

**ORDINANCE NO. 20240829-198**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4900 GONZALES STREET IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-CO-DB90-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 general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0019.SH, on file at the Planning Department, as follows:

19.8078 acres of land out of the J.C. Tannehill League in Travis County, Texas, being that same property conveyed by deeds recorded in Volume 1689, Page 96, Volume 1689, Page 49, Volume 1703, Page 208, Volume 1360, Page 223, Volume 1436, Page 97, Volume 1702, Page 83, and Volume 1714, Page 444, of the Deed Records of Travis County, Texas, said 19.8078 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4900 Gonzales Street 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:

The following uses are prohibited uses of the Property:

Agricultural Sales and Services	Alternative Financial Services
Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Building Maintenance Services
Campground	Commercial Blood Plasma Center
Communication Service Facilities	Construction Sales and Services

Drop-Off Recycling Collection  
Facility  
Equipment Sales  
Laundry Services

Maintenance Service Facilities  
Pawn Shop Services  
Service Station

Equipment Repair Services

Exterminating Services  
Limited Warehousing and  
Distribution  
Monument Retail Services  
Pedicab Storage and Dispatch  
Vehicle Storage

**PART 3.** The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

**PART 4.** 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, the mixed use combining district, and other applicable requirements of the City Code.

**PART 5.** 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 6.** This ordinance takes effect on September 9, 2024.

**PASSED AND APPROVED**

August 29, 2024

§  
§  
§



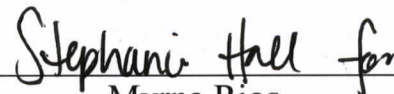
Kirk Watson  
Mayor

APPROVED:



Deborah Thomas  
Acting City Attorney

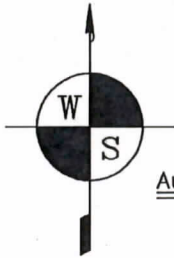
ATTEST:



Myrna Rios  
City Clerk



# EXHIBIT "A"



## Exhibit "A"

WATERLOO SURVEYORS  
PO BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
T.B.P.L.S. FIRM #10124400  
A1335ABTi  
DRAWN BY: BOBO

August 22, 2023

page 2 of 2

BEING 19.8078 ACRES OUT OF THE J.C. TANNEHILL LEAGUE ON TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE BOARD OF TRUSTEES OF THE AUSTIN INDEPENDENT SCHOOL DISTRICT BY 7 SEPARATE INSTRUMENTS OF RECORD IN VOLUME 1689, PAGE 96, VOLUME 1689, PAGE 49, VOLUME 1703, PAGE 208, VOLUME 1360, PAGE 223, VOLUME 1436, PAGE 97, VOLUME 1702, PAGE 83 AND VOLUME 1714, PAGE 444 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 19.8078 ACRES, OF WHICH 0.9158 ACRES LIES WITHIN THE APPARENT R.O.W. OF MANSELL AVENUE, BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found "X" in the north R.O.W. of Gonzales Street at the intersection with the east R.O.W. of Mansell Avenue for the SW corner of Lot 1, Block 4 of the Chunn Subdivision, recorded in Vol. 4, Pg. 120, Plat Records, and the SW corner of herein described tract, from which a found 1/2' iron rod for the SE corner of Lot 14 and NE corner of Lot 15 said Chunn Subdivision bears S38°55'59"W at a distance of 254.82 feet;

THENCE with said east R.O.W. of Mansell Avenue and the west line of Lots 1-3, Block 4 of said Chunn Subdivision N27°44'25"E for a distance of 150.21 feet to a found "X" in concrete for the NW corner of Said Lot 3 and an interior ell corner of herein described tract, said point also being the SE corner of the 0.9158 acres which fall within the apparent R.O.W. of Mansell Avenue;

THENCE crossing Mansell Avenue, N62°13'22"W for a distance of 50.00 feet to a found 1" iron rod for the NE corner of Lot 12, Block 1 of said Chunn Subdivision, the SE corner of the Ellie May Master Condominium tract as recorded in Doc No. 2021280581, Official Public Records, for the Western SW corner of herein described tract;

