

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

1 B. The following uses are conditional uses for the Property:  
2

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

Construction sales and services  
Building maintenance services  
Equipment repair services

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

7  
8 **PART 4.** The Property is subject to Ordinance No. 20030327-11a that established zoning  
9 for the Govalle Neighborhood Plan.

10  
11 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2018.

12  
13  
14 **PASSED AND APPROVED**

15  
16 §  
17 §  
18 \_\_\_\_\_, 2018 § \_\_\_\_\_  
19  
20 Steve Adler  
21 Mayor

22  
23 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
24 Anne L. Morgan Jannette S. Goodall  
25 City Attorney City Clerk  
26



**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**

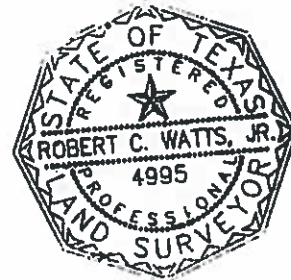
**THENCE** North 53°54'41" West, with the north line of East Seventh Street, and the south line of the 4.19 acre tract, a distance of 369.27 feet to a 1/2" rebar found for the southeast corner of a 0.159 acre tract conveyed to Patrick M. Callan in Volume 5765, Page 1601 of the Deed Records of Travis 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 technical drawing depicts a complex of buildings and infrastructure, possibly a military base or a large industrial facility. The central feature is a large, rectangular building with a flat roof, surrounded by various smaller structures and courtyards. To the right of the main building is a large, rectangular structure with a hatched pattern, possibly a storage area or a specialized facility. The drawing includes numerous labels and dimensions, indicating a precise architectural or engineering plan. Key features include:

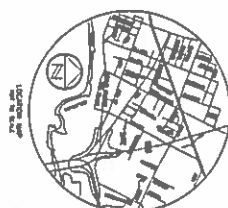
- Central Building:** A large, rectangular structure with a flat roof, surrounded by various smaller structures and courtyards.
- Right Building:** A large, rectangular structure with a hatched pattern, possibly a storage area or a specialized facility.
- Infrastructure:** A network of roads, paths, and utility lines connecting the various buildings.
- Labels and Dimensions:** Numerous text annotations and numerical measurements throughout the drawing, providing specific details about the structures and their layout.
- Orientation:** A north arrow pointing towards the top right of the drawing.

The drawing is a detailed technical plan, likely used for construction or operational purposes. It shows the spatial arrangement of the buildings and the infrastructure that supports them, with a focus on precision and clarity.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**Product Category:**  
**Product Name:**

- [illegible]

[illegible]

**WAT 1 - 37**

**JAN 20-1967**

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**Abstract:** *Phragmites australis* (Cav.) Trin. ex Steud. is a dominant species in coastal wetlands of the United States. *Phragmites* is a highly invasive species that has been spreading rapidly in the United States and is a major threat to coastal wetlands. The purpose of this study was to determine the effect of *Phragmites* on the growth and survival of *Spartina patens* (Michx.) Link. in a coastal wetland. The study was conducted in a coastal wetland in Louisiana. The results showed that *Phragmites* had a significant negative effect on the growth and survival of *Spartina patens*. The growth of *Spartina patens* was significantly lower in the presence of *Phragmites* than in its absence. The survival of *Spartina patens* was also significantly lower in the presence of *Phragmites* than in its absence. The results suggest that *Phragmites* is a major threat to the growth and survival of *Spartina patens* in coastal wetlands.

As last year's issue for the July '77 began drawing its 250,000th copy, the publisher, *McGraw-Hill*, announced that the magazine would be renamed *Highways*, as there is no way to distinguish the *Journal* from the *News*. The new cover design features a car on a highway with the title *Highways* in the background. The new cover design is the result of a design contest by the magazine's readers. The new design is the result of a design contest by the magazine's readers.

[illegible]

## MEMBERS' CONFERENCE

[illegible]

For a complete list of the authors' publications, see the *Journal of Management Education* 24(1), 1999, and the *Journal of Management Education* 24(2), 1999.

The data were not subjected to the 10, 20, 30% standard to ensure credible entry groupings in cases given by Wittmann & Son.

Robert L. Smith, Jr.  
Assistant Secretary for Energy  
State of Maryland  
444.18

[illegible]





**Professional Land Surveying, Inc.**  
Surveying and Mapping  
P.O. Box 908  
Baltimore, MD 21206-0908  
Tel: 410/766-1100

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