

ORDINANCE NO. 20180426-054

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4813 GONZALES STREET AND 4820 EAST 7TH STREET IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-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 general commercial services-conditional overlay-neighborhood plan (CS-CO-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. C14-2017-0140, on file at the Planning and Zoning Department, as follows:

4.086 acres (approximately 177,895 square feet) in the J.C. Tannehill League, in Travis County, Texas, being a portion of a 4.19 acre tract described in a Trustee's Deed to Laura Ellen Glass Hensley, dated March 12, 2002, and recorded in Document No. 2002054199 of the Official Public Records of Travis County, Texas, said 4.086 acres more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4813 Gonzales Street and 4820 East 7th 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:

A. The following uses are prohibited uses for the Property:

Adult oriented businesses
Kennels
Residential treatment

Campground
Pawn shop services
Vehicle storage

B. The following uses are conditional uses for the Property:

Agricultural sales and services
Limited warehousing and
distribution
Laundry services
Equipment sales

Construction sales and services
Building maintenance services
Equipment repair services

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) district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20030327-11a that established zoning for the Govalle Neighborhood Plan, except Part 6, No. 2 relating to the street access prohibition.

PART 5. This ordinance takes effect on May 7, 2018.

PASSED AND APPROVED


_____, April 26, 2018

§
§
§



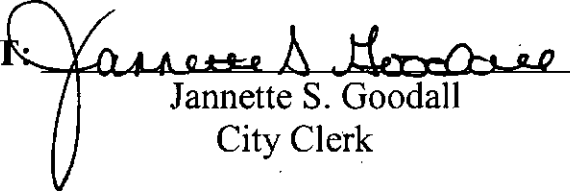
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**4.086 ACRES
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 4.086 ACRES (APPROXIMATELY 177,995 SQ. FT.), IN THE J.C. TANNEHILL LEAGUE, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 4.19 ACRE TRACT DESCRIBED IN A TRUSTEE'S DEED TO LAURA ELLEN GLASS HENSLEY, DATED MARCH 12, 2002, AND RECORDED IN DOCUMENT NO. 2002054199 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.086 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" rebar found in the south right-of-way line of Gonzales Street (50' right-of-way) for the northeast corner of Lot 1, Block 3, Chunn Subdivision, a subdivision recorded in Volume 4, Page 120 of the Plat Records of Travis County, Texas, same being the northeast corner of a tract of land conveyed to Mary Lopez in Volume 6929, Page 1496 of the Deed Records of Travis County, Texas, and for the northwest corner of the said 4.19 acre tract;

THENCE with the south line of Gonzales Street, and the north line of the 4.19 acre tract, the following two (2) courses and distances:

1. South 62°14'18" East, a distance of 194.51 feet to a 1/2" rebar found;
2. South 48°06'38" East, a distance of 176.96 feet to a 1/2" rebar with "Chaparral" cap set for the northwest corner of a 0.110 acre tract described in Document No. 20171094628 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the northwest corner of Lot 1, Dickson Addition, a subdivision recorded in Volume 76, Page 144, of the Plat Records of Travis County, Texas, and for the northeast corner of the 4.19 acre tract, and being the northeast corner of the 0.110 acre tract, bears South 48°06'38" East, a distance of 10.32 feet;

THENCE South 27°35'19" West, with the west line of the 0.110 acre tract, crossing the 4.19 acre tract, a distance of 480.56 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of East Seventh Street (120' right-of-way), being also the south line of the 4.19 acre tract, for the southwest corner of the 0.110 acre tract, from which a 1/2" rebar found for the southwest corner of said Lot 1, and the southeast corner of the 4.19 acre tract, being the southeast corner of the 0.110 acre tract, bears South 53°54'41" East, a distance of 10.11 feet;


Exhibit A

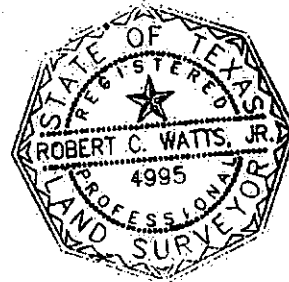
THENCE North 53°54'41" West, with the north line of East Seventh Street, and the south line of the 4.19 acre tract, a distance of 369.27 feet to a 1/2" rebar found for the southeast corner of a 0.159 acre tract conveyed to Patrick M. Callan in Volume 5765, Page 1601 of the Deed Records of Travis County, Texas, and for the southwest corner of the 4.19 acre tract;

THENCE North 27°29'42" East, with the east line of said 0.159 acre tract, and the east line of Lots 1-7, Block 3, Chunn Subdivision, same being the west line of the 4.19 acre tract, a distance of 470.28 feet to the **POINT OF BEGINNING**, containing 4.086 acres of land, more or less.