THENCE with the west R.O.W. of Mansell Avenue and the east line of said Ellie May Master Condominium tract, the east line of Springdale Terrance as recorded in Vol. 4, Pg. 47, Plat records, the east line of the Milburn Addition as recorded in Vol. 4, Pg. 186, Plat Records, and the east line of Gullet Gardens Subdivision as recorded in Vol. 4, Pg. 328, Plat Records, N27°40'55"E for a distance of 797.67 feet to a found 1/2" iron rod in the east line of Lot 8 of said Gullet Gardens, and the SW corner of that certain tract called Tract 3 as recorded in Vol. 11388, Pg. 829, Real Property Records, and for the NW corner of herein described tract;

THENCE with the south line of said Tract 3, S62°36'36"E, passing at a distance of 50.00 feet, the NE corner of the 0.9158 acres which fall within the apparent R.O.W. of Mansell Avenue, and continuing for a total distance of 899.41 feet to a found square bolt in the west R.O.W. of Shady Lane, for the SE corner of said Tract 3 and being the NE corner of herein described tract;

THENCE with the west R.O.W. of Shady Lane S28°01'04"W for a distance of 1006.60 feet to a found "X" in concrete in the west R.O.W. of Shady Lane at the intersection with the north R.O.W. of Gonzales Street for the SE corner of herein described tract, from which a found 1/2" iron rod for the SW corner of Lot 1 of the Howards Nursery Addition as recorded in Vol. 73, Pg. 45, Plat Records bears the following two (2) courses and distances N28°10'04"E, a distance of 10.39 feet and S61°49'56"E a distance of 70.78 feet;

THENCE with the north R.O.W. of said Gonzales Street, the following three (3) courses and distances:

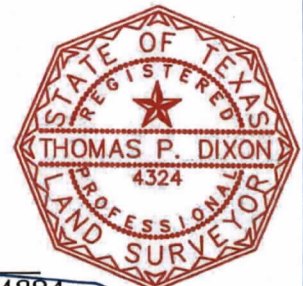
1. N62°47'44"W for a distance of 239.32 feet to a found capped iron rod for an angle point, from which a found 1/2" iron rod bears S57°56'47"E at a distance of 12.22 feet;
2. N48°08'57"W for a distance of 226.07 feet to a set capped iron rod stamped "Waterloo RPLS 4324" for an angle point;
3. N62°13'02"W for a distance of 382.51 feet to the POINT OF BEGINNING, containing 19.8078 acres, more or less.

\*\*\*\*All records are Travis County, Texas\*\*\*\*

BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE,  
BASED ON LOCAL GPS OBSERVATIONS.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE  
FIELD NOTES AND ACCOMPANYING SKETCH WERE  
PREPARED FROM AN ACTUAL ON-THE-GROUND  
SURVEY UNDER MY DIRECT SUPERVISION AND  
THAT THEY ARE TRUE AND CORRECT TO  
THE BEST OF MY KNOWLEDGE.

Thomas P. Dixon R.P.L.S. 4324





# Waterloo Surveyors

## SURVEY PLAT

As-built, Tree & Land Title Survey

THE UNDERSIGNED DOES HEREBY CERTIFY TO HERITAGE TITLE OF AUSTIN, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 202301792 AND AN EFFECTIVE DATE OF AUGUST 2, 2023.

AS PER OF No. 202301792, THE PROPERTY SURVEYED IS SUBJECT TO:

[1] ALL ITEMS, CONDITIONS AND STIPULATIONS SET OUT IN THE ABOVE REFERENCED TITLE COMMITMENT.

[10a] A 3' PUBLIC UTILITY EASEMENT ALONG THE REAR LINE PROPERTY LINES AS STATED ON THE PLAT RECORDED IN VOLUME 4, PAGE 120, PLAT RECORDS. Shown hereon.

[10b] A 30' STORM SEWER DRAINAGEWAY EASEMENT AWARDED TO THE CITY OF AUSTIN BY JUDGEMENT ENTERED IN CAUSE NO. 35, IN THE COUNTY COURT. Shown hereon.

