

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 7211, 7309, 7313 1/2 NORTH INTERSTATE  
3 HIGHWAY 35 NORTHBOUND SERVICE ROAD, 819 1/2 BLACKSON AVENUE,  
4 AND 910 1/2 EAST ST. JOHNS AVENUE IN THE ST. JOHN/CORONADO HILLS  
5 COMBINED NEIGHBORHOOD PLAN AREA FROM PUBLIC-  
6 NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT, GENERAL  
7 COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP)  
8 COMBINING DISTRICT, AND LIMITED OFFICE-MIXED USE-  
9 NEIGHBORHOOD PLAN (LO-MU-NP) COMBINING DISTRICT TO GENERAL  
10 COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-  
11 NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT.

12  
13 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

14  
15 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
16 change the base district from public-neighborhood plan (P-NP) combining district, general  
17 commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, and  
18 limited office-mixed use-neighborhood plan (LO-MU-NP) combining district to general  
19 commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-  
20 V-NP) combining district on the property described in Zoning Case No. C14-2022-0118,  
21 on file at the Housing and Planning Department, as follows:

22  
23 Being a 19.056 acre tract of land situated in the Thomas J. Chambers Survey,  
24 Abstract No. 7, City of Austin, Travis County, Texas, being the remainder of Lot  
25 1, CHRYSLER ADDITION, a subdivision in Travis County, Texas, according to  
26 the map or plat thereof as recorded in Volume 49, Page 1, of the Plat Records of  
27 Travis County, Texas, and being all of a called 5.300 acre tract recorded in  
28 Document No. 2013198275, Official Public Records of Travis County, Texas, and  
29 all of the remaining portion of a called 13.808 acre tract recorded in Document No.  
30 2008196617, Official Public Records, Travis County, Texas, said 19.056 acers of  
31 land being more particularly described by metes and bounds in **Exhibit "A"**  
32 incorporated into this ordinance (the "Property"),

33  
34 locally known as 7211, 7309, 7313 1/2 North Interstate Highway 35 Northbound Service  
35 Road, 819 1/2 Blackson Avenue, and 910 1/2 East St. Johns Avenue in the City of Austin,  
36 Travis County, Texas, and generally identified in the map attached as **Exhibit "B"**.  
37

**PART 2.** Except as specifically provided in Part 3 of 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 3.** The Property is subject to Ordinance No. 20120426-101 that established the St. John Neighborhood Plan.

**PART 4.** 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  
BOUNDARY SURVEY  
19.056 ACRES

BEING A 19.056 ACRE (OR 830,083 SQUARE FEET) TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THE REMAINDER OF LOT 1 OF THE CHRYSLER ADDITION, AN ADDITION TO THE CITY OF AUSTIN AS RECORDED IN VOLUME 49, PAGE 1, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.300 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN AS RECORDED IN INSTRUMENT NUMBER 2013198275, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALL OF THE REMAINING PORTION OF A CALLED 13.808 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN AS RECORDED IN INSTRUMENT NUMBER 2008196617, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 19.056 ACRE (OR 830,083 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT & RECORD MONUMENT) AT THE NORTHEAST CORNER OF SAID 5.300 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID LOT 1 OF THE CHRYSLER ADDITION, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF A 5-FOOT RIGHT-OF-WAY DEDICATION TO BLACKSON AVENUE (A 60-FOOT WIDE RIGHT-OF-WAY, AT THIS POINT) AS RECORDED IN VOLUME 3611, PAGE 798, DEED RECORDS, TRAVIS COUNTY, TEXAS AND ALSO BEING THE WEST LINE OF LOT 8, BLOCK 16, ST. JOHN'S COLLEGE ADDITION, AN ADDITION TO THE CITY OF AUSTIN AS RECORDED IN VOLUME 4, PAGE 71, PLAT RECORDS, TRAVIS COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 62 DEGREES 25 MINUTES 09 SECONDS EAST, 159.00 FEET, AND FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 57 DEGREES 58 MINUTES 14 SECONDS WEST, 0.85 FEET;

