

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

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3 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
4 **PROPERTY LOCATED AT 1127, 1129 (PORTION OF), AND 1129 ½ (PORTION**  
5 **OF) TILLERY STREET; AND 1118, 1202, AND 1204 HENNINGER STREET IN**  
6 **THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN**  
7 **AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP)**  
8 **COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL**  
9 **OVERLAY-NEIGHBORHOOD PLAN (LO-MU-CO-NP) COMBINING DISTRICT.**

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11 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
14 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
15 district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-  
16 NP) combining district on the property described in Zoning Case No. C14-2021-0172.SH,  
17 on file at the Housing and Planning Department, as follows:

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19 2.635 acres of land out of the George J. Neal Survey No. 1, Abstract Number 586,  
20 situated in the City of Austin, Travis County, Texas, being a portion of that certain  
21 2.10 acre tract described in a Deed to Austin Housing Finance Corporation,  
22 recorded in Volume 13035, Page 1441, Real Property Records of Travis County,  
23 Texas; and being a portion of that certain 0.19 acre tract described in a Deed to  
24 Austin Housing Finance Corporation, recorded in Document No. 2004236337,  
25 Official Public Records of Travis County, Texas; and being all of that certain 1.622  
26 acre tract described in a Deed to Austin Housing Finance Corporation, recorded in  
27 Document No. 2001094068, Official Public Records of Travis County, Texas; and  
28 being all of that certain 0.175 acre tract described in a Deed to Austin Housing  
29 Finance Corporation, recorded in Document No. 2001094070, Official Public  
30 Records of Travis County, Texas; and being all of that certain 52.6' x 150' tract  
31 described in a Deed to Austin Housing Finance Corporation, recorded in  
32 Document No. 2004190744, Official Public Records of Travis County, Texas; and  
33 being all of that certain 50' x 150' tract described in a Deed to Austin Housing  
34 Finance Corporation, recorded in Document No. 2004190745, Official Public  
35 Records of Travis County, Texas said 2.635 acres of land being more particularly  
36 described by metes and bounds in **Exhibit "A"** incorporated into this ordinance  
37 (the "Property"),

38  
39 locally known as 1127, 1129 (portion of), 1129 ½ (portion of) Tillery Street; and 1118,  
40 1202, and 1204 Henninger Street in the City of Austin, Travis County, Texas, generally  
41 identified in the map attached as **Exhibit "B"**.

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**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 on the Property:

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| Bed and breakfast (Group 1)                                      | Bed and Breakfast (Group 2)                                    |
| Club or lodge  | College and university facilities                              |
| Communication service facilities                                 | Communications services  |
| Community events   | Community recreation (public)                                  |
| Congregate living  | Convalescent services  |
| Counseling services  | Day care services (commercial)                                 |
| Day care services (general)                                      | Day care services (limited)                                    |
| Hospital services (limited)                                      | Medical offices - exceeding 5,000 square feet gross floor area |
| Medical offices-not exceeding 5,000 square feet gross floor area | Personal services  |
| Private primary educational facilities                           | Private secondary educational facilities                       |
| Professional office  | Public primary educational facilities                          |
| Public secondary educational facilities                          | Safety services  |
| Software development   | Special use-historic   |
| Urban farm   |  |

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, mixed use (MU) 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.



**FIELD NOTE DESCRIPTION**  
**2.635 ACRES**  
**GEORGE J. NEAL SURVEY NO. 1, A-586**  
**CITY OF AUSTIN**  
**TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 2.635 ACRES OF LAND OUT OF THE GEORGE J. NEAL SURVEY NO. 1, ABSTRACT NUMBER 586, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2.810 ACRE TRACT DESCRIBED IN A DEED TO AUSTIN HOUSING FINANCE CORPORATION RECORDED IN VOLUME 13035, PAGE 1441 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 0.19 ACRE TRACT DESCRIBED IN A DEED TO AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2004236337 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT CERTAIN 1.622 ACRE TRACT DESCRIBED IN A DEED TO AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2001094068 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT CERTAIN 0.175 ACRE TRACT DESCRIBED IN A DEED TO AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2001094070 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT CERTAIN TRACT DESCRIBED AS 52.6' x 150' IN A DEED TO AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2004190744 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF THAT CERTAIN TRACT DESCRIBED AS 50' x 150' IN A DEED TO AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2004190745 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 2.635 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone, grid. A map of survey was prepared to accompany this description.*

**COMMENCING** at a steel pin set on the east right-of-way line of Tillery Street at the northwest corner of the said 2.810 acre Austin Finance Corporation tract (**N 10071476.60, E 3127625.28**), the same being the southwest corner of that certain 0.34 acre tract described in a deed to John Henry Limon and wife, Diane Limon recorded in Document Number 2004076451 of the Official Public Records of Travis County, Texas, from which a ½ inch diameter steel pin found with cap marked HALFF bears N 20°47'05" E, 0.97 feet and an iron pipe found at the intersection with the south right-of-way line of Goodwin Avenue at the northwest corner of the said 0.34 acre Limon tract bears N 20°47'05" E, 100.14 feet;