[10c] A 30' STORM SEWER DRAINAGEWAY EASEMENT AWARDED TO THE CITY OF AUSTIN BY JUDGEMENT ENTERED IN CAUSE NO. 39, IN THE COUNTY COURT. Shown hereon.

[10d] THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AUSTIN INDEPENDANT SCHOOL DISTRICT LICENSE AGREEMENT DATED JULY 29, 1990, RECORDED IN VOLUME 11223, PAGE 1071, REAL PROPERTY RECORDS. Shown hereon.

[10e] SIDEWALK EASEMENT GRANTED TO THE CITY OF AUSTIN BY INSTRUMENT DATED SEPTEMBER 25, 1997, RECORDED IN VOLUME 13148, PAGE 2350, REAL PROPERTY RECORDS. Shown hereon.

[10f] THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN LETTER AGREEMENT REGARDING PARKING DATED FEBRUARY 3, 2015, AS EVIDENCED BY MEMORANDUM OF LETTER AGREEMENT REGARDING PARKING RECORDED UNDER DOC. NO. 2015161628, OFFICIAL PUBLIC RECORDS. Shown hereon.

\*\*\*\*\*ALL RECORDS, TRAVIS COUNTY, TEXAS\*\*\*\*\*

NOTE:  
BEARING BASED ON THE TEXAS  
COORDINATE SYSTEM OF 1983(NAD83)  
CENTRAL TEXAS ZONE, BASED ON  
LOCAL GPS OBSERVATIONS.

**APPROVED**  
By kking at 2:24 pm, Aug 31, 2023

State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Conditions II Survey.

And I certify that the property shown hereon IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C, Zone: AE, Dated: 1/22/2020.

Dated this the 29th day of JUNE, 2023.  
Title added this the 13th day of JULY, 2023.  
Revised this the 18th day of JULY, 2023.  
Title revised this the 22nd day of AUGUST, 2023.

Thomas P. Dixon R.P.L.S. 4324

**LEGAL DESCRIPTION:**  
BEING 19.8078 ACRES OUT OF THE J.C. TANNEHILL LEAGUE ON TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE BOARD OF TRUSTEES OF THE AUSTIN INDEPENDENT SCHOOL DISTRICT BY 7 SEPARATE INSTRUMENTS OF RECORD IN VOLUME 1689, PAGE 96, VOLUME 1689, PAGE 49, VOLUME 1703, PAGE 208, VOLUME 1360, PAGE 223, VOLUME 1436, PAGE 97, VOLUME 1702, PAGE 83 AND VOLUME 1714, PAGE 444 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 19.8078 ACRES, OF WHICH 0.9158 ACRES LIES WITHIN THE APPARENT R.O.W. OF MANSELL AVENUE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

**TREE NOTE:**  
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER, GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL, MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

**TREE LIST:**  
# TYPE SIZE  
189, Cedar Elm 24  
193, Pecan 24  
194, Pecan 24  
205, Pecan 21  
206, Pecan 20  
207, Pecan 24  
208, Pecan 28  
209, Burr Oak 19  
210, Pecan 29  
211, Pecan 9  
212, Pecan 16  
213, Pecan 16  
214, Pecan 12 11  
215, Elm 16 12  
216, Elm 10 7 7  
217, Elm 13 8  
220, Pecan 28  
222, Live Oak 43  
223, Pecan 31  
224, Pecan 19  
225, Pecan 22  
226, Pecan 29  
227, Pecan 20  
228, Pecan 20  
229, Pecan 25  
230, Pecan 30  
231, Pecan 33  
232, Pecan 34  
233, Pecan 30  
237, Pecan 24  
238, Pecan 21  
239, Pecan 20  
240, Pecan 23  
241, Pecan 21  
243, Pecan 24  
244, Pecan 28  
245, Pecan 28  
246, Pecan 21  
247, Pecan 28  
248, Pecan 10  
249, Pecan 16  
250, Pecan 19  
251, Pecan 10  
252, Pecan 16  
253, Pecan 16  
254, Pecan 16  
255, Pecan 16  
256, Pecan 16  
257, Pecan 16  
258, Pecan 16  
259, Pecan 16  
260, Pecan 16  
261, Elm 27

