

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 830 AND 838 AIRPORT BOULEVARD AND 917 AND 923 SHADY LANE IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND 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 family residence-neighborhood plan (SF-3-NP) combining district and 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. C14-2022-0054, on file at the Housing and Planning Department, as follows:

Being 1.631 acres of land situated in the J.C. Tannehill League in Travis County, Texas, said 1.631 acre tract of land being all of Tract 1, a 0.891 acre tract of land, all of Tract 2, a 0.300 acre tract of land, and all of Tract 3, a 0.440 acre tract of land, THOMAS F. TAYLOR SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 2, Page 227, of the Plat Records of Travis County, Texas, said 1.631 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 830 and 838 Airport Boulevard and 917 and 923 Shady Lane 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 use is a prohibited use on the Property:

Vehicular storage

(B) The following uses are conditional uses on the Property:

Agricultural sales and services	Building maintenance services
Construction sales and services	Equipment repair services
Equipment sales	Laundry services
Limited warehousing and distribution	

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) 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.

PART 5. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____	§	_____
_____	§	_____
_____, 2022	§	_____
		Steve Adler
		Mayor

APPROVED: _____	ATTEST: _____
Anne L. Morgan	Myrna Rios
City Attorney	City Clerk

Exhibit A

1.631 acre tract of land out of
Lot 2, Thomas F. Taylor Subdivision

Travis County, Texas

Job No. 090862-01-001 (SUR)

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FN 2672

FIELD NOTE DESCRIPTION

DESCRIPTION OF A 1.631 ACRE TRACT OF LAND SITUATED IN THE J.C. TANNEHILL LEAGUE IN TRAVIS COUNTY, TEXAS, SAID 1.631 ACRE TRACT OF LAND BEING ALL OF TRACT 1, A 0.891 ACRE TRACT OF LAND, ALL OF TRACT 2, A 0.300 ACRE TRACT OF LAND, AND ALL OF TRACT 3, A 0.440 ACRE TRACT OF LAND, THOMAS F. TAYLOR SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 227, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), AS CONVEYED TO SAM'S RADIATOR, INC., BY DEED RECORDED IN VOLUME 12014, PAGE 892, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.) SAID 1.631 ACRE TRACT OF LAND, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the curving west right-of-way line of Airport Blvd. (120' right-of-way width per strip map L 151-6-13 FAGH 1068(2) Control 151-6-12 PT Sta 773+25.70), for the southeast corner of said Tract 1, said point being the northeast corner of a 0.9887 acre tract of land as conveyed to 828 Airport, LLC, by deed recorded in Document No. 2015175112, Official Public Records, Travis County, Texas (O.P.R.T.C.TX.), from which a Type I concrete highway monument found in the west right-of-way line of Airport Blvd. for a point of tangency, bears a chord bearing of South 09 degrees 08 minutes 18 seconds East, a chord distance of 67.17 feet;

THENCE North 62 degrees 08 minutes 58 seconds West, with the northeast line of said 0.9887 acre tract of land and with the southwest line of said Tract 1, a distance of **506.02 feet** to a bolt found for the west corner of said Tract 1, being the north corner of said 0.9887 acre tract of land, said bolt found also being the most southerly corner of a 1,306 sq. ft. tract of land as conveyed to City of Austin (for Street purposes) (Shady Lane), by deed recorded in Volume 6934, Page 2321, (D.R.T.C.TX.);

THENCE North 28 degrees 10 minutes 19 seconds East, with the northwest line of said Tract 1 and with a southeasterly line of said 1,306 sq. ft. tract of land, a distance of **81.82 feet** to a calculated point for the north corner of said Tract 1, being the most westerly corner of said Tract 2, also being an angle point in the east line of said 1,306 sq. ft. tract of land;

THENCE North 58 degrees 10 minutes 18 seconds East, with a northwesterly line of said Tract 2 and with a southeasterly line of said 1,306 sq. ft. tract of land, a distance of **40.00 feet** to a calculated point for corner;

THENCE North 28 degrees 10 minutes 19 seconds East, with a northwesterly line of said Tract 2 and with a southeasterly line of said 1,306 sq. ft. tract of land, a distance of **47.47 feet** to a Magnetic nail found for the north corner of said Tract 2, same being the northeast corner of said 1,306 sq. ft. tract of land, same being the southeast corner of a 342 sq. ft. tract of land conveyed to City of Austin by deed recorded in Volume 6929, Page 1445, (D.R.T.C.TX.) said Magnetic nail also being the most westerly corner of Lot 3A, Resubdivision of Part of Lot 3, Thomas Taylor Subdivision, a Subdivision of record in Volume 10, Page 29 (P.R.T.C.TX.);

THENCE South 62 degrees 08 minutes 47 seconds East, with the northeast line of said Tract 2 and with the southwest line of said Lot 3A, passing at a distance of 60.00 feet, a 1/2 inch iron rod with cap stamped "LAI" found for reference, passing at a distance of 154.81 feet, a calculated point for the northeast corner of said Tract 2 and for the north corner of said Tract 3, passing at a distance of 354.81 feet a 1/2 inch iron pipe found, in all, a distance of **355.35 feet** to a calculated point in the curving west right-of-way line of Airport Blvd., being the northeast corner of said Tract 3, also being the southeast corner of said Lot 3A, from which a nail hole in concrete found in the west right-of-way line of Airport Blvd. for the northeast corner of said Lot 3A bears along a curve to the left a chord bearing of North 12 degrees 52 minutes 30 seconds West, a chord length of 254.37 feet;

