

ORDINANCE NO. 20141211-147

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 755 SPRINGDALE ROAD IN THE GOVALLE-JOHNSTON TERRACE NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2014-0123, on file at the Planning and Development Review Department, as follows:

4.85 acre tract of land, more or less, out of the J. Goodwin Jones Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 755 Springdale Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

- B. Outdoor entertainment use is a conditional use of the Property.
- C. An outdoor entertainment use shall not occur within 80 feet from any adjoining property zoned or used with a single family residential use.
- D. The following uses are not permitted uses of the Property:

Alternative financial services
Pedicab storage and dispatch
Hospital services (general)
Automotive rental
Automotive sales
Business or trade school
Campground
Commercial off-street parking
Consumer repair services
Drop-off recycling collection facility
Equipment repair services
Limited warehousing & distribution
Community recreation (private)
Financial services
Funeral services
General retail sales (general)
Laundry services
Off-site accessory parking
Pawn shop services
Personal services
Research services
Restaurant (general)
Theater
Veterinary services
Club or lounge
Congregate living
Transitional housing
Hotel-motel
Indoor sports and recreation

Bail bond services
Guidance services
Maintenance and service facilities
Automotive repair services
Automotive washing (of any type)
Business support services
Commercial blood plasma center
Consumer convenience services
Convenience storage
Electronic prototype assembly

Equipment sales
Exterminating services

Community recreation (public)
Food sales
General retail sales (convenience)
Kennels
Monument retail sales
Outdoor sports and recreation
Personal improvement services
Pet services
Restaurant (limited)
Service station
Vehicle storage
Custom manufacturing
College and university facilities
Residential treatment
Transportation terminal
Indoor entertainment
Art workshop

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.

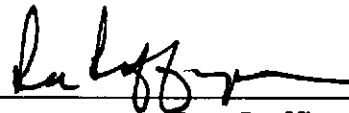
PART 4. The Property is subject to Ordinance No. 030327-11a that established the Govalle-Johnston Terrace neighborhood plan combining district.

PART 5. This ordinance takes effect on December 22, 2014.

PASSED AND APPROVED

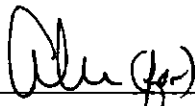
December 11, 2014

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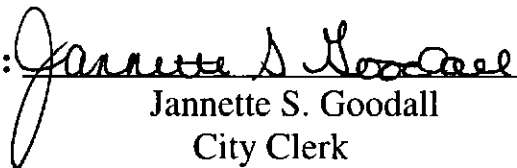
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kernard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



LEGAL DESCRIPTION

4.85 ACRE TRACT
J. GOODWIN JONES SUBDIVISION
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

Being a 4.85 acre tract of land and being all of lots 6, 7 and 8 out of the J. Goodwin Jones Subdivision, a subdivision in the City of Austin, Travis County, Texas, recorded in Volume 486, Page 56 of the Deed Records of Travis County, Texas, said 4.85 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1 inch iron pipe found at the most westerly corner of the above mentioned Lot 6, being the northeast corner of the Chunn Subdivision, (4/120), located on the southeast line of Springdale Road, for the most westerly corner of this;

THENCE along the northwest line of said Lots 6, 7 and 8, common boundary with said Springdale Road, and generally along a chain link fence line, N 27°47'40" E a distance of 319.57 feet to a 1/2 inch iron rod set at a chain link fence corner post at the most northerly corner of said Lot 8, being the northwest corner of the Springdale Terrace subdivision, (4/47), for the most northerly corner of this;

THENCE departing said Springdale Road, along the northeast line of said Lot 8, common boundary with said Springdale Terrace, S 62°18'16" E a distance of 660.07 feet to a 1 inch iron pipe found at the most easterly corner of said Lot 8, same being the southwest corner of said Springdale Terrace, and located on the northwest R.O.W. line of Mansell Avenue (50 foot wide R.O.W.), for the most easterly corner of this;

THENCE along the southeast line of said Lots 8, 7 and 6, common boundary with said Mansell Avenue, S 27°43'02" W a distance of 320.27 feet to a 1 inch iron pipe found at the most southerly corner of said Lot 6, same being the southeast corner of said Chunn Subdivision, for the most southerly corner of this;

THENCE departing said Mansell Avenue, along the southwest line of said Lot 6, common boundary with said Chunn Subdivision, N 62°14'37" W a distance of 660.50 feet to the **POINT OF BEGINNING**, in all containing 4.85 acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