**TREE LIST:**  
# TYPE SIZE  
229, Pecan 25  
230, Pecan 30  
231, Pecan 33  
232, Pecan 34  
233, Pecan 30  
237, Pecan 24  
238, Pecan 21  
239, Pecan 20  
240, Pecan 23  
241, Pecan 21  
243, Pecan 24  
244, Pecan 28  
245, Pecan 28  
246, Pecan 21  
247, Pecan 28  
248, Pecan 10  
249, Pecan 16  
250, Pecan 19  
251, Pecan 10  
252, Pecan 16  
253, Pecan 16  
254, Pecan 16  
255, Pecan 16  
256, Pecan 16  
257, Pecan 16  
258, Pecan 16  
259, Pecan 16  
260, Pecan 16  
261, Elm 27

**TREE LIST:**  
# TYPE SIZE  
494, Pecan 24  
495, Pecan 23 20  
499, Elm 36  
597, Sycamore 33  
598, Sycamore 32 25  
708, Sycamore 26  
709, Sycamore 23 20  
712, Elm 56  
732, Sycamore 29  
733, Sycamore 24  
734, Sycamore 19  
735, Sycamore 28  
736, Elm 42  
737, Sycamore 21  
758, Pecan 10  
767, Ash 16 16  
795, Sycamore 19  
796, Sycamore 10  
799, Sycamore 26  
806, Sycamore 16  
807, Sycamore 25  
808, Sycamore 17  
809, Sycamore 20  
814, Sycamore 16

**TREE LIST:**  
# TYPE SIZE  
815, Sycamore 19  
816, Sycamore 22  
817, Sycamore 21  
818, Sycamore 14  
819, Sycamore 26  
820, Sycamore 20  
821, Sycamore 23  
822, Sycamore 17  
833, Willow 13  
835, Pecan 22  
840, Pecan 14  
842, Ash 24  
843, Ash 16  
846, Ash 18  
847, Ash 18 17 15  
848, Elm 17  
851, Elm 30  
853, Ash 20 14  
856, Ash 12  
857, Ash 14  
858, Pecan 8  
859, Pecan 12  
860, Ash 12  
861, Elm 27

