

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 748, 750, 760, AND 764 AIRPORT BOULEVARD AND 5301 GLISSMAN ROAD 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. C14-2020-0073, on file at the Housing and Planning Department, as follows:

Lots 2 and 3, Atwell Tract, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84, Page 141C, Plat Records of Travis County, Texas, and

Lot 1, Atwell Tract No. 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 87, Page 87D, Plat Records of Travis County, Texas, and

Being a 0.260 acre (11,315 square feet) of land, situated in Jesse C. Tannehill Survey No. 29, Abstract No. 22, City of Austin, Travis County, being all of a called 0.255 acre tract of land described as Tract One in a Warranty Deed recorded in Document No. 2003010425 of the Official Public Records of Travis County, Texas, said 0.260 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

Being a 0.444 acre (19,335 square feet) of land, situated in Jesse C. Tannehill Survey No. 29, Abstract No. 22, City of Austin, Travis County, being all of a called 0.44 acre tract of land described as Tract Two in a Warranty Deed recorded in Document No. 2003010425 of the Official Public Records of Travis County,

1 Texas, said 0.444 acre of land being more particularly described by metes and
2 bounds in **Exhibit “B”** incorporated into this ordinance (cumulatively referred to
3 as the “Property”),
4

5 locally known as 748, 750, 760, AND 764 Airport Boulevard and 5301 Glissman Road in
6 the City of Austin, Travis County, Texas, generally identified in the map attached as
7 **Exhibit “C”**.
8

9 **PART 2.** The Property within the boundaries of the conditional overlay combining district
10 established by this ordinance is subject to the following conditions:
11

12 A. Vehicle storage use is not a permitted use of the Property:
13

14 B. The following uses are conditional uses of the Property:
15

Agricultural sales and services	Building maintenance services
Construction sales and services	Equipment repair services
Equipment sales	Laundry services
Limited warehousing and distribution	

16

17 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
18 developed and used in accordance with the regulations established for the general
19 commercial services (CS) base district, mixed use (MU) combining district and other
20 applicable requirements of the City Code.
21

22 **PART 4.** The Property is subject to Ordinance No. 030327-11a that established zoning for
23 the Govalle Neighborhood Plan.
24

**A METES AND BOUNDS
DESCRIPTION OF A
0.260 ACRE TRACT**

BEING a 0.260 acre (11,315 square feet) tract of land situated in the Jesse C. Tannehill Survey No. 29, Abstract No. 22, City of Austin, Travis County, Texas; being all of a called 0.255 acre tract of land described as Tract One in instrument to Modern Supply Company of Austin, Texas recorded in Document No. 2003010425 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the westerly right-of-way line of Airport Boulevard (1250 feet wide public right-of-way) marking the south corner of a called 0.44 acre tract of land described as Tract Two in said instrument to Modern Supply Company of Austin, Texas;

THENCE, along the westerly right-of-way line of said Airport Boulevard the following two (2) courses and distances:

1. South 8°54'24" East, 21.64 feet to Type I TxDOT Monument found marking the southeast corner of said Tract One;
2. South 81°11'18" West, 1.84 feet to a 5/8-inch iron pipe found marking the east corner of Lot 1 of Midtown Industrial Subdivision No. 1, plat of which is recorded in Volume 87, Page 29D of the Plat Records of Travis County;

THENCE, North 62°13'48" West, 578.96 feet, departing the westerly right-of-way line of said Airport Boulevard and along the northeast line of said Lot 1 to the north corner of said Lot 1 on the southeast line of Lot 2 of Howard's Nursery Addition, plat of which is recorded in Volume 73, Page 45 of the Plat Records of Travis County'

THENCE, North 27°50'30" East, 20.70 feet along the southeast line of said Lot 2 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the northeast corner of said Lot 2 on the southwest line of Lot 3 of Atwell Tract, plat of which is recorded in Volume 84, Page 141C of the Plat Records of Travis County; from which a 3/8-inch iron rod found for witness bears North 66°32' East, 1.4 feet;

THENCE, South 62°02'38" East, along the southwest line of said Lot 3, at a distance of 99.87 feet passing a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the south corner of said Lot 3, came being the west corner of Lot 2 of said Atwell Tract, continuing along the southwest line of said Lot 2 for a total distance of 396.22 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the south corner of said Lot 2, same being the west corner of aforesaid Tract Two;

THENCE, South 61°54'47" East, 171.29 feet along the southwest line of said Tract Two to the **POINT OF BEGINNING**, and containing 0.260 acre of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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EXHIBIT - 0.260 ACRE
JESSE C. TANNEHILL SURVEY NO. 29,
ABSTRACT NO. 22
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

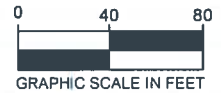
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	5/18/2020	068720500	1 OF 2



LINE TABLE

NO.	BEARING	LENGTH
L1	S08°54'24"E	21.64'
L2	S81°11'18"W	1.86'
L3	N27°50'30"E	20.70'

LOT 3
ATWELL TRACT
VOL.84, PG.141C
PRTC

LOT 2
HOWARD'S NURSERY
ADDITION
VOL.73, PG.45
PRTC

LOT 2
ATWELL TRACT
VOL.84, PG.141C
PRTC

AIRPORT BOULEVARD
(120' PUBLIC R.O.W.)