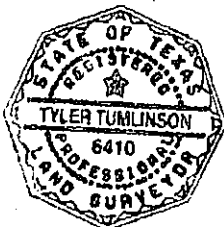
This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

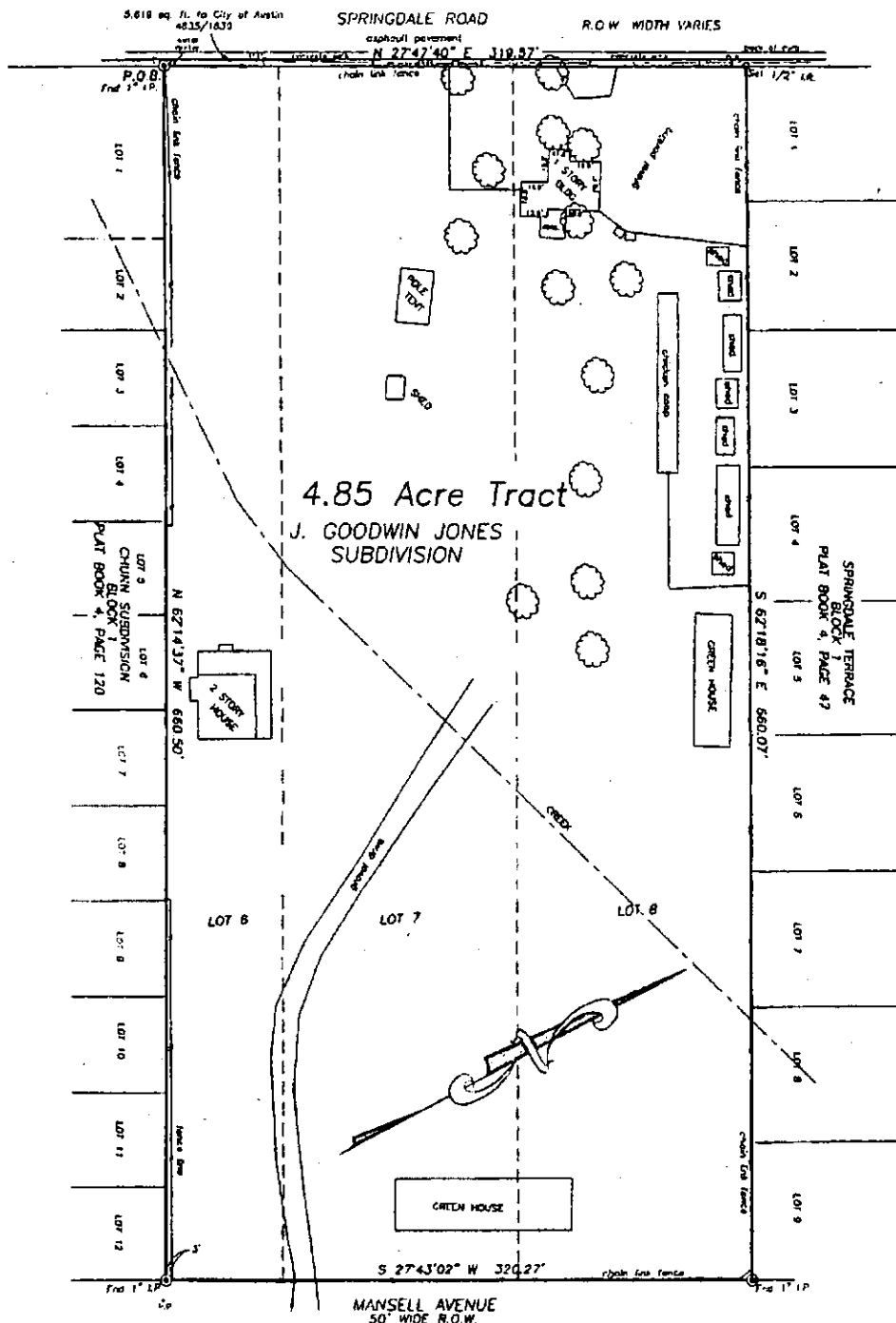
October 18, 2014

A handwritten signature in black ink, appearing to read "Tyler Tumlinson", is written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410

00312-SPR





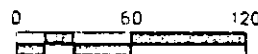
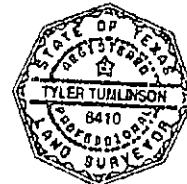
I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on October 19, 2014 on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of ground level, overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

This property is not located in the Special Flood Hazard Area according to F.I.R.M. Map ID No. 48453C0465H. Effective date 9/26/2008

