

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3707 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. C14-2021-0001, on file at the Housing and Planning Department, as follows:

3.1210 acres (135,952 square feet) out of Outlot 49, Division A, Government Tract adjoining the City of Austin according to the map or plat on file at the General Land Office of the State of Texas, being all of a called 3.444 acre tract conveyed to KAG Leasing, Inc., in Document No. 2018078178 of the Official Public Records of Travis County, Texas, save and except a called 0.3252 acre tract conveyed to 1119 Airport 2018, LP, in Document No. 2018107877 Official Public Records of Travis County, Texas, said 3.1210 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3707 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 \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 § \_\_\_\_\_  
Steve Adler  
Mayor

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

EXHIBIT "\_\_\_"

(Zoning Exhibit)  
Outlot 49, Division "A" Government Tract  
Adjoining the City of Austin

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.1210 ACRES (135,952 SQUARE FEET) OUT OF OUTLOT 49, DIVISION A, GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN ACCORDING TO THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING ALL OF A CALLED 3.444 ACRE TRACT CONVEYED TO KAG LEASING, INC, IN DOCUMENT NO. 2018078178 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAVE AND EXCEPT A CALLED 0.3252 ACRE TRACT CONVEYED TO 1119 AIRPORT 2018, LP, IN DOCUMENT NO. 2018107877 (O.P.R.T.C.T.), SAID 3.1210 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod found for the intersection of the east right-of-way line of Airport Boulevard (right-of-way varies) and the southwest right-of-way line of Goodwin Avenue (right-of-way varies), and being the northwest corner of said KAG Leasing tract and **POINT OF BEGINNING** hereof;

**THENCE**, leaving the east right-of-way line of said Airport Boulevard, with the southwest right-of-way line of said Goodwin Avenue and the north line of said KAG Leasing tract, **S69°31'52"E**, a distance of **505.74** feet to a 1/2-inch iron rod found for the east corner hereof, being the intersection of the southwest right-of-way line of said Goodwin Avenue and the northwest right-of-way line of said Springdale Road, and being the east corner of said KAG Leasing tract;

**THENCE**, leaving the southwest right-of-way line of said Goodwin Avenue, with the northwest right-of-way line of said Springdale Road, and with the southeast line of said KAG Leasing tract, **S27°54'18"W**, a distance of **419.10** feet to a 1/2-inch iron rod found for the south corner hereof, being the south corner of said KAG Leasing tract, and being an angle point in the northwest right-of-way line of said Springdale Road, and being in the northeast line of said 1119 Airport 2018 tract;

**THENCE**, leaving the northwest right-of-way line of said Springdale Road, with the common line of said KAG Leasing tract and said 1119 Airport 2018 tract, **N73°45'31"W**, a distance of **137.87** feet to a 1/2-inch iron rod found for the southwest corner hereof, being the southwest corner of said KAG tract, and being the north corner of said 1119 Airport 2018 tract, and being in the east right-of-way line of said Airport Boulevard, from which a 1/2-inch iron rod found for the intersection of the east right-of-way line of said Airport Boulevard, and the northwest right-of-way line of said Springdale Road, and being the south corner of said 1119 Airport 2018 tract bears, **S15°56'32"E**, a distance of 216.65 feet;

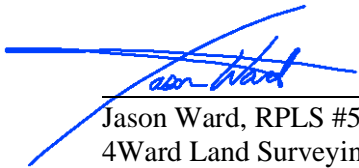
Exhibit A

**THENCE**, leaving the north line of said 1119 Airport 2018 tract, with the east right-of-way line of said Airport Boulevard and the west line of said KAG Leasing tract, **N15°56'32"W**, a distance of **529.02** feet to the **POINT OF BEGINNING** and containing 3.1210 Acres (135,952 Square Feet) more or less.

**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000058721388. See attached sketch (reference drawing: 01135-zoning.dwg.)

TCAD PARCEL #195491  
COA GRID #L-22

 12/7/2020  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC



P.O.B.  
GRID N: 10071039.49  
GRID E: 3129081.05

**OUTLOT NO. 56  
DIVISION "A"**

**GOODWIN AVENUE  
(R.O.W. VARIES)**

**SPRINGDALE ROAD  
(R.O.W. VARIES)**

**OUTLOT NO. 49  
DIVISION "A"**

ZONING EXHIBIT  
3.1210 ACRE(S)  
135,952 SQUARE FEET

[A]

**AIRPORT BOULEVARD  
(R.O.W. VARIES)**

(N13°50'00"W 745.82')  
N15°56'32"W 745.67'  
N15°56'32"W 529.02'

216.65'  
((S13°45'00"E 216.67'))  
L1  
L2  
(L2)

[B]

S27°53'47"W 187.22'  
(S30°00'00"W 187.24')  
((S30°00'00"W 189.09'))

S73°45'31"E 15.35'  
(S72°15'46"E 15.35')



GRAPHIC SCALE: 1" = 100'



**3.1210 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**

**4WARD**  
**Land Surveying**  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	12/7/2020
Project:	01135
Scale:	1" = 100'
Reviewer:	PRB
Tech:	EBD
Field Crew:	SV/NH
Survey Date:	OCT. 2019
Sheet:	1 OF 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N73°45'31"W	137.87'
L2	S73°45'31"E	153.22'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
(L2)	S72°16'00"E	153.33'

## LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2018078178
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2018107877

TCAD PARCEL #195491  
COA GRID #L22

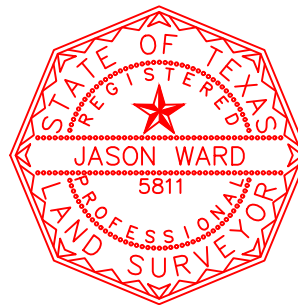
[A]  
CALLED 3.444 ACRES  
KAG LEASING, INC.  
DOC. NO. 2018078178  
O.P.R.T.C.T.  
SAVE & EXCEPT  
A CALLED 0.325 ACRE TRACT  
DESCRIBED IN  
DOC. NO. 2001104053  
O.P.R.T.C.T.

[B]  
CALLED 0.3252 ACRE  
1119 AIRPORT 2018, LP  
DOC. NO. 2018107877  
O.P.R.T.C.T.

### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058721388.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

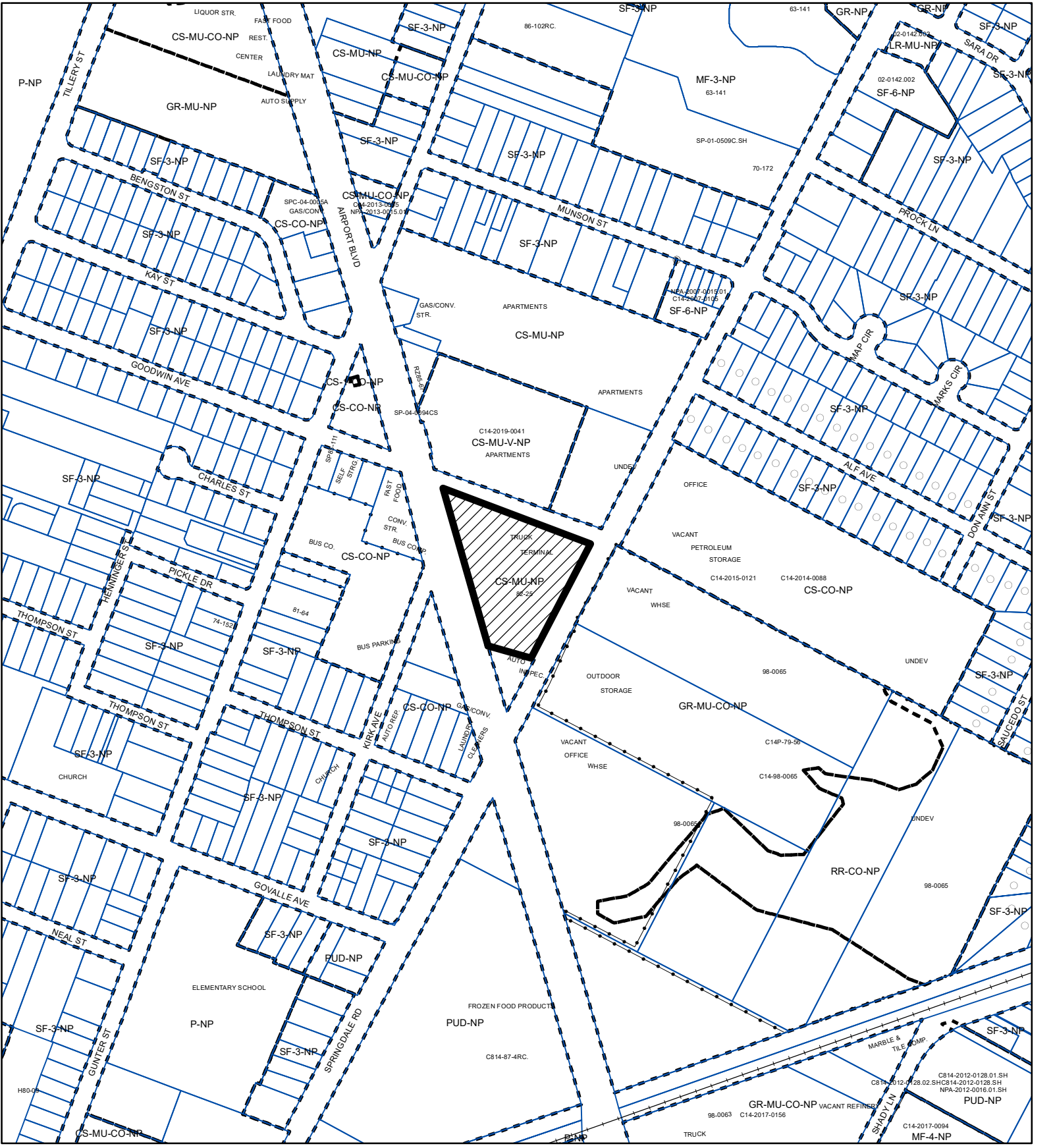


12/3/2020

**3.1210 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**

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**ZONING**

**ZONING CASE#: C14-2021-0001**

**Exhibit B**



**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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 1/8/2021**