

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 735 SPRINGDALE ROAD IN THE GOVALLE/JOHNSTON TERRACE COMBINED 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. C14-2019-0031, on file at the Planning and Zoning Department, as follows:

4.85 acre tract of land, more or less, out of the J. Goodwin Jones Subdivision, a subdivision in the City of Austin, Travis County, Texas, said 4.85 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 735 Springdale Road 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. 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.
- B. Outdoor entertainment use is a conditional use of the Property.
- C. Development of the Property may not exceed 20 dwelling units per acre.

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2 D. The outdoor entertainment use on the Property shall not occur within 80 feet  
3 from any adjoining property zoned or used with a single family residential use.

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5 E. The following uses are not permitted uses on the Property:  
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Alternative financial services	Automotive rental
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Business support services
Campground	Club or lodge
College and university facilities	Commercial blood plasma center
Commercial off-street parking	Community recreation (private)
Community recreation (public)	Congregate living
Consumer convenience services	Consumer repair services
Convenience storage	Custom manufacturing
Drop-off recycling collection facility	Electronic prototype assembly
Equipment repair services	Equipment sales
Exterminating services	Financial services
Food sales	Funeral services
General retail sales (general)	Guidance services
Hospital services (general)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Kennels	Laundry services
Limited warehousing & distribution	Maintenance and service facilities
Monument retail sales	Off-site accessory parking
Outdoor sports and recreation	Pawn shop services
Pedicab storage and dispatch	Personal improvement services
Personal services	Pet services
Research services	Residential treatment
Service station	Theater
Transitional housing	Transportation terminal
Vehicle storage	Veterinary services

7  
8 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
9 developed and used in accordance with the regulations established for the general

commercial services (CS) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, 2019

§  
§  
§

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
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 498, Page 58 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 6, common boundary with said Springdale Terrace, S 82°18'16" E a distance of 660.07 feet to a 1 inch iron pipe found at the most easterly corner of said Lot 6, 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 6, 7 and 8, 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.

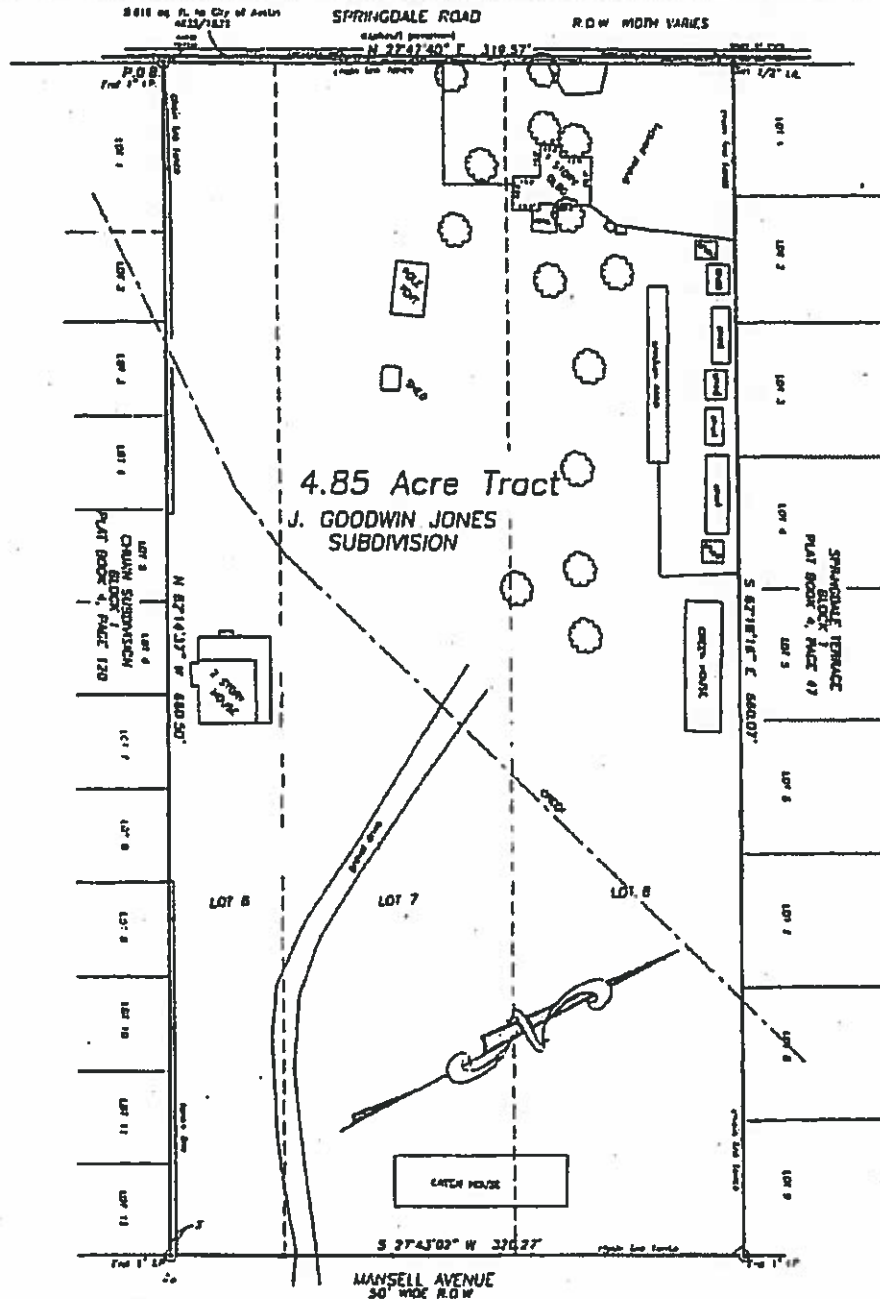
This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

October 18, 2014

  
Tyler Tumlinson  
RPLS No. 6410



00312-SPR



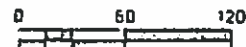
I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on October 19, 2014 on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of 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 9/28/2008.