**THENCE**, SOUTH 27 DEGREES 25 MINUTES 36 SECONDS WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, COINCIDENT WITH THE COMMON LINE OF SAID BLOCK 16 AND CALLED 5.300 ACRE TRACT, IN PASSING AT A DISTANCE OF 146.70 FEET A 1/2-INCH PIPE FOUND (RECORD MONUMENT) AT THE COMMON LOT CORNER OF LOT 5 AND LOT 6, SAID BLOCK 16, CONTINUING ALONG SAID COMMON LINE, IN PASSING AT A DISTANCE OF 148.26 FEET A 1/2-INCH IRON ROD WITH 2-INCH YELLOW CAP STAMPED "DCA INC SURVEY MARKER" FOUND (RECORD MONUMENT) FOR THE SOUTHEAST CORNER OF SAID CALLED 5.300 ACRE TRACT AND THE NORTHEAST CORNER OF AFORESAID CALLED 13.808 ACRE TRACT, CONTINUING ALONG THE COMMON LINE OF SAID BLOCK 16 AND CALLED 13.808 ACRE TRACT, IN PASSING AT A DISTANCE OF 296.70 FEET A 1/2-INCH IRON PIPE FOUND AT THE COMMON LOT CORNER OF LOT 2 AND LOT 3, SAID BLOCK 16, CONTINUING ALONG THE COMMON LINE OF SAID BLOCK 16 AND CALLED 13.808 ACRE TRACT IN ALL FOR A TOTAL DISTANCE OF 297.79 FEET TO A 1/2-INCH IRON ROD FOUND (CONTROLLING & RECORD MONUMENT) AT THE COMMON CORNER OF SAID 13.808 ACRE TRACT AND A CALLED 0.97 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN AS RECORDED IN VOLUME 2835, PAGE 167, DEED RECORDS, TRAVIS COUNTY, TEXAS;

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**THENCE**, DEPARTING SAID COMMON LINE, COINCIDENT WITH THE COMMON LINE OF SAID 13.808 ACRE TRACT AND 0.97 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 62 DEGREES 34 MINUTES 24 SECONDS WEST, A DISTANCE OF 201.05 FEET TO A 1/2-INCH IRON ROD WITH 2-INCH YELLOW CAP STAMPED "DCA INC SURVEY MARKER" FOUND (RECORD MONUMENT) FOR CORNER;

SOUTH 27 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 210.34 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD WITH AN ILLEGIBLE RED CAP FOUND BEARS NORTH 24 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 0.59 FEET;

SOUTH 62 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF 201.05 FEET TO A POINT FOR THE COMMON CORNER OF SAID 13.808 ACRE TRACT, SAID 0.97 ACRE TRACT, AND LOT 8 AND LOT 9, BLOCK 9 OF SAID ST. JOHNS COLLEGE ADDITION, FROM WHICH A 1/2-IRON ROD FOUND (RECORD MONUMENT) BEARS NORTH 62 DEGREES 34 MINUTES 24 SECONDS WEST, A DISTANCE OF 0.40 FEET;

**THENCE**, SOUTH 27 DEGREES 25 MINUTES 36 SECONDS WEST, DEPARTING SAID COMMON LINE, COINCIDENT WITH THE COMMON LINE OF SAID 13.808 ACRE TRACT AND SAID BLOCK 9, IN PASSING AT A DISTANCE OF 300.00 FEET A 1/2-INCH IRON ROD FOUND AT THE COMMON CORNER OF LOT 2 AND LOT 3 OF SAID BLOCK 9, CONTINUING ALONG SAID COMMON LINE IN PASSING AT A DISTANCE OF 350.00 FEET A 1/2-INCH IRON PIPE FOUND AT THE COMMON CORNER OF LOT 1 AND LOT 2 OF SAID BLOCK 9, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 369.91 FEET TO THE SOUTHEAST CORNER OF SAID 13.808 ACRE TRACT AND BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF A 30-FOOT RIGHT-OF-WAY DEDICATION TO ST. JOHNS AVENUE AS A SAVE AND EXCEPT (A 80-FOOT WIDE RIGHT-OF-WAY, AT THIS POINT) RECORDED IN VOLUME 4632, PAGE 1175, DEED RECORDS, TRAVIS COUNTY, TEXAS, FROM WHICH THE SOUTHWEST CORNER OF LOT 1, BLOCK 9 BEARS SOUTH 27 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 30.00 FEET, AND ALSO FROM WHICH A 5/8-INCH IRON FOUND BENT BEARS SOUTH 30 DEGREES 52 MINUTES 38 SECONDS WEST, A DISTANCE OF 14.08 FEET;

**THENCE**, NORTH 64 DEGREES 58 MINUTES 41 SECONDS WEST, DEPARTING SAID COMMON LINE, COINCIDENT WITH THE COMMON LINE OF SAID 13.808 ACRE TRACT AND SAID NORTHERLY RIGHT-OF-WAY LINE, IN PASSING AT A DISTANCE 0.58 FEET A 1/2-INCH IRON ROD FOUND, CONTINUING ALONG SAID COMMON LINE IN ALL A TOTAL DISTANCE OF 880.52 FEET TO A 5/8 INCH IRON ROD WITH A 3-INCH ALUMINUM CAP STAMPED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT" FOUND (RECORD MONUMENT) AT THE SOUTHEAST CORNER OF PARCEL NO. 30 CONVEYED TO THE STATE OF TEXAS AS RECORDED IN INSTRUMENT NUMBER 2021083035, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