TRACT ONE
CALLED 0.255 ACRE
MODERN SUPPLY COMPANY
OF AUSTIN, TEXAS
DOC# 2003010425
OPRTC

0.260 ACRES
11,315 SQ. FT.

LOT 2
MIDTOWN INDUSTRIAL
SUBDIVISION NO. 1
VOL.87, PG.29D
PRTC

LOT 1
MIDTOWN INDUSTRIAL
SUBDIVISION NO. 1
VOL.87, PG.29D
PRTC

TRACT TWO
CALLED 0.44 ACRE
MODERN SUPPLY COMPANY
OF AUSTIN, TEXAS
DOC# 2003010425
OPRTC

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
PRTC = PLAT RECORDS OF TRAVIS COUNTY

GEODETIC BASIS STATEMENT:

The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

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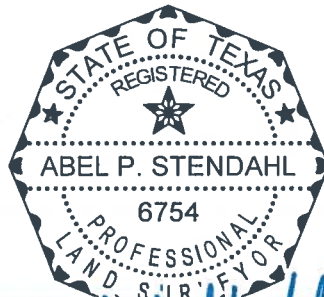


EXHIBIT - 0.260 ACRE
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ABSTRACT NO. 22
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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1" = 80'	APS	JGM	5/18/2020	068720500	2 OF 2

**A METES AND BOUNDS
DESCRIPTION OF A
0.444 ACRE TRACT OF LAND**

BEING a 0.444 acre (19,335 square feet) tract of land situated in the Jesse C. Tannehill Survey No. 29, Abstract No. 22, City of Austin, Travis County, Texas; being all of a called 0.44 acre tract of land described as Tract Two in instrument to Modern Supply Company of Austin, Texas recorded in Document No. 2003010425 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the westerly right-of-way line of Airport Boulevard (1250 feet wide public right-of-way) marking the northeast corner of a called 0.255 acre tract of land described as Tract One in said instrument to Modern Supply Company of Austin, Texas;

THENCE, North 61°54'47" West, 171.29 feet departing the westerly right-of-way line of said Airport Boulevard and along the northeast line of said Tract One to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the south corner of Lot 2 of Atwell Tract, plat of which is recorded in Volume 84, Page 141C of the Plat Records of Travis County;

THENCE, North 28°23'28" East, 225.77 feet departing the northeast line of said Tract One and along the east line of said Lot 2 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the east corner of said Lot 2 on the westerly right-of-way line of said Airport Boulevard; from which an Aluminum Disk found in concrete marking the north corner of said Lot 2 bears North 8°54'24" West, 60.00 feet;

THENCE, South 8°54'24" East, 282.67 feet along the westerly right-of-way line of said Airport Boulevard to the **POINT OF BEGINNING**, and containing 0.444 acrs of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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EXHIBIT - 0.444 ACRE
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LOT 1
ATWELL TRACT NO. 2
VOL.87, PG.87D
PRTC

ADF IN CONCRETE
(GARZA ENGINEERS)

LEGEND

P.O.B. = POINT OF BEGINNING
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IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
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7.5' PUBLIC UTILITY
EASEMENT
VOL.84, PG.141C
PRTC

LOT 2
ATWELL TRACT
VOL.84, PG.141C
PRTC

7.5' PRIVATE
WASTEWATER LINE
EASEMENT
DOC# 2010119659
OPRTC

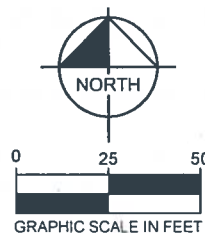
**0.444 ACRE
19,335 SQ. FT.**

TRACT TWO
CALLED 0.44 ACRE
MODERN SUPPLY COMPANY
OF AUSTIN, TEXAS
DOC# 2003010425
OPRTC

TRACT ONE
CALLED 0.255 ACRE
MODERN SUPPLY COMPANY
OF AUSTIN, TEXAS
DOC# 2003010425
OPRTC

LOT 1
MIDTOWN INDUSTRIAL
SUBDIVISION NO. 1
VOL.87, PG.29D
PRTC

AIRPORT BOULEVARD
(120' PUBLIC R.O.W.)