THENCE, S 20°47'05" W, a distance of 167.64 feet along the east right-of-way line of Tillery Street, the same being the west line of the said 2.810 acre and 0.19 acre Austin Housing Finance Corporation tracts, to a steel pin set on the west line of the said 0.19 acre tract for the **PLACE OF BEGINNING** of the herein described tract;

THENCE, S 69°46'32" E, a distance of 653.00 feet, crossing the said 0.19 acre and then 2.810 acre Austin Housing Finance Corporation tracts, to a steel pin set on the east line of the said 2.810 acre tract, the same being the west line of Lot 14, Charles Street, a subdivision of record in Book 32, Page 28 of the Plat Records of Travis County, Texas, from which an iron pipe found at the northeast corner of the said 2.810 acre tract bears N 20°29'40" E, 166.12 feet;

**2.635 Acres**  
**Page 2 of 3**

THENCE, S 20°29'40" W, at 32.31 feet passing a computed point for the southeast corner of the said 2.810 acre tract, the same being northeast corner of the said 52.6' x 150' Austin Housing Finance Corporation tract, an iron pipe found being 0.29 feet west of line, then at 79.66 feet passing an iron pipe found at the southwest corner of the said Lot 14, the same being the northwest corner of Govalle Arbors 2 Condominiums, of record in Document Number 2017150036 of the Official Public Records of Travis County, Texas, then passing the southeast corner of the said 52.6' x 150' Austin Housing Finance Corporation tract, the same being the northeast corner of the said 50' x 150' Austin Housing Finance Corporation tract and continuing for a **total distance of 135.52 feet** to a computed point at the southeast corner of the said 50' x 150' tract, the same being the northeast corner of that certain tract described in a deed to 1200 Henninger LLC recorded in Document Number 2018153708 of the Official Public Records of Travis County, Texas and being on the west line of the said Govalle Arbors 2 Condominiums tract, a ½ inch diameter steel pin found with cap being 0.19' east of line;

THENCE, N 69°31'41" W, a distance of 150.59 feet to a ½ inch steel pin found with cap marked TLS on the east line of the said 0.175 acre Austin Housing Finance Corporation tract at the southwest corner of the said 50' x 150' Austin Housing Finance Corporation tract, the same being the northwest corner of the said 1200 Henninger LLC tract;

THENCE, S 20°17'35" W, a distance of 50.14 feet to a ½ inch diameter steel pin found at the southwest corner of the said 1200 Henninger LLC tract, the same being the southeast corner of the said 0.175 acre Austin Housing Finance Corporation tract;

THENCE, S 69°47'57" E, a distance of 150.42 feet along the south line of the said 1200 Henninger LLC tract, being a common line with the said 1.622 acre Austin Housing Finance Corporation tract, to a computed point on the west line of the said Govalle Arbors 2 Condominiums at the southeast corner of the said 1200 Henninger LLC tract, the same being an exterior corner of the said 1.622 acre tract, a ½ inch diameter steel pin found being 0.39 feet east of line;

THENCE, S 20°29'40" W, a distance of 16.32 feet, passing the southwest corner of the said Govalle Arbors 2 Condominiums, the same being the northwest corner of that certain tract described in a deed to James D. Caswell recorded in Volume 13107, Page 1492 of the Real Property Records of Travis County, Texas, to an iron pipe found on the west line of the said Caswell tract at the southeast corner of the said 1.622 acre Austin Housing Finance Corporation tract, the same being the northeast corner of Henninger Street;

THENCE, N 69°42'18" W, along the south line of the said 1.622 acre Austin Housing Finance Corporation tract, passing the northwest corner of the said Henninger Street, the same being the northeast corner of that certain tract described in a deed to Gilbert Gonzalez and Dianna Gonzalez recorded in Document Number 2007016502 of the Official Public Records of Travis County, Texas, at 174.13 feet passing an iron pipe found at the northwest corner of the said Gonzalez tract, the same being the northeast corner of Tillery Street Subdivision, a subdivision of record in Document Number 202000032 of the Official Public Records of Travis County, Texas and continuing for a **total distance of 504.01 feet** to a ½ inch diameter steel pin found on the north line of the said Lot 4 at an exterior corner of the said 1.622 acre tract, the same being the southeast corner of that certain tract described in a deed to Maria Teresa Cenicerros recorded in Volume 12417, Page 831 of the Real Property Records of Travis County, Texas;

THENCE, N 20°48'18" E, a distance of 59.85 feet to a ½ inch diameter steel pin found at the northeast corner of the said Cenicerros tract for an interior corner of the said 1.622 acre Austin Housing Finance Corporation tract;

