

**ORDINANCE NO. 20220505-056**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 900 GARDNER ROAD IN THE GOVALLE JOHNSTON COMBINED NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-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 public-neighborhood plan (P-NP) combining district to community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district on the property described in Zoning Case No. C14-2021-0020.SH, on file at the Housing and Planning Department, as follows:

2.478 acres of land out of the J.C. Tannehill League Survey Number 29, Travis County, Texas, being a portion of that certain called 44.45 acre tract described in a Deed to the City of Austin recorded in Document No. 2002153954, Official Public Records of Travis County, Texas, said 2.478 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance,

and

6.00 acres of land out of the J.C. Tannehill League Survey Number 29, Travis County, Texas, being all of that called 6.00 acre tract conveyed to the Austin Housing Finance Corporation by Special Warranty Deed recorded in Document No. 2014115415, Official Public Records of Travis County, Texas, said 6.00 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance (collectively referred to as the “Property”),

locally known as 900 Gardner Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 030327-11b that established zoning for the Johnston Terrace Neighborhood Plan.

**PART 3.** This ordinance takes effect on May 16, 2022.


**PASSED AND APPROVED**

\_\_\_\_\_, May 5 \_\_\_\_\_, 2022

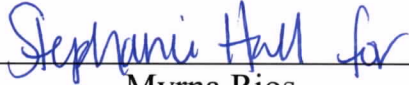
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§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Myrna Rios  
City Clerk

**FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
2.478 ACRES  
J.C. TANNEHILL LEAGUE SURVEY NO. 29  
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 2.478 ACRES OF LAND OUT OF THE J.C. TANNEHILL LEAGUE SURVEY NUMBER 29, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 44.45 ACRE TRACT DESCRIBED IN A DEED DATED AUGUST 13, 2002 TO THE CITY OF AUSTIN RECORDED IN DOCUMENT NUMBER 2002153954 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 2.478 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*NOTE: Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83) Central Zone, grid. Steel pins set are ½ inch diameter with cap marked Lenz & Assoc.*

**BEGINNING** at a ½ inch diameter steel pin found with cap marked COA Public Works (**N-10065669.75, E-3132064.71**) on the west right-of-way line of Gardner Road at the southeast corner of that certain 6.00 acre portion of the said 44.45 acre City of Austin tract described in a deed to Austin Housing Finance Corporation, recorded in Document Number 2014115415 of the Official Public Records of Travis County, Texas, from which a Mag nail found in concrete at the base of a chain link fence corner post at the northeast corner of the said 44.45 acre tract, the same being the northeast corner of the said 6.00 acre tract, on the west right-of-way line of Gardner Road, bears N 27°42'32" E, 576.98 feet;

THENCE, S 27°42'32" W, a distance of 465.34 feet along the west right-of-way line of Gardner Road to a steel pin set, from which a ½ inch diameter steel pin found in concrete at the intersection of the west right-of-way line of Gardner Road with the north right-of-way line of U.S. Highway 183 (Ed Bluestein Boulevard) at the southeast corner of the said 44.45 acre City of Austin tract bears S 27°42'32" W, 435.40 feet;

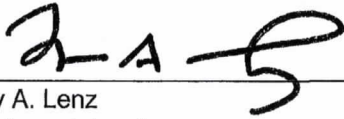
THENCE, traversing the interior of the said 44.45 acre City of Austin tract, the following four (4) courses and distances:

- 1) N 62°23'12" W, 30.52 feet to a steel chain link fence corner post found;
- 2) S 27°58'21" W, 17.68 feet to a steel pin set;
- 3) N 86°09'24" W, 80.54 feet to a steel pin set;
- 4) N 03°50'36" E, 551.29 feet to a ½ inch diameter steel pin found at the southwest corner of the said 6.00 acre Austin Housing Finance Corporation tract, from which a ½ inch diameter steel pin found with cap marked COA Public Works at the northwest corner of the said 6.00 acre tract bears N 03°50'36" E, 621.28 feet;

2.478 Ac.  
Page 2 of 2

THENCE, S 64°18'18" E, a distance of 327.50 feet, continuing to traverse the interior of the said 44.45 acre City of Austin tract, along the south line of the said 6.00 acre tract, to the **PLACE OF BEGINNING**, containing 2.478 acres of land, more or less.