P.O.B.
1/2" IRF

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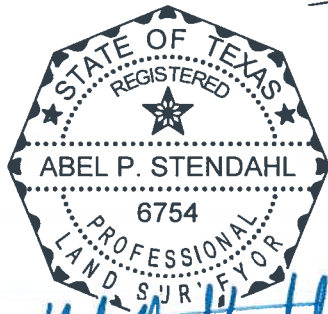


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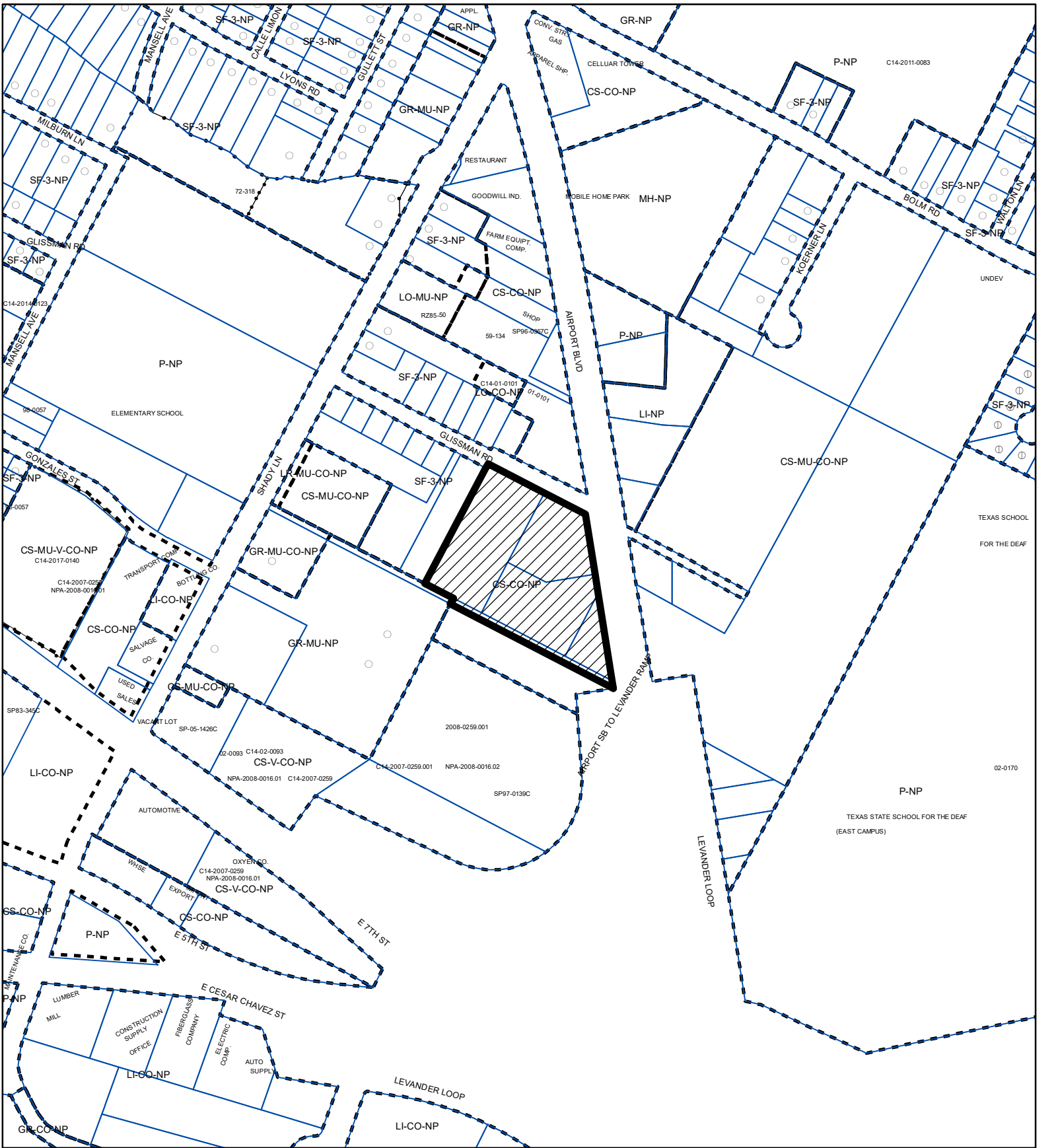
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1" = 50'	APS	JGM	5/18/2020	068720500	2 OF 2






ZONING

ZONING CASE#: C14-2020-0073

Exhibit C



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



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