THENCE, with the curving west right-of-way line of Airport Blvd., with the east line of said Tract 3 and said Tract 1, with a curve to the right, passing at an arc distance of **105.35 feet** the southeast corner of said Tract 3 and the northeast corner of said Tract 1, continuing, in all, with said curve to the right, having a radius of **5669.58 feet**, an arc length of **208.98 feet**, a delta angle of 02 degrees 06 minutes 43 seconds, and a chord bearing of South 10 degrees 32 minutes 01 second East, a chord length of **208.97 feet** to the **POINT OF BEGINNING**, and having an area of 1.631 acres of land (71,026 square feet), more or less.

Bearing Basis is Texas Coordinate System, Central Zone, NAD 83.

That I, Jason Lee Roy Reynolds, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was transcribed under my direction and supervision.

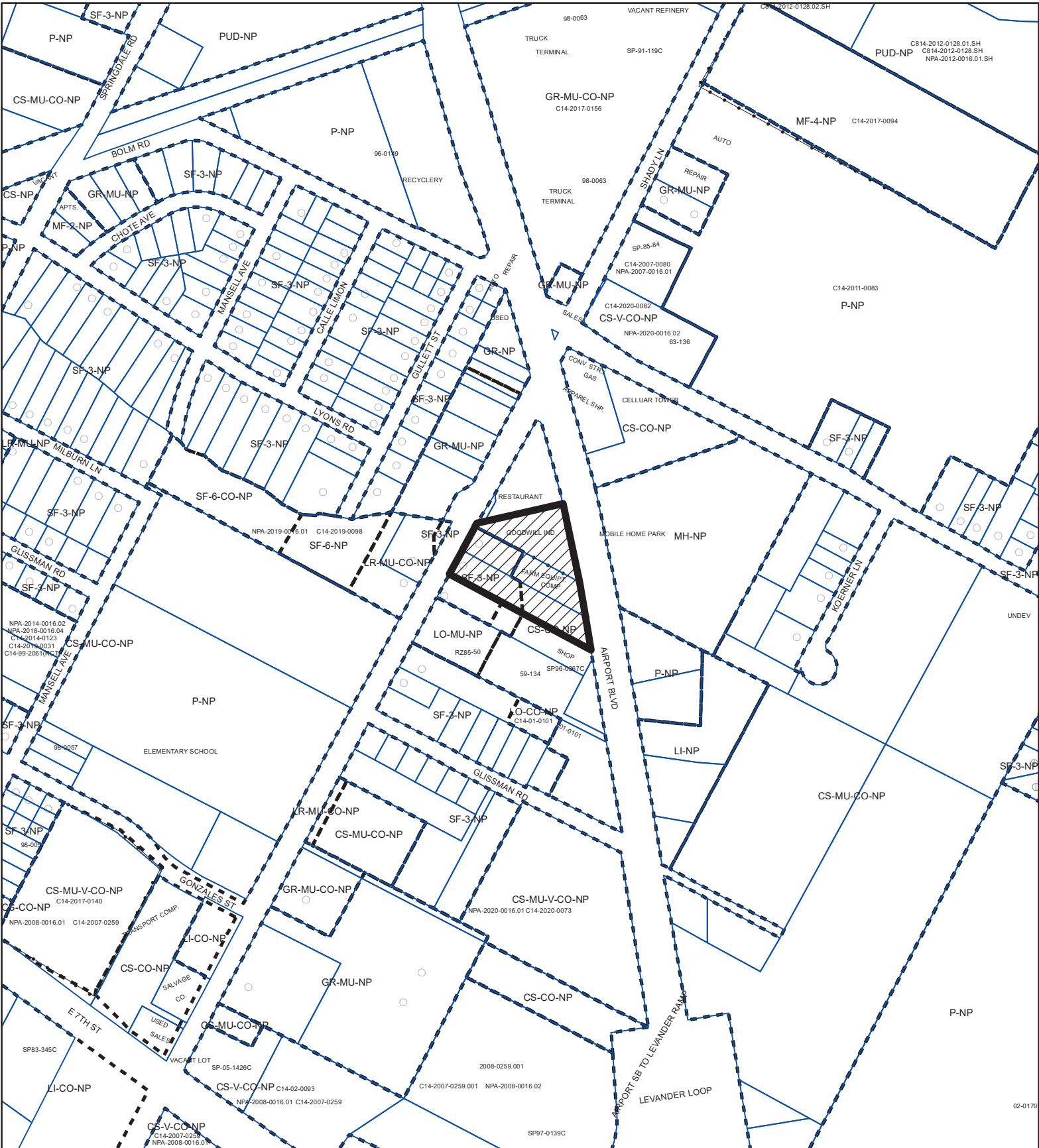
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 30th day of September 2021 A.D.




DATE 10/13/21

Bowman Consulting Group, Ltd
Austin, Texas 78746
TBPLS FIRM No. 101206-00

Jason Lee Roy Reynolds
Registered Professional Land Surveyor
No. 5545 - State of Texas





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING
Exhibit B
ZONING CASE#: C14-2022-0054

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: 5/4/2022