[Signature]
Tyler Tumlinson, R.P.L.S. No 6410

October 19, 2014

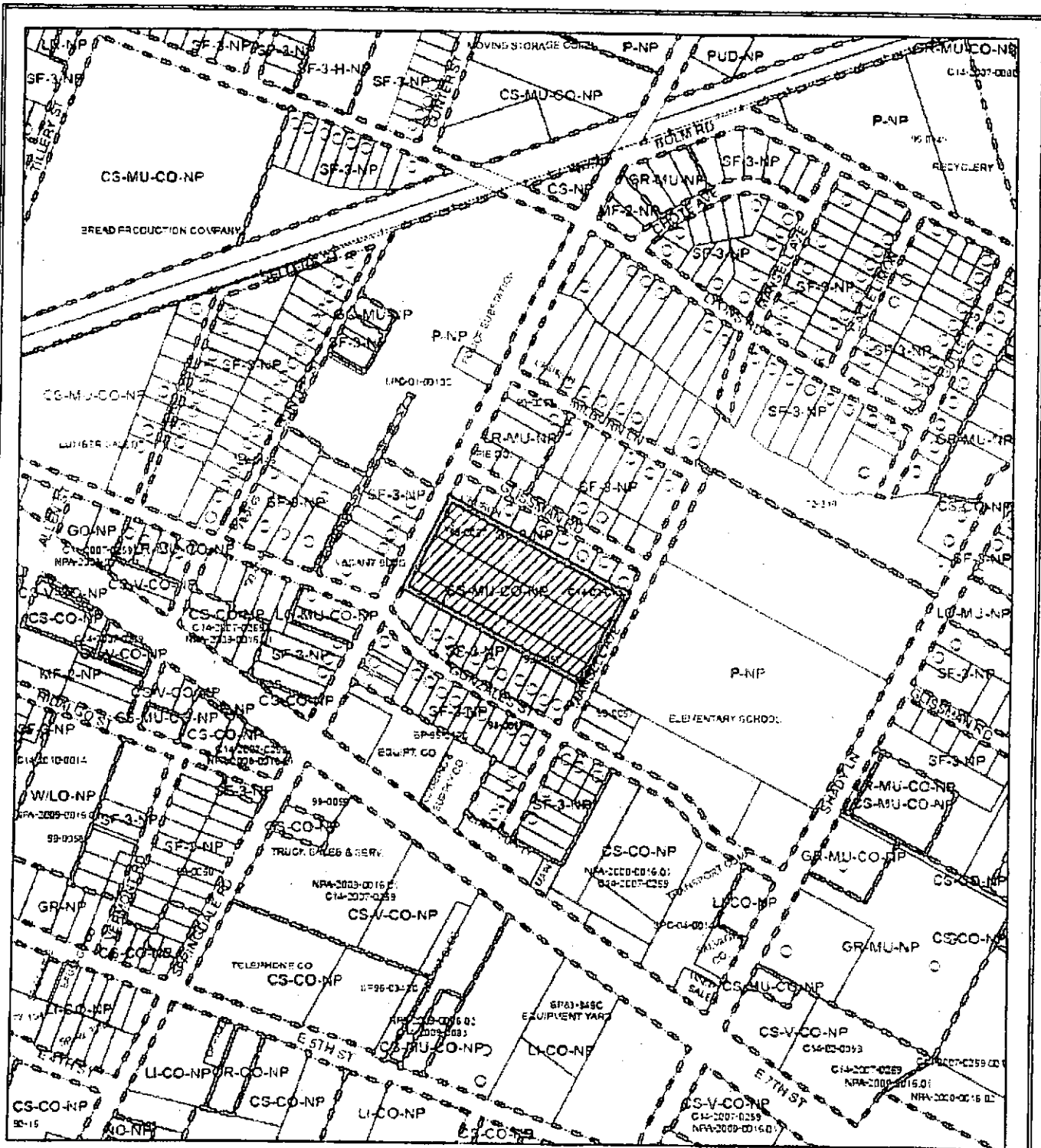


TUMLINSON
— LAND SURVEYING
2114 County Road 219
Cameron, Texas 76520
(254) 931-6707
FIRM #10193858

BOUNDARY SURVEY

BEING ALL OF LOTS 6, 7 AND 8 OF THE J. GOODWIN JONES SUBDIVISION,
a subdivision in the City of Austin, Travis County, Texas.
Recorded in Volume 488, Page 56 D.R.T.C.

PROJECT:	00312-SPR
DATE:	10-19-2014
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FILEBOOK:	see file



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2014-0123

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

