

ORDINANCE NO. 20241024-078

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 GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-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 general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district and general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-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. C14-2024-0081, on file at the Planning Department, as follows:

A 1.631 acre tract of land situated in the J.C. Tannehill League in Travis County, Texas, being all of Tract 1, a 0.891 acre tract of land, Tract 2, a 0.300 acre tract of land, and Tract 3, a 0.440 acre tract of land, in the THOMAS F. TAYLOR SUBDIVISION, a subdivision in the City of Austin, 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, and being that same property conveyed by deed recorded in Volume 12014, Page 892, of the Real Property 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, and

LOT 3A, REUBDIVISION OF PART OF LOT 3, THOMAS TAYLOR SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 10, Page 29, of the Plat Records of Travis County, Texas; SAVE AND EXCEPT that portion of the property conveyed to the City of Austin by deed recorded in Volume 6929, Page 1445, Deed Records of Travis County, Texas,

(collectively, 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) Vehicle Storage is a prohibited use of the Property.
- (B) The following uses are conditional uses of the Property:

Agricultural Sales and Services
Construction Sales and Services
Equipment Sales
Limited Warehousing and Distribution

Building Maintenance Services
Equipment Repair Services
Laundry Services

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 November 4, 2024.

PASSED AND APPROVED

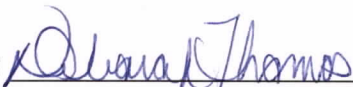
_____, 2024

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§
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Kirk Watson
Mayor

APPROVED:



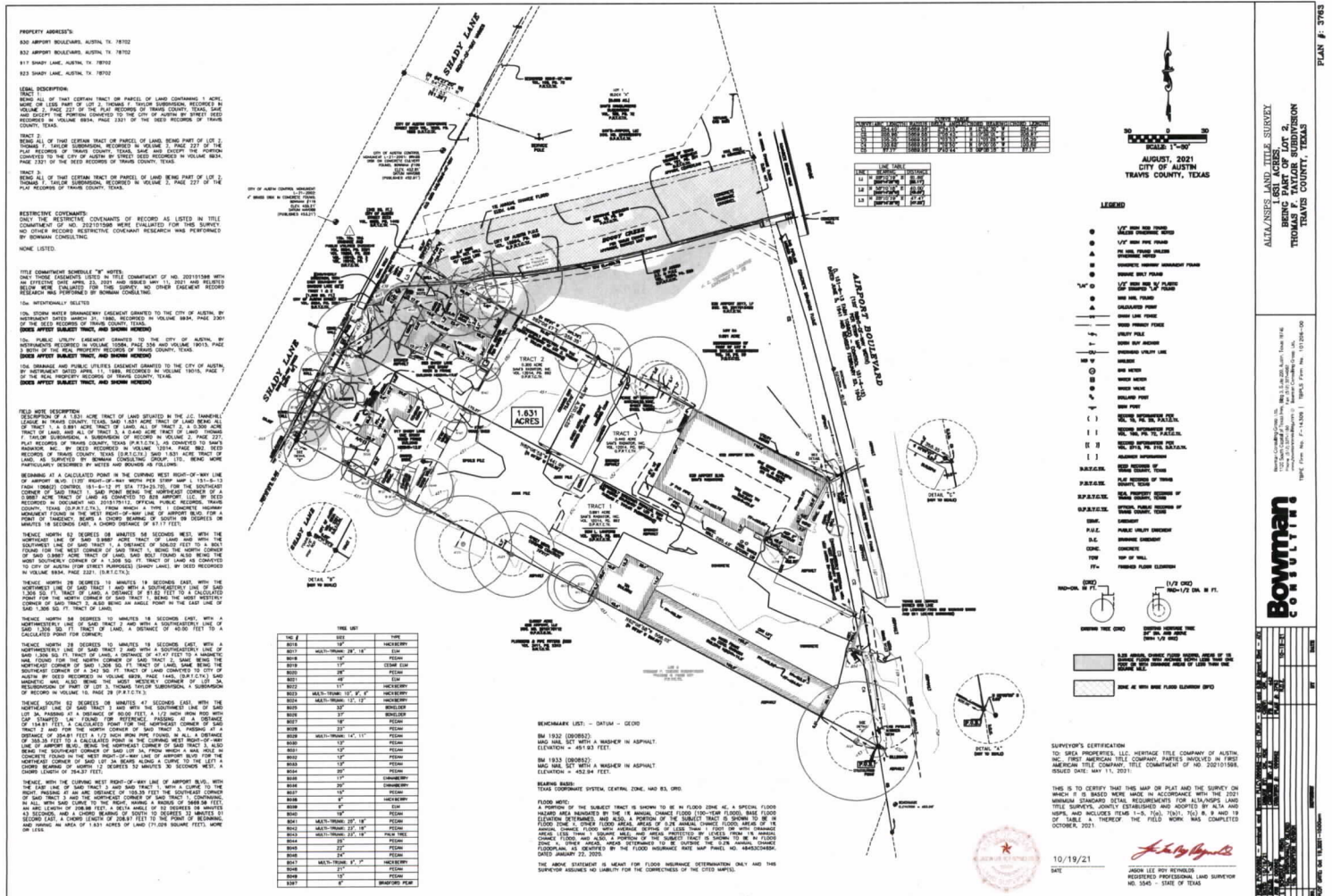
Deborah Thomas
Interim City Attorney

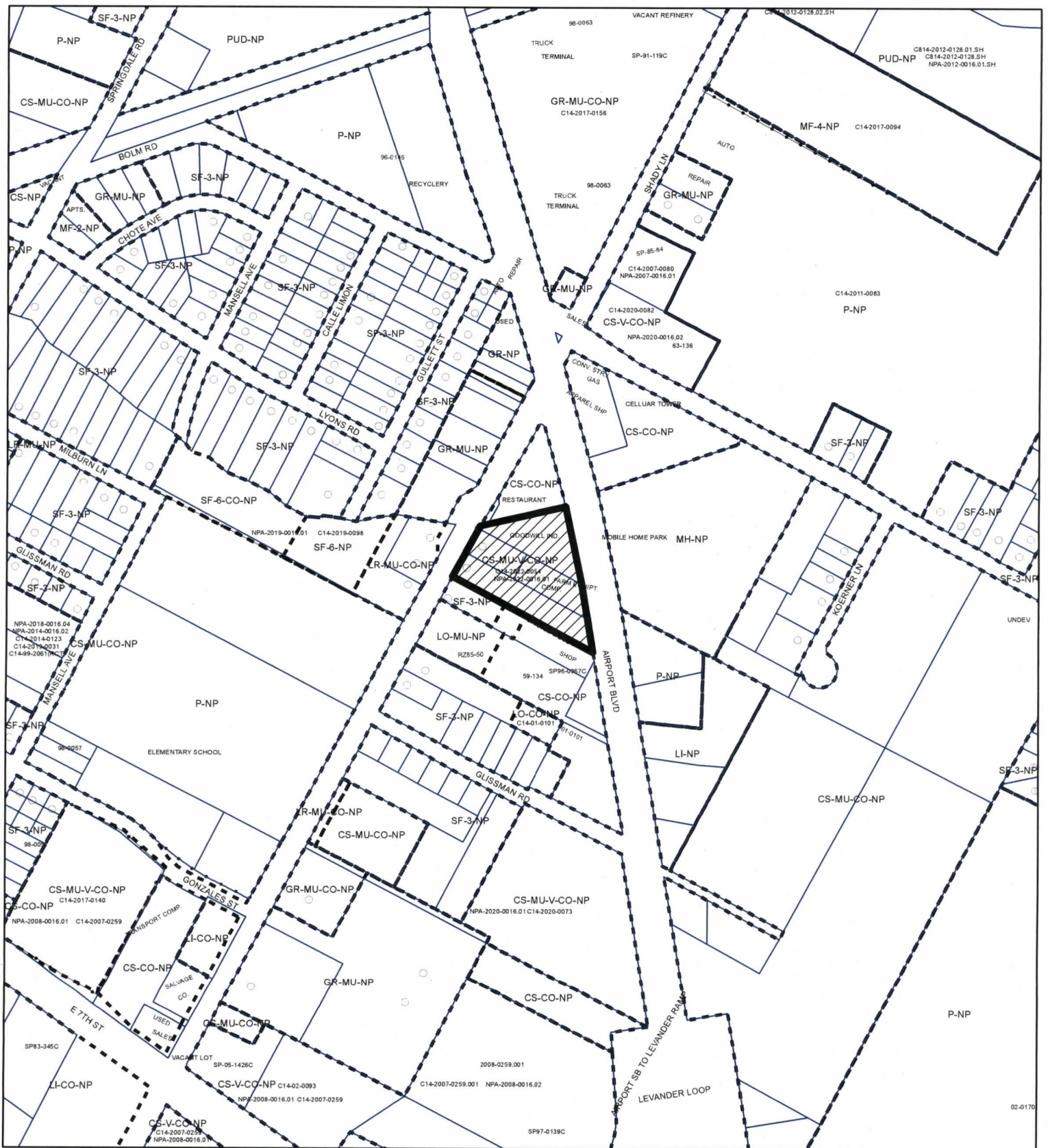
ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"





ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0081



SUBJECT TRACT



PENDING CASE

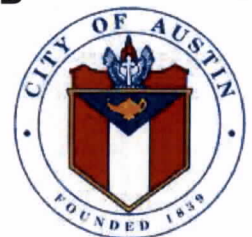


ZONING BOUNDARY

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



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