

ORDINANCE NO. 20070621-122

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 0 SPRINGDALE ROAD (21.2 AC. OUT OF JC TANNEHILL SUR NO. 29 ABS NO. 22) IN THE PECAN SPRINGS-SPRINGDALE NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT FOR TRACT ONE AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-NP) COMBINING DISTRICT FOR TRACT TWO.

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 on the property described in Zoning Case No. C14-06-0221, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From public-neighborhood plan (P-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district.

A 11.957 acre tract of land, more or less, out of the J.C. Tannehill Survey No. 29, Abstract No. 22, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From public-neighborhood plan (P-NP) combining district to multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district.

A 9.087 acre tract of land, more or less, out of the J.C. Tannehill Survey No. 29, Abstract No. 22, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance;

(Tract One and Tract Two being known as the "Property"),

locally known as 0 Springdale Road (21.2 ac out of JC Tannehill Sur No. 29, Abs No. 22)

in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A multifamily residential use is a conditional use of the Property.

B. The following uses are prohibited uses of Tract One:

Automotive repair services
Automotive washing (of any type)

Automotive sales
Pawn shop services

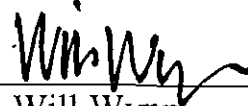
PART 4. The Property is subject to Ordinance No. 021107-Z-12a that established the Pecan Springs-Springdale neighborhood plan combining district.

PART 5. This ordinance takes effect on July 2, 2007.

PASSED AND APPROVED

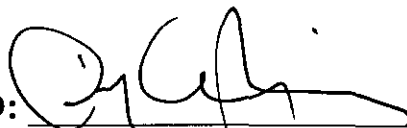
_____, June 21, 2007

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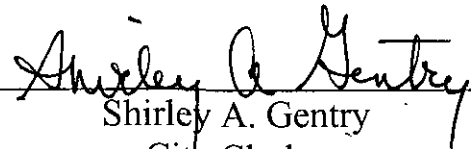
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

FIELD NOTES
FOR

EXHIBIT A

11.957 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 OF THE SUBDIVISION OF P.W. SEIDERS HOME PLACE, CALLED TO BE 21.12 ACRES AS DESCRIBED IN VOLUME 545, PAGE 263 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pin found in the North line of said 21.12 acre tract, being at the Southwest corner of Lot 1, Texas Educational Service Center Region XIII, a subdivision recorded in Plat Book 79, Pages 344-345 of the Plat Records of Travis County, Texas, being in the East r.o.w. line of Springdale Road, for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE along the North line of said 21.12 acre tract, S 61°44'00" E for a distance of 1007.43 feet to a ½ inch iron pin found at the Southeast corner of said Lot 1, for the Northeast corner hereof;

THENCE along a Southerly extension of the East line of said Lot 1, S 28°48'40" W for a distance of 515.18 feet to a point in the South line of said 21.12 acre tract, being in the North line of Lot 1, Block A, Oriens Park Section Ten, a subdivision recorded in Plat Book 87, Pages 31A-31B of the Plat Records of Travis County, Texas, for the Southeast corner hereof;

THENCE along the South line of said 21.12 acre tract, N 61°50'52" W for a distance of 721.94 feet to a ½ inch iron pin found at the Northeast corner of Lot A, Harry Menn Subdivision, a subdivision recorded in Plat Book 12, Page 68 of the Plat Records of Travis County, Texas;

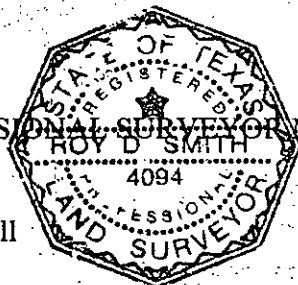
THENCE continuing along the South line of said 21.12 acre tract, N 61°07'00" W for a distance of 290.78 feet to a ½ inch iron pin found at the Northwest corner of said Lot A, being in the East r.o.w. line of Springdale Road, for the Southwest corner hereof;

THENCE along the East r.o.w. line of Springdale Road, N 29°24'00" E for a distance of 513.57 feet to the PLACE OF BEGINNING and containing 11.957 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.