Surveyed on the ground May 10, 2017. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 1309-001-REM

 4-4-18
Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500



REFERENCES
TCAD Property ID #: 020211
Austin Grid Map ML21

This architectural site plan depicts a property situated at the corner of Donnell Street and Spring Street. The plan includes the following details:

- Streets:** Donnell Street runs north-south along the top and right edges. Spring Street runs east-west along the bottom edge.
- Buildings:**
 - A large central building with multiple rooms, including a "KITCHEN", "DINING ROOM", "LIVING ROOM", and "BATH".
 - A smaller building to the right, labeled "GARAGE" and "STORAGE".
 - A building at the corner of Donnell and Spring Streets, labeled "STORE" and "OFFICE".
- Materials and Construction:** Various areas are labeled with materials such as "CONCRETE", "BRICK", "WOOD", and "IRON".
- Setbacks and Easements:** Numerous lines and dimensions indicate setbacks from the streets and easements, such as "10' SETBACK", "5' EASEMENT", and "15' SETBACK".
- Utilities:** Lines representing utility easements and services are shown, including "ELECTRIC", "GAS", and "SEWER".
- Other Features:** The plan shows a "RAILROAD TRACK" running parallel to Spring Street, a "CITY STREET" running parallel to Donnell Street, and various "EASEMENTS" and "SETBACKS" throughout the property.

PARKING SUMMARY:
REDUCED TRAFFIC: 20

- [illegible]

Page 5: 3. Market Overview

What is the market? What competitive forces are at work? How do you think the market will grow? What are the key success factors? What are the key barriers to entry? What are the key risks? What are the key opportunities?

Market Size and Growth

Market Size: \$100 million

Market Growth: 10% per year

Market Structure

Market Structure: Oligopoly

Market Entry Barriers

Market Entry Barriers: High

Market Risks

Market Risks: High

Market Opportunities

Market Opportunities: High

Market Challenges

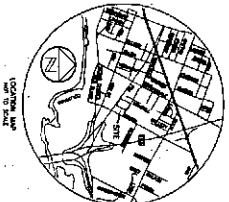
Market Challenges: High

Market Outlook

Market Outlook: Positive

Market Conclusion

Market Conclusion: Positive



SCALE 1" = 30'
GRAPHIC SCALE
0 15 30

SEARCHER INFORMATION:
 Mr. J. Robert Orr, 6000 S.W. 10th Avenue, Apt. 101, Fort Lauderdale, Florida 33304. Mr. Orr is currently employed by the Florida Department of Transportation, 13000 N.W. 11th Avenue, Ft. Lauderdale, Florida 33325. Mr. Orr is married and has a female child located in the South West of Florida (Miami).

RELATION: - 033.87


RE: Robert Orr, 6000 S.W. 10th Avenue, Apt. 101, Fort Lauderdale, Florida 33304. Mr. Orr is currently employed by the Florida Department of Transportation, 13000 N.W. 11th Avenue, Ft. Lauderdale, Florida 33325. Mr. Orr is married and has a female child located in the South West of Florida (Miami).

CLERKING: - 030.52

OFFICIAL OFFICE AND NO. (03000 - 390)

[illegible][illegible]

Chapparral
Professional Land Surveying, Inc.
Surveying and Mapping
2000 N. Tarrant Street, Suite 35744
Ft. Worth, Texas 76104
Phone: 817/352-1100
Fax: 817/352-1105



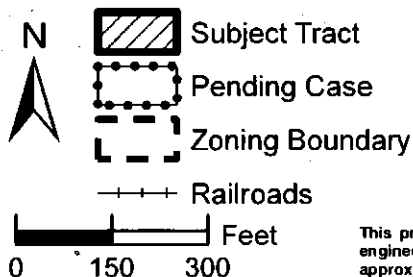
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
NO. 14186
EXPIRATION DATE 12/31/99



ZONING

Case#: C14-2017-0140

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



Created: 11/14/2017