THENCE, N 69°40'04" W, a distance of 150.03 feet to a ½ inch diameter steel pin found on the east right-of-way line of Tillery Street at the northwest corner of the said Cenicerros tract for the southwest corner of the said 1.622 acre Austin Housing Finance Corporation tract, from which an iron pipe found at the southwest corner of the said Cenicerros tract bears S 20°47'05" W 59.95 feet;

THENCE, N 20°47'05" E, a distance of 140.52 feet along the east right-of-way line of Tillery Street, passing the northwest corner of the said 1.622 acre Austin Housing Finance Corporation tract, the same being the southwest corner of the said 0.19 acre Austin Housing Finance Corporation tract and continuing to the **PLACE OF BEGINNING**, containing 2.635 acres of land, more or less.

This description was prepared from a survey performed on the ground dated January 12, 2021

Description prepared April 12, 2022

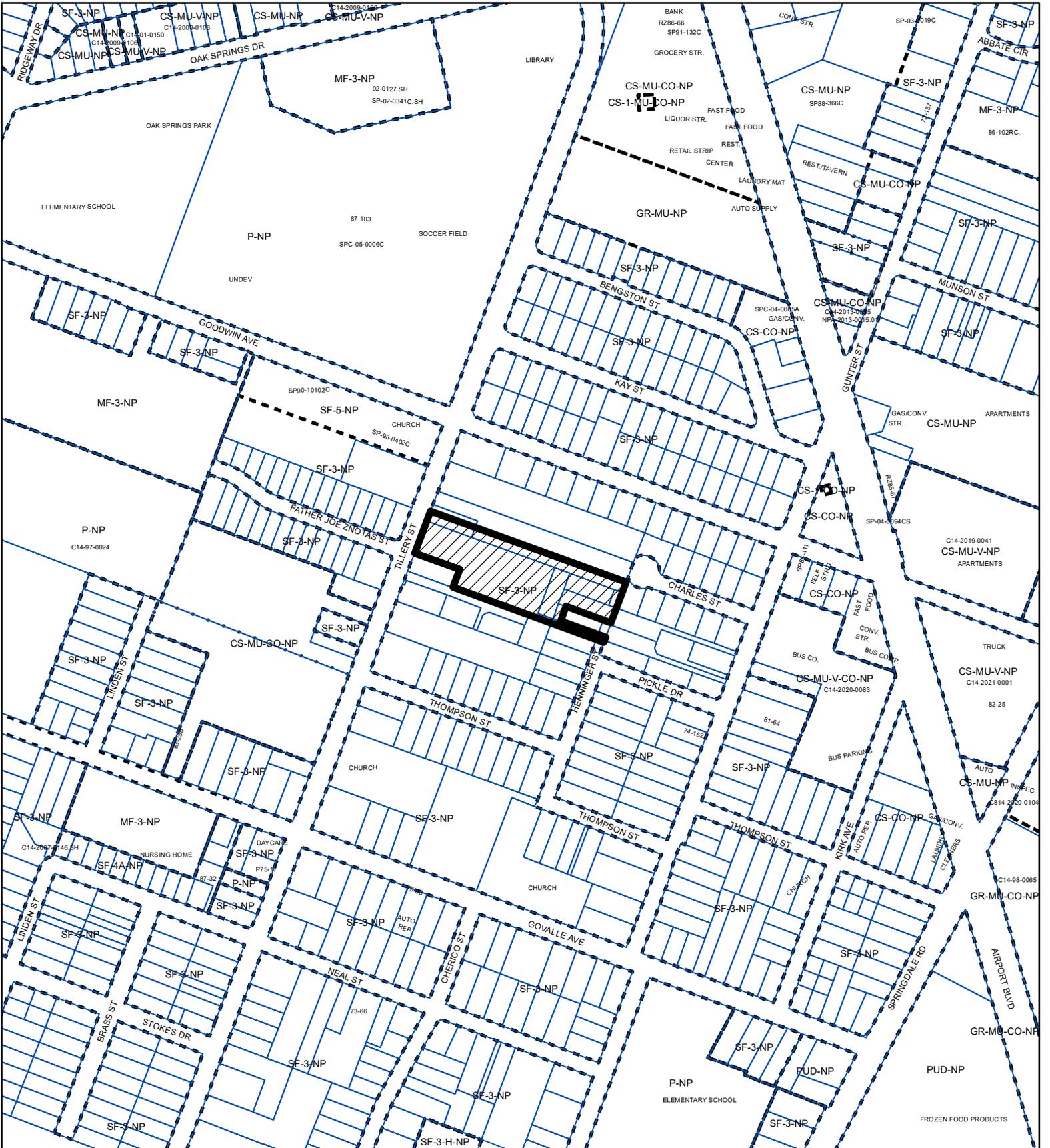


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**ZONING**

ZONING CASE#: C14-2021-0172.SH

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.

1" = 400'

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

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