Roy D. Smith
ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR
May 25, 2007



11.597 ac. - J.C. Tannehill

FIELD NOTES
FOR

9.087 ACRES OF LAND

EXHIBIT B

TR 2

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 OF THE SUBDIVISION OF P.W. SEIDERS HOME PLACE, CALLED TO BE 21.12 ACRES AS DESCRIBED IN VOLUME 545, PAGE 263 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pin found in the North line of said 21.12 acre tract, being at the Southeast corner of Lot 1, Texas Educational Service Center Region XIII, a subdivision recorded in Plat Book 79, Pages 344-345 of the Plat Records of Travis County, Texas, being at an angle point in the West line of that certain 126.267 acre tract of land conveyed to the City of Austin by instrument recorded in Document No. 2002178092 of the Official Public Records of Travis County, Texas, for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE along the North line of said 21.12 acre tract, S 61°44'00" E for a distance of 772.03 feet to a ½ inch iron pin found at the Northeast corner of said 21.12 acre tract, for the Northeast corner hereof;

THENCE along the East line of said 21.12 acre tract, S 29°22'20" W for a distance of 513.72 feet to a ½ inch iron pin found at the Southeast corner of said 21.12 acre tract, being at the Southwest corner of said 126.267 acre tract, being in the North line of Lot 3, Oriens Park Section Seven, a subdivision recorded in Plat Book 86, Pages 192B-192D of the Plat Records of Travis County, Texas, for the Southeast corner hereof;

THENCE along the South line of said 21.12 acre tract, N 61°50'52" W for a distance of 767.01 feet to a point for the Southwest corner hereof;

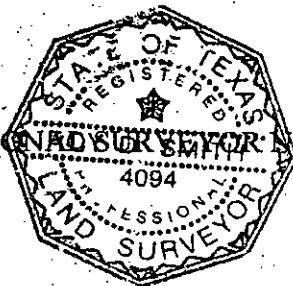
THENCE along the West line of the herein described tract, N 28°48'40" E for a distance of 515.18 feet to the PLACE OF BEGINNING and containing 9.087 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.

Roy D. Smith
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094
May 25, 2007



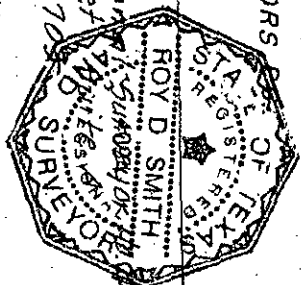
9.087 ac. - J.C. Tannehill

**SURVEY OF A PORTION OF
THE J.C. TANNEHILL LEAGUE
IN THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS.**

City of Austin
126.267 Ac.
Doc. 2002178092

SURVEYED BY
ROY D. SMITH SURVEYORS

Roy D. Smith
ROY D. SMITH
Registered Professional Surveyor
1214 West 5th Street
Austin, Texas 78705
Ph. (512) 478-9821
May 25, 2007



City of Austin
126.267 Ac.
Doc. 2002178092

ROGGE LN.

SPRINGDALE ROAD

N29°24'00"E

513.57'

P.O.B. - 11.597 Ac.
S61°44'00"E 1007.43'

Lot 1
Texas Educational
Service Center Region XIII
Pl. Bk. 79, Pg. 344-345

600.21'

S28°48'40"W

P.O.B. - 9.087 Ac.
S61°44'00"E 772.03'

9.087 AC.

S28°48'40"W

Lot 1
Seiders Home Place
Vol. 545, Pg. 263

N61°50'52"W 767.01'

513.72'

S29°22'20"W

11.957 AC.

Subdivision of The P.W.
21.12 Acres -

N61°07'00"W N61°50'52"W 721.94'

290.78'

