ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 735 SPRINGDALE ROAD IN THE GOVALLE/JOHNSTON TERRACE COMBINED 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. C14-2019-0031, on file at the Planning and Zoning Department, as follows:

4.85 acre tract of land, more or less, out of the J. Goodwin Jones Subdivision, a subdivision in the City of Austin, Travis County, Texas, said 4.85 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 735 Springdale Road 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. 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. Development of the Property may not exceed 20 dwelling units per acre.
D. The outdoor entertainment use on the Property shall not occur within 80 feet from any adjoining property zoned or used with a single family residential use.

E. The following uses are not permitted uses on the Property:

Alternative financial services  
Automotive repair services  
Automotive washing (of any type)  
Business or trade school  
Campground  
College and university facilities  
Commercial off-street parking  
Community recreation (public)  
Consumer convenience services  
Convenience storage  
Drop-off recycling collection facility  
Equipment repair services  
Exterminating services  
Food sales  
General retail sales (general)  
Hospital services (general)  
Indoor entertainment  
Kennels  
Limited warehousing & distribution  
Monument retail sales  
Outdoor sports and recreation  
Pedicab storage and dispatch  
Personal services  
Research services  
Service station  
Transitional housing  
Vehicle storage  

Automotive rental  
Automotive sales  
Bail bond services  
Business support services  
Club or lodge  
Commercial blood plasma center  
Community recreation (private)  
Congregate living  
Consumer repair services  
Custom manufacturing  
Electronic prototype assembly  
Equipment sales  
Financial services  
Funeral services  
Guidance services  
Hotel-motel  
Indoor sports and recreation  
Laundry services  
Maintenance and service facilities  
Off-site accessory parking  
Pawn shop services  
Personal improvement services  
Pet services  
Residential treatment  
Theater  
Transportation terminal  
Veterinary 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) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.

PART 5. This ordinance takes effect on ________________, 2019.

PASSED AND APPROVED

$_{1}$

$_{2}$

$_{3}$

___________________________, 2019

Steve Adler
Mayor

APPROVED: ___________________ ATTEST: ___________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

Draft 7/22/2019
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COA Law Department
LEGAL DESCRIPTION

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

Being a 4.86 acre tract of land and being all of lots 8, 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 4.86 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 8, 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 8, 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 310.57 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°18'18" E a distance of 890.07 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 8, 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 8, 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 650.50 feet to the POINT OF BEGINNING, in all containing 4.86 acres of land.

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

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

October 19, 2014

Tyler Tumlinson
RPLS No. 6410

Tumlinson Land Surveying - 254.931.6707 - 2114 C.R. 219 Cameron, Texas 76520

Exhibit A
I, Tyler Humlinson, 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 at 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.A.R.M. Map ID No. 44133CD46SH, Effective date 9/26/2008.

Tyler Humlinson, R.R.LS No 6410  
October 19, 2014

Boundary Survey

Survey Bounded all of Lots 7 and 8 of the J. Goodwin Jones Subdivision, a subdivision in the City of Augusta, Travis County, Texas.