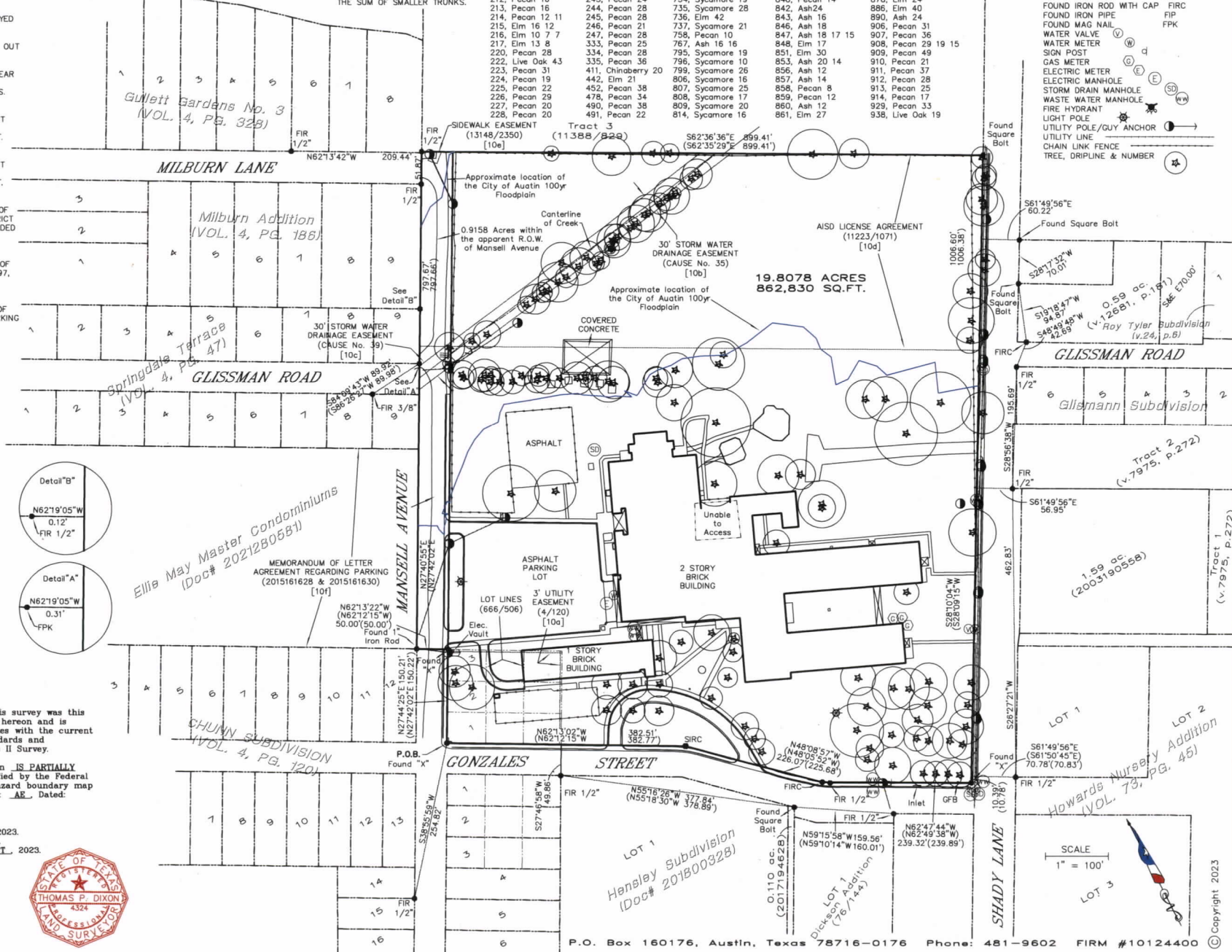
**TREE LIST:**  
# TYPE SIZE  
862, Elm 21  
865, Ash 18  
866, Ash 20 19  
867, Ash 26  
869, Ash 30  
871, Ash 12 9  
872, Ash 20  
873, Elm 29  
874, Elm 9  
876, Elm 18  
878, Elm 24  
886, Elm 40  
890, Ash 24  
906, Pecan 31  
907, Pecan 36  
908, Pecan 29 19 15  
909, Pecan 49  
910, Pecan 21  
911, Pecan 37  
912, Pecan 28  
913, Pecan 25  
914, Pecan 17  
929, Pecan 33  
938, Live Oak 19

**TREE LIST:**  
# TYPE SIZE  
942, Pecan 31  
949, Live Oak 12  
967, Elm 15  
993, Pecan 26  
994, Pecan 16  
1000, Pecan 32  
1003, Pecan 19  
1004, Pecan 17

