ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3706 GOODWIN AVENUE IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-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-neighborhood plan (CS-MU-NP) combining district to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district on the property described in Zoning Case No. C14-2019-0041, on file at the Planning and Zoning Department, as follows:

3.7402 acres of land, more or less, out of Outlot 56, Division "A" in the City of Austin, Travis County, Texas, said 3.7402 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3706 Goodwin Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B".**

PART 2. The Property is subject to Ordinance No. 021107-Z-12c that established zoning for the MLK Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2019.

PASSED AND APPROVED

§
§
_____, 2019   § _____
                                      Steve Adler
                                      Mayor

APPROVED: _____ **ATTEST:** _____
            Anne L. Morgan   Jannette S. Goodall
            City Attorney   City Clerk

EXHIBIT A

TRI-TECH
SURVEYING COMPANY, L.P.
Formerly D. Beatly Land Surveyors
3402 Manchaca Road
Austin, Texas 78704
Phone: (512) 440-0222 | Fax: (512) 440-0224
WWW.SURVEYINGCOMPANY.COM

VICINITY MAP (NOT TO SCALE)
SUBJECT TRACT

LEGAL DESCRIPTION:

SURVEYOR'S CERTIFICATION:

ALTA/ACSM CERTIFICATION:

NOTES:

LEGEND

SCALE 1"=30'

LINE TABLE
L1	N 57°06'10" W	47.41'
L2	N 78°12'50" E	6.82'
L3	N 53°45'51" W	105.36'
L4	S 76°41'01" W	7.00'
L5	N 13°18'45" W	40.84'

Parking Tabulation:
Total regular spaces provided: 120
Total handicap spaces provided: 3
Total combined spaces provided: 123

GRANT VILLA APARTMENTS, L.P.
DOC. NO. 2009100010
3.7402 ACRES

GOODWIN AVENUE

SPRINGDALE ROAD

AIRPORT BOULEVARD

POINT OF BEGINNING
FOR LEGAL DESCRIPTION

REVISIONS

TEXAS REGISTRATION NO. 1957
REGISTERED PROFESSIONAL LAND SURVEYOR
1-27-11

Zoning map for Zoning Case #C14-2019-0041, City of Austin, Exhibit "B".

Labels and zoning designations visible on the map:

- 04-0142150
- LIBRARY
- DRIVE THRU
- RZ86-88
- GROCERY STR.
- CONV. STR.
- SP-03-1019C
- SF-3-NP
- GR-NP
- ABBATE CIR
- GR-NP
- GR-NP
- CS-MU-CO-NP
- CS-1-MU-CO-NP
- LIQUOR STR.
- FAST FOOD
- CS-MU-NP
- SP88-366C
- SF-3-NP
- 86-102RC.
- MF-3-NP
- 63-141
- SF-3-NP
- P-NP
- TILLERY ST
- RETAIL STRIP CENTER
- LAUNDRY MAT
- AUTO SUPPLY
- REST./TAVERN
- GUNTER ST
- SF-3-NP
- LR-MU-NP
- SARA DR
- 02-0142.002
- SF-6-NP
- GR-MU-NP
- 63-141
- PROCK LN
- SF-3-NP
- SF-3-NP
- BENGSTON ST
- SF-3-NP
- CS-MU-CO-NP
- GAS/CONV
- C14-2013-0058
- NPA-2013-001501
- MUNSON ST
- SF-3-NP
- SP-01-0509C.SR
- 70-172
- SF-3-NP
- SF-3-NP
- KAY ST
- CS-CO-NP
- SF-3-NP
- NPA-2007-0015.01
- C14-2007-0105
- SF-6-NP
- SF-3-NP
- SF-3-NP
- STR.
- APARTMENTS
- AIRPORT BLVD
- GOODWIN AVE
- CS-1-CO-NP
- CS-CO-NP
- CS-MU-NP
- APARTMENTS
- MAP CIR
- SF-3-NP
- ALF AVE
- SF-3-NP
- APARTMENTS
- UNDEV
- OFFICE
- SF-3-NP
- MARKS CIR
- SF-3-NP
- DON ANN ST
- SF-3-NP
- CHARLES ST
- SP88-111
- STR.
- FAST
- CONV
- VACANT PETROLEUM STORAGE
- C14-2015-0121 C14-2014-0088
- CS-CO-NP
- TRUCK TERMINAL
- SPRINGDALE RD
- VACANT WHSE
- CS-CO-NP
- FLEMINGTON ST
- PICKLE DR
- THOMPSON ST
- 74-13
- 81-64
- CS-CO-NP
- BUS PARKING
- INSPEC
- OUTDOOR STORAGE
- 98-0065
- UNDEV
- SF-3-NP
- GR-MU-CO-NP
- SF-3-NP
- SF-3-NP
- THOMPSON ST
- THOMPSON ST
- KIRK AVE
- AUTO REP.
- GAS/CONV
- CLEANERS
- CHURCH
- C14P-78-56
- C14-98-0065
- SF-3-NP
- CHURCH
- SF-3-NP
- SF-3-NP
- SF-3-NP
- VACANT OFFICE WHSE
- SF-3-NP
- NEAL ST
- SF-3-NP
- GOVALLE AVE
- SF-3-NP
- PUD-NP
- 98-0065
- UNDEV
- RR-CO-NP
- 98-0065
- SF-3-NP
- P-NP
- PUD-NP
- ELEMENTARY SCHOOL
- SF-3-NP
- C14-2007-0060

ZONING

Legend:
- ▨ SUBJECT TRACT
- ▭ PENDING CASE
- ⬚ ZONING BOUNDARY

N (north arrow)

ZONING CASE#: C14-2019-0041

EXHIBIT "B"

CITY OF AUSTIN — FOUNDED 1839

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

Created: 2/25/2019