

**ORDINANCE NO. 20230720-185**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1210 GOBI DRIVE IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-CO-NP) COMBINING DISTRICT AND NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district and neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2022-0158, on file at the Planning Department, as follows:

A 5.169 acre tract of land, out of the William Cannon Survey No. 19, Abstract No. 6, Travis County, Texas, described as a called 5.170 acre tract of land by deed recorded in Document No. 2020245112, and described in Document No. 2011095464, both of the Official Public Records of Travis County, Texas, said 5.169 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1210 Gobi Drive in the City of Austin, Travis County, Texas, and 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:

The following uses are prohibited uses of the Property:

Automotive Rentals  
Automotive Sales  
Bail Bond Services  
College or University Facilities  
Convalescent Services  
Drive through service as an  
accessory use to a commercial use  
Exterminating Services  
Pawn Shop Services  
Service Station

Automotive Repair Services  
Automotive Washing (of any type)  
Club or Lodge  
Commercial Off-street Parking  
Custom Manufacturing  
Drop-off Recycling Collection  
Facility  
Off-site Accessory Parking  
Plant Nursery

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use 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. 20141106-088 that established zoning for the Garrison Park Neighborhood Plan.

**PART 5.** This ordinance takes effect on July 31, 2023.

**PASSED AND APPROVED**

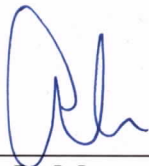
\_\_\_\_\_, July 20\_\_\_\_\_, 2023

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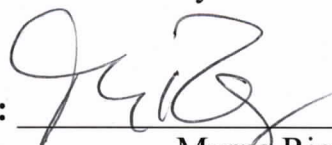
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk



# EXHIBIT "A"

5.169 ACRES  
WILLIAM CANNON SURVEY NO. 19, ABSTRACT NO. 6  
TRAVIS COUNTY, TX

## METES AND BOUNDS

**BEING ALL OF THAT CERTAIN 5.169 ACRE TRACT OF LAND OUT SITUATED IN THE WILLIAM CANNON SURVEY NUMBER 19, ABSTRACT NUMBER 6, TRAVIS COUNTY, TEXAS, DESCRIBED AS A CALLED 5.170 ACRE TRACT OF LAND CONVEYED TO 1210 GOBI LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2020245112, AND DESCRIBED IN DOCUMENT NUMBER 2011095464, BOTH OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 5.169 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod found at the northeast corner of said 5.170 acre tract of land, being at the northwest corner of Tract C, Cherry Creek East, a subdivision recorded in Volume 54, Page 50, Plat Records, Travis County, Texas, same being on the south right-of-way line of West Stassney Lane (R.O.W. Varies), for the northeast corner and the **POINT OF BEGINNING** of the herein described tract, from which a 1/2 inch iron rod found at the northeast corner of said Tract C bears S65°12'30"E, a distance of 171.61 feet,

**THENCE**, S27°18'17"W, with the east line of said 5.170 acre tract, the west line of said Tract C, the west line of Lots 4, 3, and 2, Resubdivision of Tract "B" Cherry Creek East, a subdivision recorded in Volume 75, Page 269, Plat Records, Travis County, Texas, a distance of 493.91 feet to a 1/2 inch iron rod found at the southeast corner of said 5.170 acre tract of land, being at the northeast corner of Lot 1, Block A, Oasis Village, Section Four, a subdivision recorded in Volume 53, Page 27, Plat Records, Travis County, Texas, for the southeast corner of the herein described tract of land, from which a 1/2 inch iron rod found at the southeast corner of said Lot 1, being on the north right-of-way line of Gobi Drive (60' R.O.W.) bears S27°24'21"W, a distance of 150.60 feet,

**THENCE**, with the south line of said 5.170 acre tract of land, the north line of said Oasis Village Section Four, and the north line of Resubdivision of Lots 2 and 3, Oasis Village Section Four, a subdivision recorded in Volume 59, Page 46, Plat Records, Travis County, Texas, the following four (4) courses and distances, numbered 1 through 4,

