

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4813 GONZALES STREET AND 4820 EAST 7<sup>TH</sup> STREET IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM 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 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. C14-2017-0140, on file at the Planning and Zoning Department, as follows:

4.086 acres (approximately 177,895 square feet) in the J.C. Tannehill League, in Travis County, Texas, being a portion of a 4.19 acre tract described in a Trustee's Deed to Laura Ellen Glass Hensley, dated March 12, 2002, and recorded in Document No. 2002054199 of the Official Public Records of Travis County, Texas, said 4.086 acres more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4813 Gonzales Street and 4820 East 7<sup>th</sup> 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:

A. The following uses are prohibited uses for the Property:

Adult oriented businesses  
Kennels  
Residential treatment

Campground  
Pawn shop services  
Vehicle storage

B. The following uses are conditional uses for the Property:

Agricultural sales and services  
Limited warehousing and  
distribution  
Laundry services  
Equipment sales

Construction sales and services  
Building maintenance services  
  
Equipment repair services

**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) district and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 20030327-11a that established zoning for the Govalle Neighborhood Plan, except Part 6, No. 2 relating to the street access prohibition.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, 2018

§  
§  
§

Steve Adler  
Mayor

**APPROVED:**

Anne L. Morgan  
City Attorney

**ATTEST:**

Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**4.086 ACRES  
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 4.086 ACRES (APPROXIMATELY 177,995 SQ. FT.), IN THE J.C. TANNEHILL LEAGUE, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 4.19 ACRE TRACT DESCRIBED IN A TRUSTEE'S DEED TO LAURA ELLEN GLASS HENSLEY, DATED MARCH 12, 2002, AND RECORDED IN DOCUMENT NO. 2002054199 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.086 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at 1/2" rebar found in the south right-of-way line of Gonzales Street (50' right-of-way) for the northeast corner of Lot 1, Block 3, Chunn Subdivision, a subdivision recorded in Volume 4, Page 120 of the Plat Records of Travis County, Texas, same being the northeast corner of a tract of land conveyed to Mary Lopez in Volume 6929, Page 1496 of the Deed Records of Travis County, Texas, and for the northwest corner of the said 4.19 acre tract;

**THENCE** with the south line of Gonzales Street, and the north line of the 4.19 acre tract, the following two (2) courses and distances:

1. South 62°14'18" East, a distance of 194.51 feet to a 1/2" rebar found;
2. South 48°06'38" East, a distance of 176.96 feet to a 1/2" rebar with "Chaparral" cap set for the northwest corner of a 0.110 acre tract described in Document No. 20171094628 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the northwest corner of Lot 1, Dickson Addition, a subdivision recorded in Volume 76, Page 144, of the Plat Records of Travis County, Texas, and for the northeast corner of the 4.19 acre tract, and being the northeast corner of the 0.110 acre tract, bears South 48°06'38" East, a distance of 10.32 feet;

**THENCE** South 27°35'19" West, with the west line of the 0.110 acre tract, crossing the 4.19 acre tract, a distance of 480.56 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of East Seventh Street (120' right-of-way), being also the south line of the 4.19 acre tract, for the southwest corner of the 0.110 acre tract, from which a 1/2" rebar found for the southwest corner of said Lot 1, and the southeast corner of the 4.19 acre tract, being the southeast corner of the 0.110 acre tract, bears South 53°54'41" East, a distance of 10.11 feet;


**Exhibit A**

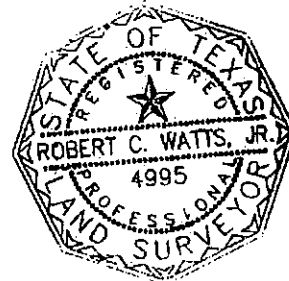
**THENCE** North 53°54'41" West, with the north line of East Seventh Street, and the south line of the 4.19 acre tract, a distance of 369.27 feet to a 1/2" rebar found for the southeast corner of a 0.159 acre tract conveyed to Patrick M. Callan in Volume 5765, Page 1601 of the Deed Records of Travis County, Texas, and for the southwest corner of the 4.19 acre tract;

**THENCE** North 27°29'42" East, with the east line of said 0.159 acre tract, and the east line of Lots 1-7, Block 3, Chunn Subdivision, same being the west line of the 4.19 acre tract, a distance of 470.28 feet to the **POINT OF BEGINNING**, containing 4.086 acres of land, more or less.

Surveyed on the ground May 10, 2017. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 1309-001-REM

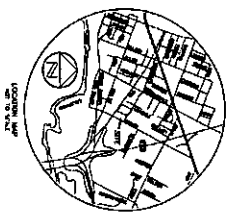
 4-4-18  
Robert C. Watts, Jr. Date  
Registered Professional Land Surveyor  
State of Texas No. 4995  
T.B.P.L.S. Firm No. 10124500



REFERENCES  
TCAD Property ID #: 020211  
Austin Grid Map ML21

This is a detailed architectural site plan of a building complex, possibly a school or government building. The plan shows several interconnected buildings with various rooms labeled, including classrooms, laboratories, offices, and administrative spaces. A large central building has a prominent entrance and a series of rooms. To the right, there is a large rectangular building, possibly a gymnasium or auditorium. The complex is surrounded by parking lots and access roads. A compass rose in the upper right corner indicates North. A scale bar is located in the lower right corner. The drawing is a black and white line drawing with extensive text labels for various parts of the building and grounds.

PARALLEL SUBSTRATE  
REFLECTIONS FROM THE

[illegible]

the 1990s have shown that the "new" forms of education in the United States are not necessarily more effective than the traditional forms. The National Academy of Education (1996) has concluded that the most effective schools are those that have a strong focus on the basic skills of reading, writing, and mathematics, and that have a strong emphasis on the quality of the teaching and the quality of the curriculum. The National Academy of Education (1996) has also concluded that the most effective schools are those that have a strong focus on the basic skills of reading, writing, and mathematics, and that have a strong emphasis on the quality of the teaching and the quality of the curriculum.

There is a strong possibility that the results of the study will be used to influence the development of the new curriculum for the 1990s.

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

2400 Macdonald Lane  
San Diego, CA 92108  
619-454-1322

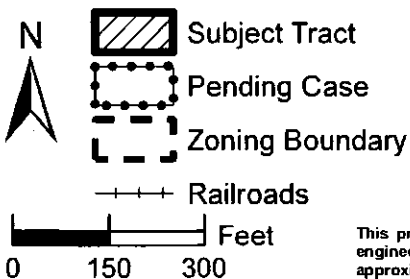
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## ZONING

Case#: C14-2017-0140

Exhibit B



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



Created: 11/14/2017