ZONING CHANGE REVIEW SHEET

**CASE:** C14-2015-0121
1023 Springdale Road

**P.C. DATE:** November 10, 2015

**DISTRICT:** 1

**AREA:** 9.976 acres

**ADDRESS:** 1023 Springdale Road

**OWNER:** Daryl Kunik

**AGENT:** South Llano Strategies (Glen Coleman)

**FROM:** CS-CO-NP

**TO:** CS-CO-NP, to change a condition of zoning

**NEIGHBORHOOD PLAN AREA:** Greater MLK Combined

**TIA:** See attached memorandum

**WATERSHED:** Tannehill Branch and Boggy Creek

**CAPITOL VIEW CORRIDOR:** No

**DESIRED DEVELOPMENT ZONE:** Yes

**SCENIC ROADWAY:** No

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends the rezoning request. The property would remain zoned general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, with the following modification: vehicular trips are currently limited to 600 vehicular trips per day (vpd); the rezoning shall add a Traffic Impact Analysis (TIA) that limits the property to 2,000 vehicular trips per day (vpd). The property shall also be required to comply with the terms and conditions in the attached TIA memorandum. Please refer to ***Exhibit A (TIA Memorandum).***

**PLANNING COMMISSION RECOMMENDATION:**

November 10, 2015:

**ISSUES:**

The property was rezoned to CS-CO-NP in 2014. A previous zoning case in 1998 had allocated 2,000 vpd to be shared among three properties, but did not specify a mechanism to distribute the traffic allowances between the tracts. The 2,000 vpd limit was not calculated by a TIA, but was assigned by a conditional overlay. When the 2014 rezoning was filed, Staff needed to reallocate the vehicular trips.

The subject property is developed with a mix of commercial land uses, and was in the process of leasing tenant space when the 2014 zoning case was processed. In order to be expeditious and address their immediate tenant needs, Staff and the Applicant agreed that a 600 vpd limit would be a reasonable share of the approved 2,000 trips. A TIA was not required at that time. This left 1400 trips available to the remaining properties, which was based proportionally on acreage. Now that the subject property has finalized more tenants, the Applicant has submitted a TIA that will supersede the previous arrangement.

The new TIA for this property also takes the two remaining properties into consideration; those properties retain the original 2,000 vpd allocation from the 1998 zoning.

**DEPARTMENT COMMENTS:**

The subject property is located on the east side of Springdale Road, approximately 750 feet north of the intersection with Airport Boulevard. The property is currently zoned CS-CO-NP, and is developed with a mix of commercial and light industrial uses. North and east of the property is a residential neighborhood developed with single-family homes. South of the property are lots zoned RR-CO-NP and GR-MU-CO-NP, that are developed with a mix of office, commercial and light industrial uses. West of the subject property, across Springdale Road, are properties zoned CS-MU-CO-NP. The lot immediately across the street is undeveloped, and the other CS-MU-CO-NP properties are developed with a truck terminal and apartments. Please refer to ***Exhibits B and C (Zoning Map and Aerial View).***

As stated in the Issues section of this report, the subject property is currently encumbered with a conditional overlay that limits the site to 600 vehicular trips per day (vpd). The conditional overlay alos prohibited numerous land uses. Please refer to ***Exhibit D (Current Zoning Ordinance).*** The proposed rezoning is intended to increase the trip limit for the site to 2,000 vpd by providing a TIA. Typically, a site that requests a maximum of 2,000 vpd is not required to provide a TIA; this project is providing the TIA so it may be removed from the restrictions that resulted as a carry-over from the 1998 zoning case. The property shall also be required to comply with the terms and conditions in the attached TIA memorandum. Please refer to ***Exhibit A (TIA Memorandum).***

**EXISTING ZONINGAND LAND USES:**

| | ZONING | LAND USES |
|---|---|---|
| *Site* | CS-CO-NP | Commercial, limited industrial |
| *North* | SF-3-NP | Single family residential |
| *South* | GR-MU-CO-NP, RR-CO-NP | Office, commercial, limited industrial |
| *East* | SF-3-NP | Single family residential |
| *West* | CS-MU-NP | Townhouse/condominium, multifamily |