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**THENCE**, DEPARTING SAID COMMON LINE, COINCIDENT WITH THE NORTHERLY LINE OF SAID PARCEL NO. 30 THE FOLLOWING COURSES AND DISTANCES:

NORTH 20 DEGREES 04 MINUTES 43 SECONDS WEST, A DISTANCE OF 95.68 FEET TO A 5/8 INCH IRON ROD WITH A 3-INCH ALUMINUM CAP STAMPED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT" FOUND (RECORD MONUMENT) AT A POINT FOR CORNER;

NORTH 64 DEGREES 48 MINUTES 59 SECONDS WEST, A DISTANCE OF 9.68 FEET TO A 5/8 INCH IRON ROD WITH A 2-INCH ALUMINUM CAP STAMPED "TEXAS DEPT. OF TRANSPORTATION PROPERTY CORNER" FOUND (RECORD MONUMENT) AT A POINT FOR CORNER ON THE COMMON LINE OF SAID 13.808 ACRE TRACT AND THE EASTERLY RIGHT-OF-WAY LINE INTERSTATE HIGHWAY 35 (IH35), A VARIABLE WIDTH RIGHT-OF-WAY, AS CONVEYED IN PARCEL NO. 43 TO THE STATE OF TEXAS AS RECORDED IN VOLUME 2176, PAGE 421, DEED RECORDS, TRAVIS COUNTY, TEXAS;

**THENCE**, NORTH 24 DEGREES 49 MINUTES 20 SECONDS EAST, DEPARTING SAID NORTHERLY LINE OF SAID PARCEL NO. 30, COINCIDENT WITH THE COMMON LINE OF SAID EASTERLY RIGHT-OF-WAY LINE AND PARCEL NO. 43 AND SAID 13.808 ACRE TRACT A DISTANCE OF 75.91 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

**THENCE**, NORTH 24 DEGREES 36 MINUTES 49 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 224.70 FEET TO A 3-INCH BRASS DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF HIGHWAY PUBLIC TRANSPORTATION" FOUND (RECORD MONUMENT) FOR COMMON CORNER OF SAID PARCEL NO. 43 AND A PREVIOUSLY RECORDED PARCEL NO. 43 CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 11005, PAGE 1122, AND VOLUME 10978, PAGE 1300, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

**THENCE**, CONTINUING ALONG SAID 13.808 ACRE TRACT AND EASTERLY RIGHT-OF-WAY LINE, AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 41.71 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 50 MINUTES 15 SECONDS, A RADIUS OF 2,853.29 FEET, AND A LONG CHORD WHICH BEARS NORTH 27 DEGREES 19 MINUTES 28 SECONDS EAST, A DISTANCE OF 41.71 FEET TO A 3-INCH BRASS DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF HIGHWAY PUBLIC TRANSPORTATION" FOUND (RECORD MONUMENT) FOR CORNER;

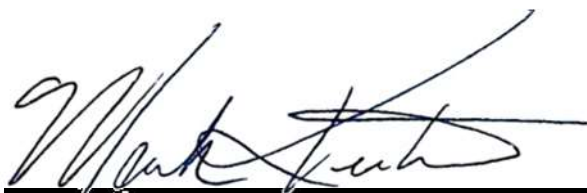
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**THENCE**, NORTH 27 DEGREES 44 MINUTES 35 SECONDS EAST, ALONG THE COMMON LINE OF SAID 13.808 ACRE TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE, IN PASSING AT A DISTANCE OF 220.22 FEET THE COMMON CORNER OF SAID 13.808 ACRE TRACT AND AFORESAID 5.300 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF PARCEL NO. 42 CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 11916, PAGE 856, DEED RECORDS, TRAVIS COUNTY, TEXAS, FROM WHICH A 60D NAIL FOUND IN CONCRETE BEARS NORTH 64 DEGREES 56 MINUTES 44 SECONDS WEST, A DISTANCE OF 0.36 FEET, CONTINUING ALONG COMMON LINE OF SAID EASTERLY RIGHT-OF-WAY LINE AND SAID 5.300 ACRE TRACT FOR A TOTAL DISTANCE OF 501.66 FEET TO A 3-INCH BRASS DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF HIGHWAY PUBLIC TRANSPORTATION" FOUND (RECORD MONUMENT) FOR CORNER;

**THENCE**, NORTH 72 DEGREES 43 MINUTES 41 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 21.18 FEET TO A 3-INCH BRASS DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF HIGHWAY PUBLIC TRANSPORTATION" FOUND (RECORD MONUMENT) FOR THE NORTHWEST CORNER SAID 5.300 ACRE TRACT AND BEING IN AFORESAID SOUTHERLY LINE OF BLACKSON AVENUE;

**THENCE**, SOUTH 62 DEGREES 06 MINUTES 24 SECONDS EAST, COINCIDENT WITH THE COMMON LINE OF SAID 5.300 ACRE TRACT AND SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 956.72 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 830,083 SQUARE FEET OR 19.056 ACRES OF LAND.