- 1) N55°02'44"W, a distance of 251.36 feet to a calculated point for corner, (in fenced yard of said Lot 4)
- 2) N39°29'28"W, a distance of 75.36 feet to a 1/2 inch iron rod found at the northwest corner of Lot 5, Block A, and the southeast corner of Lot 6, Block A, said Oasis Village, Section Four,
- 3) N20°33'48"W, a distance of 48.86 feet to a 1/2 inch iron rod found at the northeast corner of said Lot 6, being an angle point on the south line of said 5.170 acre tract of land, and
- 4) S89°05'18"W, a distance of 150.41 feet to a 1/2 inch iron rod found at the southwest corner of said 5.170 acre tract of land, being at the northwest corner of said Lot 6, same being on the east line of said Gobi Drive, also being at the beginning of a curve to the right, for the southwest corner of the herein described tract of land, from which a 1 inch iron pipe found on the west line of said Gobi Drive, being on the east line of Lot 35, Block E, Oasis Village Sec. Two, a subdivision recorded in Volume 15, Page 36, Plat Records, Travis County, Texas, bears S20°55'58"W, a distance of 105.25 feet,

**THENCE**, with the common line of said Gobi Drive and said 5.170 acre tract of land, the following four (4) courses and distances, numbered 1 through 4,

- 1) Along said curve to the right, having a radius of 279.23 feet, an arc length of 46.40 feet, and a chord that bears N00°08'54"E, a distance of 46.35 feet to a 1 inch iron pipe found at the beginning of a compound curve to the right, from which a 1/2 inch iron rod found at the northeast corner of said Lot 35, being at the southeast corner of Lot 1, Block E, Oasis Village Sec. One, a subdivision recorded in Volume 10, Page 15, Plat Records, Travis County, Texas, same being on the west line of said Gobi Drive bears N85°27'36"W, a distance of 60.26 feet,
- 2) Along said curve to the right, having a radius of 180.06 feet, an arc length of 72.33 feet, and a chord that bears N16°15'26"E, a distance of 71.84 feet to a 3/8 inch iron rod found for corner, from which a 1 inch iron pipe found on the west line of said Gobi Drive, being the east line of said Lot 1, Block E, bears N46°09'49"W, a distance of 62.40 feet,

- 3) N27°40'11"E, passing at a distance of 295.67 feet a 1/2 inch iron rod found, and continuing for a total distance of 298.57 feet to a square bolt found at the beginning of a curve to the right, and
- 4) Along said curve to the right, having a radius of 15.00 feet, an arc length of 22.18 feet, and a chord that bears N69°48'16"E, a distance of 20.22 feet to a 5/8 inch iron rod found at the northwest corner of said 5.170 acre tract of land, being at the intersection of the east line of said Gobi Drive and the south line of the aforesaid West Stassney Lane, for the northwest corner of the herein described tract of land, from which a 1/2 inch iron rod found bears S22°44'23"W, a distance of 3.05 feet,

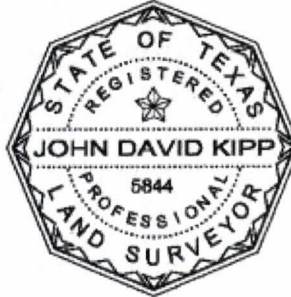
**THENCE**, S67°38'46"E, with the common line of said West Stassney Lane and said 5.170 acre tract of land, a distance of 508.42 feet to the **POINT OF BEGINNING** and containing 5.169 acres of land, as shown on the attached exhibit.

*John D Kipp*

10/07/2022

By: \_\_\_\_\_

John David Kipp, R.P.L.S. NO. 5844  
**Carlson, Brigance and Doering, Inc.**  
**Reg. # 10024900**  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160  
jkipp@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

# ZONING BOUNDARY EXHIBIT

OF 5.169 ACRES OUT OF THE WILLIAM CANNON SURVEY NUMBER 19, ABSTRACT NO. 6, IN TRAVIS COUNTY, TEXAS

RESUBDIVISION OF LOT B+1  
OF SALEM CENTER  
DOC. NO. 200500285  
O.P.R.T.C.

LOT 18B LOT 18A LOT 17B LOT 17A LOT 16B LOT 16A LOT 15B LOT 15A LOT 14B

LOT 8  
BLOCK A

S65°12'30"E  
171.61'

WEST STASSNEY LANE (R.O.W. VARIES)  
S67°38'46"E 508.42' (S65°19'24"E 508.62')

POINT OF BEGINNING

SCALE: 1"=100'

LOT 1  
BLOCK B  
OASIS VILLAGE  
SEC. ONE  
VOL. 10, PG. 15  
P.R.T.C.