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

October 19, 2014



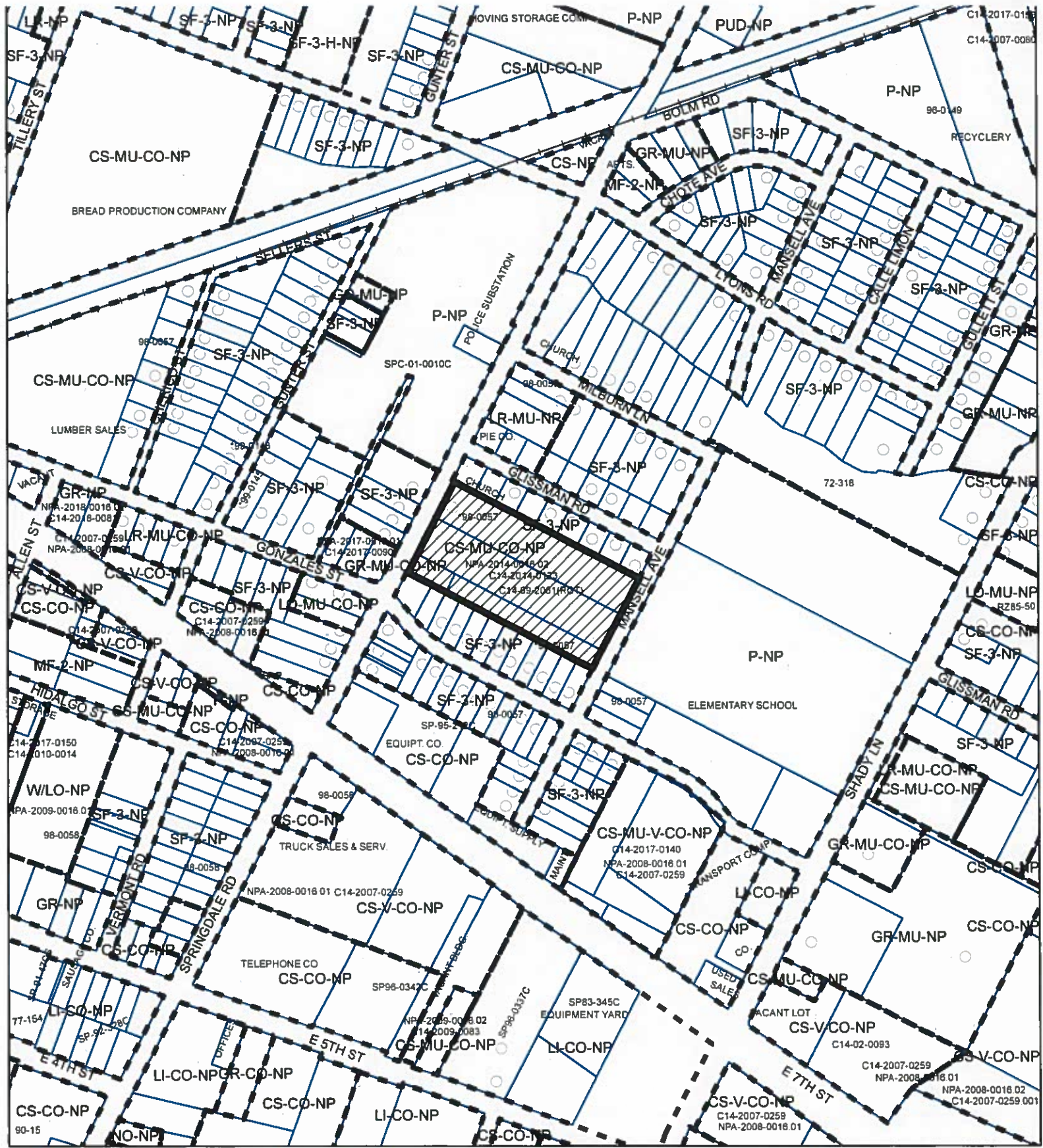
**TUMLINSON**  
— LAND SURVEYING  
2114 County Road 219  
Cameron, Texas 76520  
(254) 831-8707  
FIRM #10193858




### 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 484, Page 58 D.T.C.

PROJECT	66312-SPE
DATE	10-19-2014
SURVEYOR	T. TUMLINSON
DEPUTY	T. TUMLINSON
PREPARED BY	T. TUMLINSON
REVISION	See File





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2019-0031

### EXHIBIT "B"

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



Created: 1/30/2019