A PARCEL PLAT OF EQUAL DATE HEREWITH ACCOMPANIES THIS PROPERTY DESCRIPTION.



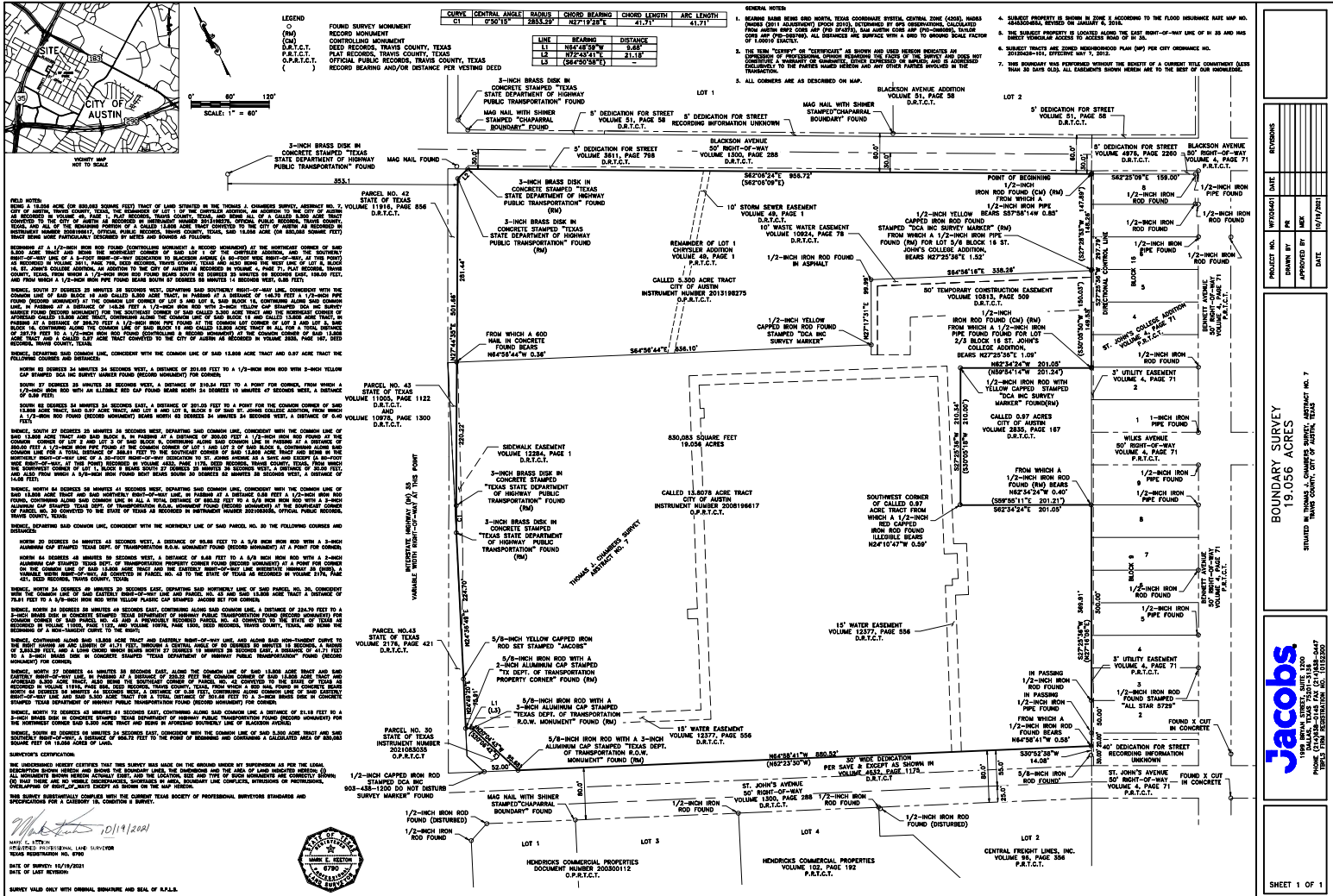
MARK E. KEETON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6790  
JACOBS ENGINEERING GROUP, INC.  
1999 BRYAN STREET, SUITE 1200  
DALLAS, TEXAS 75201-3136  
PHONE 214-638-0145 FAX 214-638-0447  
TXBPLS FIRM # 10152300

OCTOBER 19, 2021



FIELD NOTES REVIEWED  
BY  DATE: 11/01/21  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

## EXHIBIT A





**EXHIBIT "B"**

ZONING CASE#: C14-2022-0118



**Created: 8/30/2022**

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

$$1'' = 400'$$