DATE OF SURVEY: SEPTEMBER 28, 2020  
REVISED: JANUARY 3, 2022



Timothy A. Lenz  
Lenz & Associates, Inc.  
Firm Number 100290-00  
4150 Freidrich Lane, Suite A-1  
Austin, Texas 78744  
(512) 443-1174



2021-0706 (2.478 ac).docx

TCAD Property I.D. # 855098



## METES &amp; BOUNDS DESCRIPTION

FIELD NOTES FOR 6.000 ACRE TRACT OF LAND OUT OF THE JESSE C. TANNEHILL SURVEY NO. 29, SITUATED IN TRAVIS COUNTY, TEXAS; BEING ALL OF THAT CALLED 6.000 ACRE TRACT AS CONVEYED TO AUSTIN HOUSING FINANCE CORPORATION BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2014115415 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod w/cap stamped "COA PUBLIC WORKS" found on the westerly right-of-way line of Gardner Road, (80' right-of-way), at the common east corner of the above described Austin Housing Finance Corporation 6.000 acre tract and the remainder of a called 44.45 acre tract as conveyed to the City of Austin by deed without warranties as recorded in Document Number 2002153954 of the Official Public Records of Travis County, Texas, being the southeast corner of the above described Austin Housing Finance Corporation 6.000 acre tract, for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

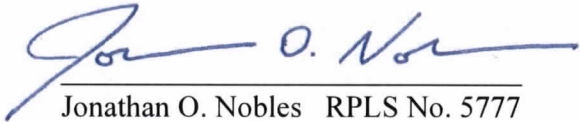
THENCE, leaving the westerly right-of-way line of said Gardner Road, with the south line of said Austin Housing Finance Corporation 6.000 acre tract, N 64°18'39" W a distance of 327.50 feet to a 1/2-inch iron rod found at an interior corner of said City of Austin 44.45 acre remainder tract, being the southwest corner of said Austin Housing Finance Corporation 6.000 acre tract, for the southwest corner of the herein described tract;

THENCE, with the west line of said Austin Housing Finance Corporation 6.000 acre tract, N 03°50'33" E a distance of 621.36 feet to a 1/2-inch iron rod w/cap stamped "BGE INC" set on the south line of Lot 14, Block A, Colorado East, One-A, a subdivision as recorded in Volume 81, page 297 of the Plat Records of Travis County, Texas, at the common north corner of said Austin Housing Finance Corporation 6.000 acre tract, and said City of Austin 44.45 acre remainder tract, being the northwest corner of said Austin Housing Finance Corporation 6.000 acre tract, for the northwest corner of the herein described tract;

THENCE, with the north line of said Austin Housing Finance Corporation 6.000 acre tract, and the south line of said Colorado East, One-A subdivision, and the south line of Cobra Studios Condominiums, a condominium as recorded in Document Number 2008153240 of the Official Public Records of Travis County, Texas, S 64°17'36" E a distance of 578.94 feet to a 1/2-inch iron rod w/cap stamped "BGE INC" set on the westerly right-of-way line of said Gardner Road, at the northeast corner of said Austin Housing Finance Corporation 6.000 acre tract, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod w/cap stamped "HOLT CARSON" found bears S 63°20'36" E a distance of 0.50 feet;

THENCE, with the westerly right-of-way line of said Gardner Road, S 27°41'51" W a distance of 576.92 feet to the **POINT OF BEGINNING** and containing 6.000 acres (261,341 sq. ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on January 27, 2021 and are true and correct to the best of my knowledge.



Jonathan O. Nobles RPLS No. 5777  
BGE Inc.

