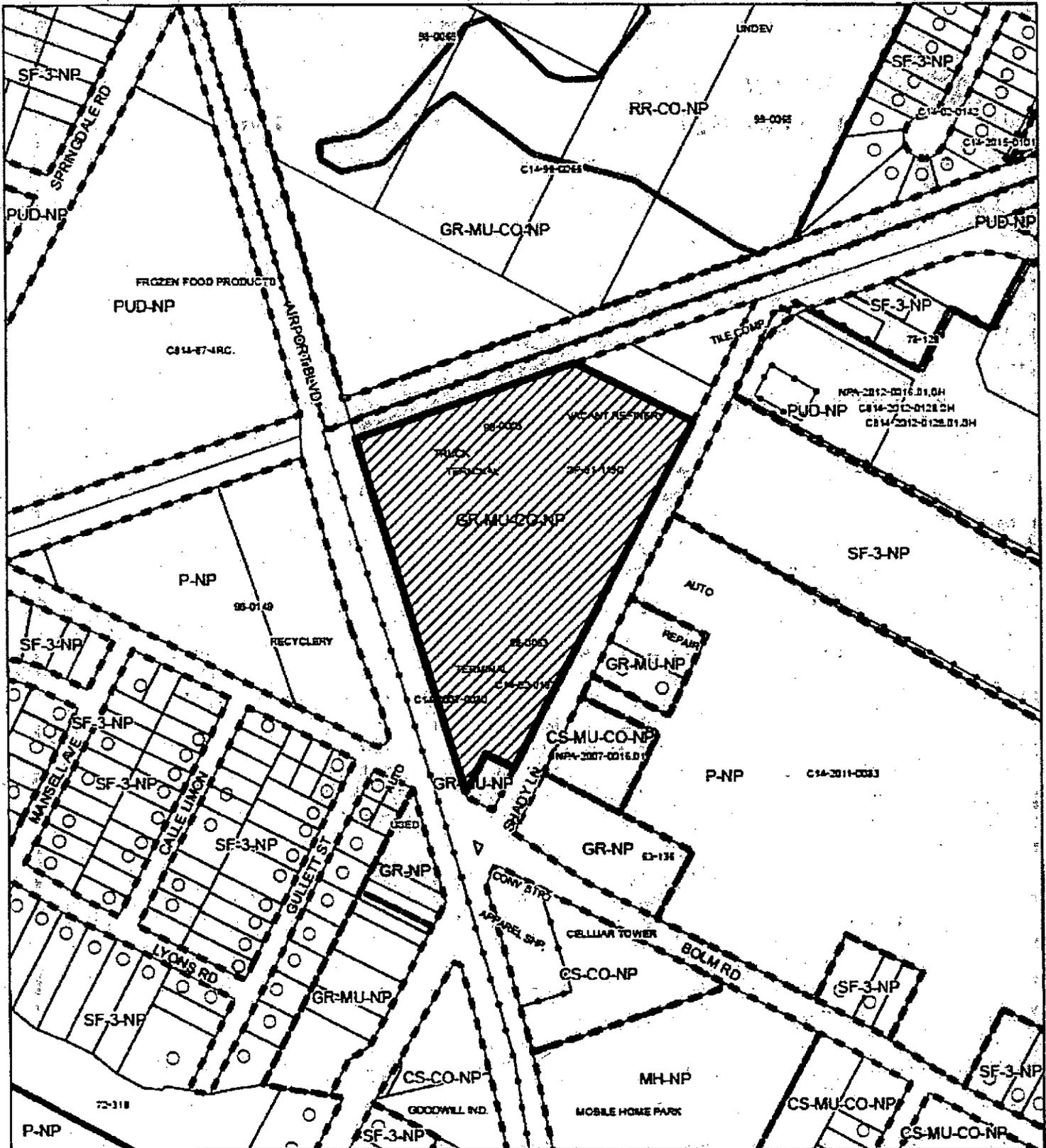
THENCE, leaving the northwest right-of-way line of said Shady Lane, with the common line of said Ramirez tract and said Citgo tract, the following two (2) courses and distances:

1. N62°27'25"W, a distance of 75.65 feet to a 1/2-inch iron pipe in concrete found for an interior ell-corner hereof; and
2. S26°50'26"W, a distance of 103.58 feet to a 1/2-inch iron rod with "MMLST" cap found for an exterior ell-corner hereof, said point being in the northeast right-of-way line of Bolm Road (60' right-of-way), and being at the northeast corner of said 0.0030 acre Right-of-way tract;

THENCE, with the northeast right-of-way line of said Bolm Road and the northeast line of said 0.0030 acre Right-of-way tract, leaving the common line of said Ramirez tract and said Citgo tract, over and across said Citgo tract, N64°15'35"W, a distance of 23.71 feet to a 1/2-inch iron rod with illegible cap found for the southwest corner hereof, said point being at the intersection of the northeast right-of-way line of said Bolm Road with the east right-of-way line of said Airport Boulevard, and being at the northwest corner of said 0.0030 acre Right-of-way tract, and being in the west line of said Citgo tract, from which a 1/2-inch iron rod found at the intersection of the southeast right-of-way line of said Shady Lane with the east right-of-way line of said Airport Boulevard, and being at the northwest corner of Lot 2, B Square Addition, a subdivision recorded in Volume 65, Page 79B of the Plat Records of Travis County, Texas (P.R.T.C.T.) bears, S15°56'06"E, a distance of 234.80 feet;

THENCE, with the east right-of-way line of said Airport Boulevard and the west line of said Citgo tract, the following three (3) courses and distances:

1. N15°56'06"W, a distance of 229.99 feet to a 1/2-inch iron rod found for an angle point hereof, from which a 1/2-inch iron rod with "USI" cap found bears, S68°10'34"E, a distance of 2.02 feet;
2. N11°39'45"W, a distance of 200.26 feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof; and
3. N15°54'45"W, a distance of 429.87 feet to the POINT OF BEGINNING and containing 9.8605 Acres (429,521 Sq. Ft.), more or less.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE # C14-2017-0156**

Exhibit B



1" = 300'

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