GOBI DRIVE (60' R.O.W.)  
N27°40'11"E 298.57' (N30°00'00"E 298.60')

5/8 IRF  
FOUND 1/2 INCH  
IRON ROD  
S22°44'23"W 3.05'  
FOUND 1/2 INCH  
IRON ROD  
S27°40'11"W 2.90'

WILLIAM CANNON SURVEY NO. 19,  
ABSTRACT NO. 6

5.169 ACRES

1210 GOBI LLC.  
(5.170 ACRES)  
DOC. NO. 2020245112  
O.P.R.T.C.

DESCRIBED IN  
DOC. NO. 2011095464  
O.P.R.T.C.

TRACT  
C  
CHERRY  
CREEK EAST  
VOL. 54,  
PG. 50  
P.R.T.C.

S27°18'17"W 493.91' (S29°39'32"W 493.83')

LOT 4

LOT 3

LOT 2

RESUBDIVISION OF  
TRACT "B"  
CHERRY CREEK EAST  
VOL. 75, PG. 269  
P.R.T.C.

S27°24'21"W  
150.60'

LOT 1

LIBYAN DRIVE  
(50' R.O.W.)

1" IPF  
OASIS VILLAGE  
SEC. ONE  
VOL. 10, PG. 15  
P.R.T.C.  
N46°09'49"W  
62.40'

3/8 IRF  
N85°27'36"W  
60.26'

LOT 35  
BLOCK E

OASIS VILLAGE  
SEC. TWO  
VOL. 15, PG. 36  
P.R.T.C.

MOJAVE DRIVE  
(50' R.O.W.)

1" IPF

S20°55'58"W  
105.25'

LOT 6  
BLOCK A

LI (L)

N88°39'65"W 150.11'

S89°05'18"W 150.41'

LOT 5

OASIS VILLAGE,  
SECTION FOUR  
VOL. 53, PG. 27  
P.R.T.C.

LOT 4

N39°29'28"W 75.36'

(N37°11'34"W 75.38')

LOT 3-A

RESUBDIVISION  
OF LOTS 2 AND 3  
OASIS VILLAGE  
SECTION FOUR  
VOL. 59, PG. 46  
P.R.T.C.

LOT 2-A

N55°02'44"W 251.36'

(N52°44'50"W 251.42')

LOT 1  
BLOCK A

OASIS VILLAGE,  
SECTION FOUR  
VOL. 53, PG. 27  
P.R.T.C.

GOBI DRIVE (60' R.O.W.)

10/07/2022

John D Kipp

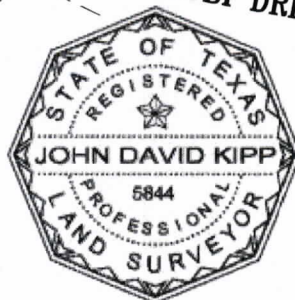
ADDRESS: NONE SHOWN ON TRAVIS CENTRAL APPRAISAL DISTRICT (TCAD)

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

## LEGEND

- IRON PIPE FOUND
- IRON ROD SET
- IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- SQUARE BOLT FOUND
- △ CALCULATED POINT
- 8 LOT NUMBER
- ① BLOCK
- DEED OR PLAT LINE

O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
D.R.T.C. DEED RECORDS OF TRAVIS COUNTY, TEXAS  
P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
( ) RECORD INFORMATION PER DOC. NO. 2011095464



Carlson, Brigrance & Doering, Inc.  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165