Benny Howard
Doc. 2000067186

Lot 1, Block A

Oriens Park Section Ten
Pl. Bk. 87, Pg. 314-315

Lot 3

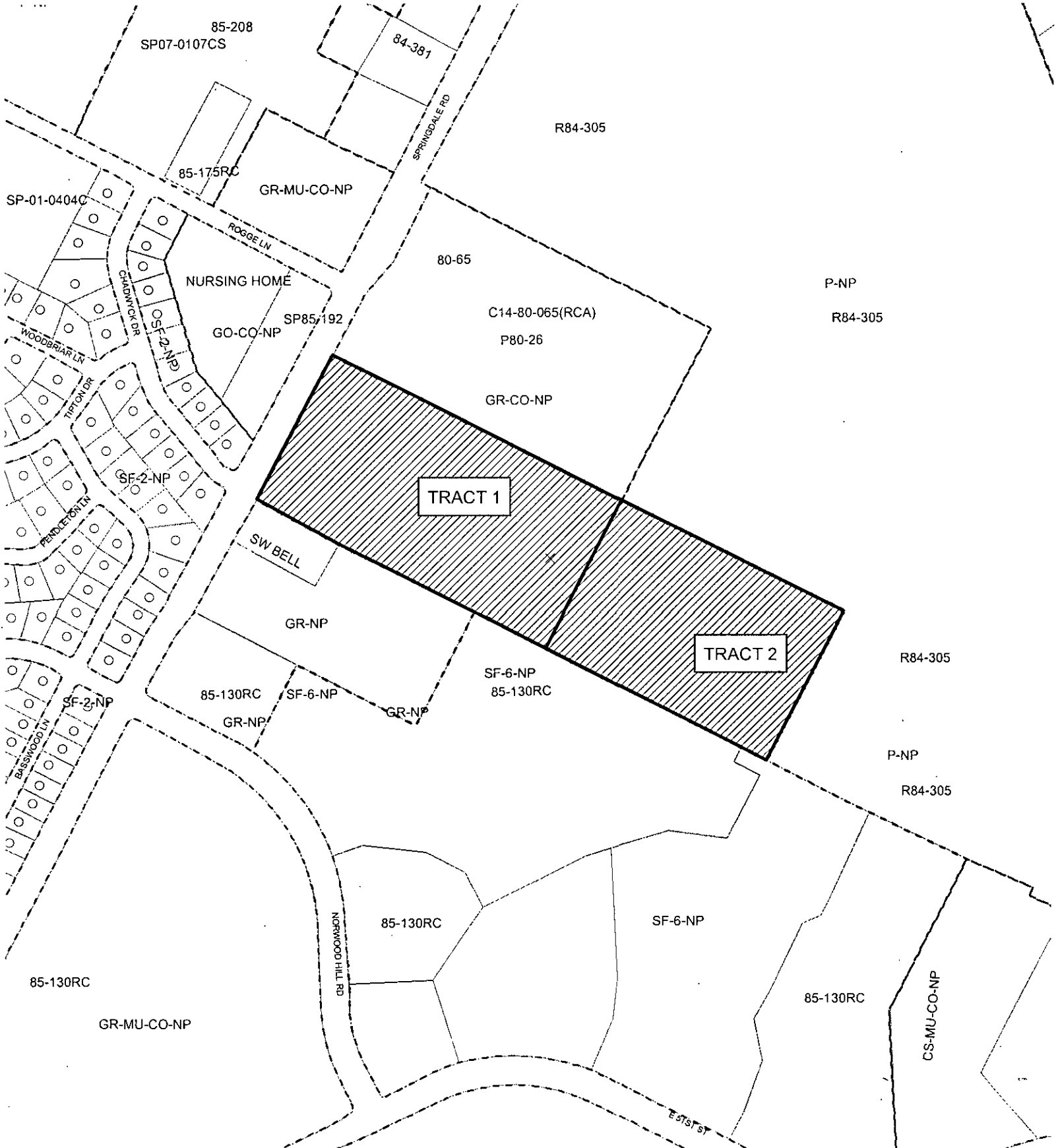
Oriens Park Section Seven
Pl. Bk. 86, Pg. 192B-192D

SCALE: 1"=300'

LEGEND
• 1/2" Iron Pin Found




Lot A
Harry Menn Subd.
Pl. Bk. 12, Pg. 68

CHADWICK DR.



ZONING *EXHIBIT C*



-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE#: C14-06-0221
 ADDRESS: 5601 SPRINGDALE RD
 SUBJECT AREA: 21.120 ACRES
 GRID: M25
 MANAGER: J. RUSTHOVEN



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.