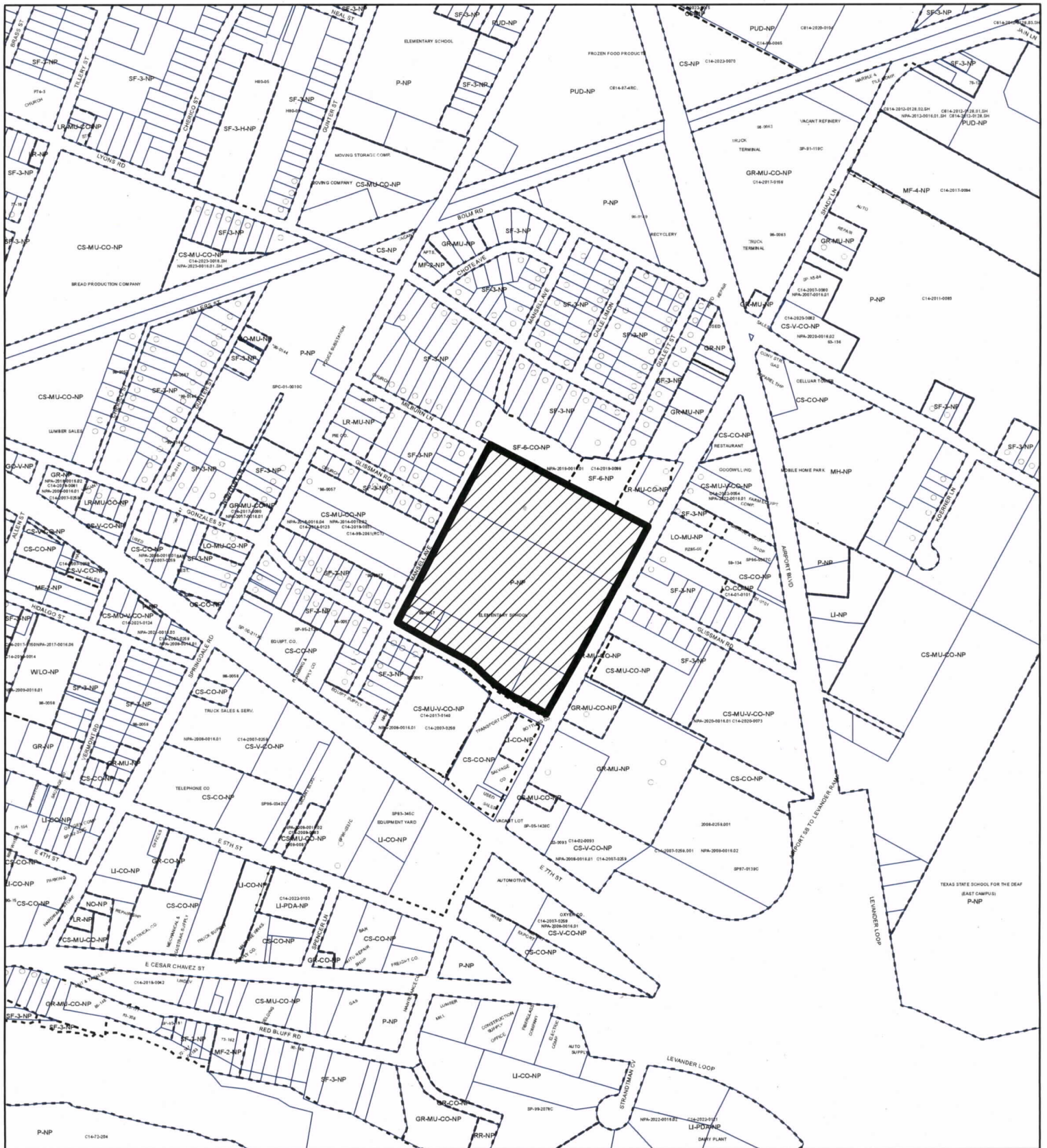
**OWNER:**  
TBD




**ADDRESS:**  
4900 GONZALES STREET  
AUSTIN, TEXAS 78702

**LEGEND**  
RECORD CALL ( )  
GOOGLE FIBER BOX GFB  
FOUND CORNER  
CALCULATED CORNER Δ Calc  
FOUND IRON ROD  
FOUND IRON ROD WITH CAP FIRC  
FOUND IRON PIPE FIP  
FOUND MAG NAIL FPK  
WATER VALVE  
WATER METER  
SIGN POST  
GAS METER  
ELECTRIC METER  
ELECTRIC MANHOLE  
STORM DRAIN MANHOLE  
WASTE WATER MANHOLE  
FIRE HYDRANT  
LIGHT POLE  
UTILITY POLE/GUY ANCHOR  
UTILITY LINE  
CHAIN LINK FENCE  
TREE, DRIPLINE & NUMBER





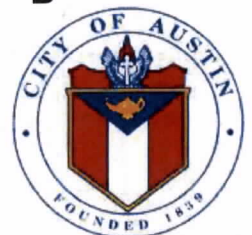


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 600'

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 2/26/2024