# ZONING BOUNDARY EXHIBIT

OF 5.169 ACRES OUT OF THE WILLIAM CANNON SURVEY NUMBER 19, ABSTRACT NO. 6, IN TRAVIS COUNTY, TEXAS

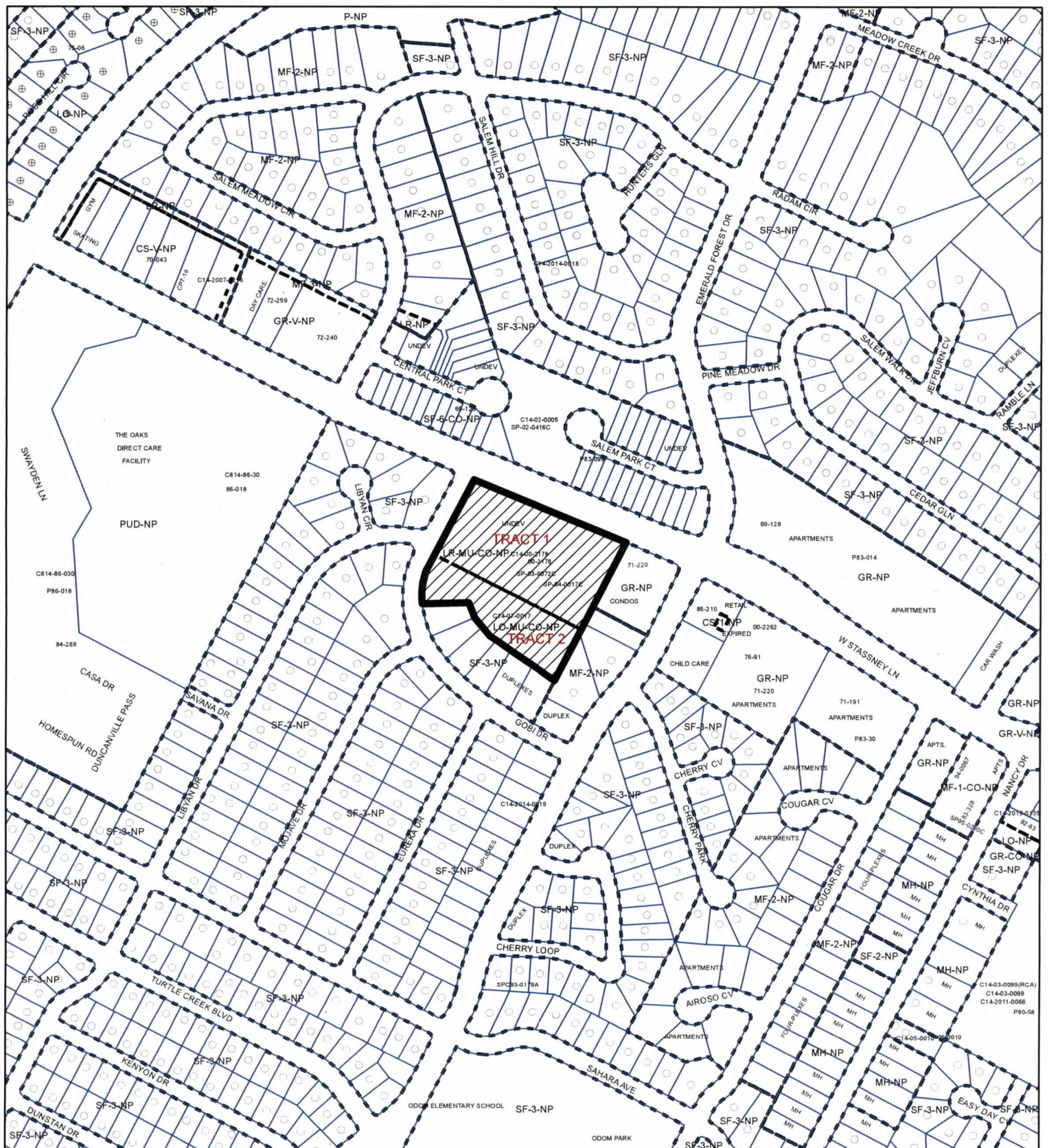
## LINE AND CURVE TABLES

Line Table		
Line #	Length	Direction
L1	48.86	N20°33'48"W
Record Line Table		
Line #	Length	Direction
(L1)	48.96	N18°10'00"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	46.40	279.23	N00°08'54"E	46.35	23.25	9°31'17"
C2	72.33	180.06	N16°15'26"E	71.84	36.66	23°00'57"
C3	22.18	15.00	N69°48'16"E	20.22	13.68	84°43'54"
Record Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C1)	46.46	279.23	N02°14'00"E	46.41	23.29	9°32'02"
(C2)	72.32	180.06	N18°31'35"E	71.83	36.65	23°00'39"
(C3)	22.21	15.00	N72°18'45"E	20.23	13.70	84°49'26"

ADDRESS: NONE SHOWN ON TRAVIS CENTRAL APPRAISAL DISTRICT (TCAD)  
BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

	Carlson, Brigrance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
	Civil Engineering	Surveying
	5501 West William Cannon Phone No. (512) 280-5160	Austin, Texas 78749 Fax No. (512) 280-5165

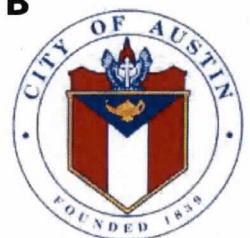





## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2022-0158

## EXHIBIT A



-  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: 11/8/2022