101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728

Telephone: (512) 879-0400

TBPLS Licensed Surveying Firm No. 10106502



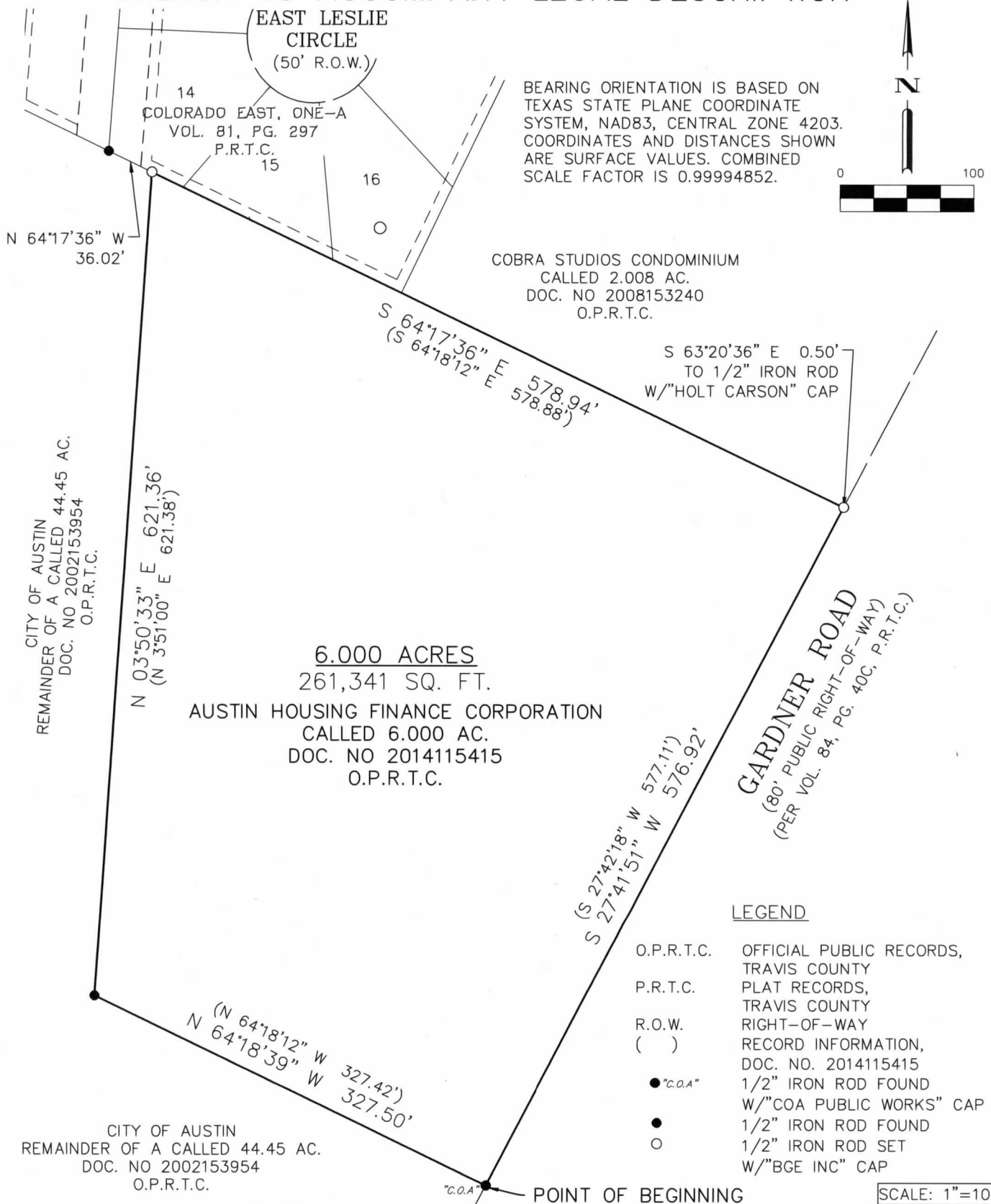
02/17/2021

Date

T.C.A.D. Property ID: 855097

C.O.A. Grid: L21 & M21

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

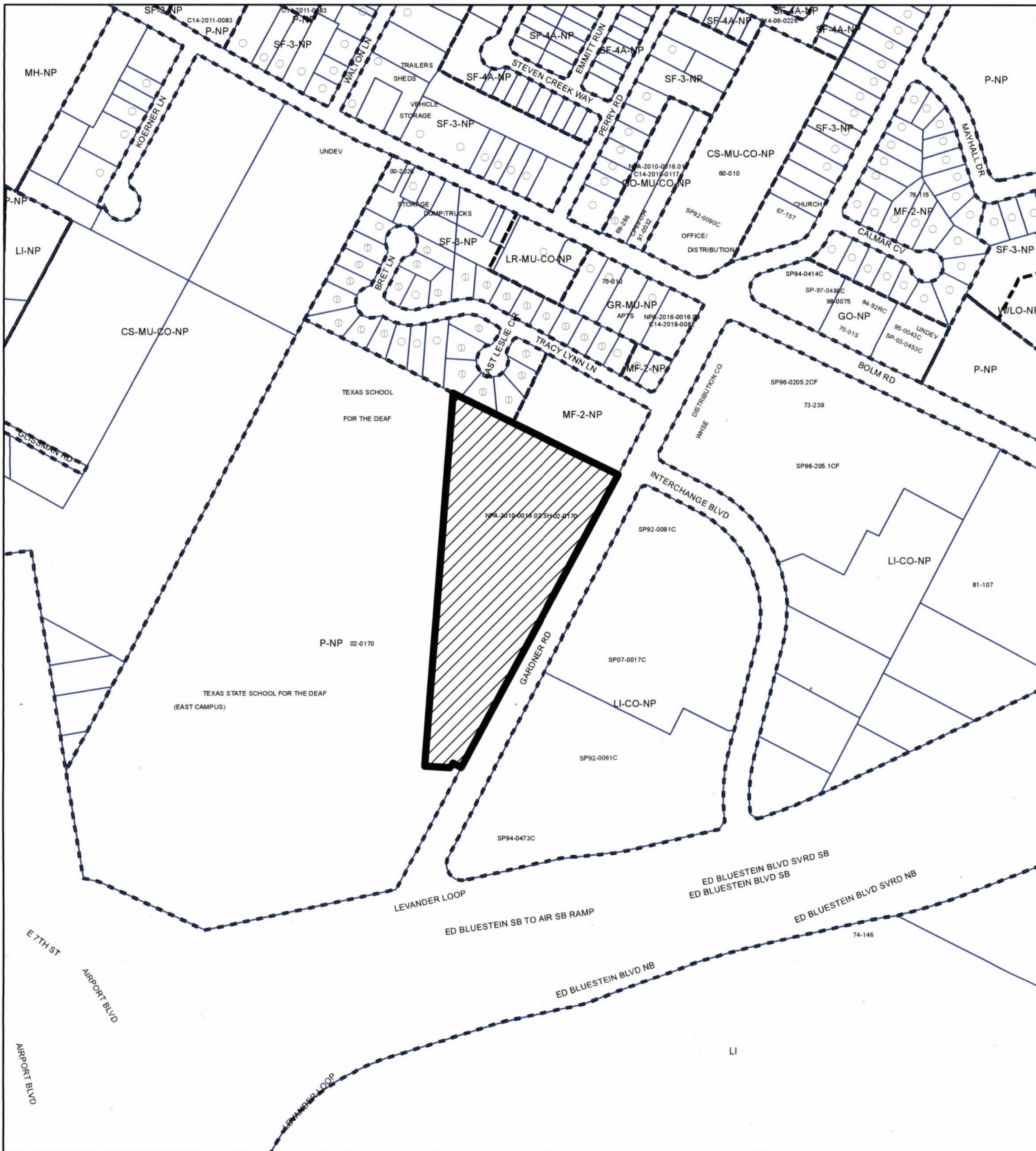


**BGE, Inc.**  
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728  
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TBPELS Licensed Surveying Firm No. 10106502

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SHEET **3**  
OF **3**





## ZONING

ZONING CASE#: C14-2021-0020.SH

Exhibit C



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 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



Created: 2/1/2022