**CASE HISTORIES:**

| NUMBER / NAME | REQUEST | COMMISSION | CITY COUNCIL |
|---|---|---|---|
| **C14-2014-0088** 1023 Springdale | RR-CO-NP and GR-MU-CO-NP to CS-CO-NP | 09/09/2014: PC approved staff recommendation: CS-CO-NP; Conditions are1.Vehicular trips shall be less than 2,000 vehicles per day. 2. Prohibited land uses: Bed & breakfast (Group 1), Bed & breakfast (Group 2), Agricultural sales and services, Alteniative financial services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Bail bond services, Building maintenance services, Campground, | 11/06/2014: 1st Reading Approved CS-CO-NP on consent (6-0)<br><br>11/20/2014: 2nd & 3rd Readings Approved CS-CO-NP on consent (7-0) with amendments: Add 25' vegetative buffer on N. boundary; traffic shall not exceed 600 |

| | | | |
|---|---|---|---|
| | | Commercial blood plasma center, Construction sales and services, Convenience storage, Day care services (Commercial), Day care services (General), Day care services (Limited), Drop- off recycling collection facility, Electronic proto type assembly, Electronic testing, Equipment repair services, Equipment sales, Exterminating services, Funeral services, Kennels, Medical offices (exceeding 5,000 square feet), Monument retail sales, Pawn shop services, Service station, Vehicle storage, Veterinary services, Club or lodge, Hospital services (General), Hospital services (Limited), Indoor crop production, Limited warehousing and distribution, Maintenance and service facilities, Private primary educational facilities, Private secondary educational facilities, Public primary educational facilities, Public secondary educational facilities, Transitional housing, and Transportation terminal. | trips per day. Ordinance No. 20141120-138 |

The property is located in the East MLK Combined Neighborhood Plan area (City File # NP-02-0015), which was approved in 2011 (Ord. # 021107-Z-l l).

**ABUTTING STREETS**

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|---|---|---|---|---|---|---|
| Springdale Road | 66' | 37' | Arterial | Yes, both sides | 300-Govalle | Route 63 |

**NEIGHBORHOOD ORGAN1ZAT1ON:**

Del Valle Community Coalition
East MLK Combined Neighborhood Contact Team
East MLK Combined Neighborhood Association
FRS Property Owners Association
PODER
East Austin Conservancy
M.E.T.S.A. Neighborhood Organization
Friends of the Emma Barrientos MACC

**CITY COUNCIL DATE/ ACTION:** November 12, 2015

**ORDINANCE READINGS:** 1st 2nd 3rd **ORDINANCE NUMBER:**

**CASE MANAGER:** Heather Chaffin **PHONE:** 512-974-2122
e-mail: heather.chaffin@austintexas.gov

**STAFF RECOMMENDATION**:
Staff supports the proposed rezoning. The previous rezonings in 1998 and 2014 did not include full transportation and traffic engineering analysis that is covered by a TIA. The rezonings for this site and its neighbors were done with traffic thresholds—the new TIA allows the City to evaluate existing traffic and gauge the impact of each development. Typically, a site that requests a maximum of 2,000 vpd is not required to provide a TIA; this project is providing the TIA so it may be removed from the restrictions that resulted as a carry-over from the 1998 zoning case.

**TRANSPORTATION:**
TR1. A traffic impact analysis (TIA) is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on the review of the TIA. [LDC, Sec. 25-6-142]. TIA review comments will be provided directly to the traffic consultant in a separate memo.

**SITE PLAN:**
SP 1 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Springdale Road is an Urban Roadway.
SP 2 This site is within the East MLK Combined Neighborhood Planning Area. Related documents can be found here: http://austintexas.gov/page/adopted-neighborhood-planning-areas-0
SP 3 The site is subject to compatibility standards. Along the north and east property line, the following standards apply:
a. No structure may be built within 25 feet of the property line.
b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
d. No parking or driveways are allowed within 25 feet of the property line.
e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
SP 4 Additional design regulations will be enforced at the time a site plan is submitted.
SP 5 This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

**COMPREHENSIVE PLANNING:**
The subject property is located within the boundaries of the East MLK Combined Neighborhood Planning Area, in the MLK-183 Neighborhood Planning Area. Surrounding land uses includes single family houses to the north, a truck depot to the south, vacant land to the west, and single family houses to the east. The proposed project calls for mixed use (office, warehouse, restaurant and manufacturing).

The East MLK Neighborhood Plan (EMNP). The EMNP Future Land Use Map (FLUM) designates this portion of the planning area (which begins at this parcel and extends past Airport Boulevard to the south)

as 'Mixed Use.' Zone CS is permitted under the Mixed Use FLUM category. The following EMNP policies are applicable to this request:
Goal Two - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses. (p 44)
Objective 2.1: Where appropriate, address mis-matches between desired land use and zoning.
Objective 2.2: Reduce the impact of commercial and industrial uses on residential areas.
Goal Four - Promote the development and enhancement of the neighborhood's major corridors. (p 45)
Objective 4.1: Allow mixed use development along major corridors and intersections.

Lower Tannehill Branch Text (p 71) – (an excerpt) Few neighborhood-serving businesses exist in the neighborhood, but there are opportunities to encourage new businesses at the existing commercial nodes on Springdale Road.

The policies and text taken from the EMNP and the FLUM support a mixed use project in this portion of the planning area, especially if they transition into neighborhood serving uses; are along major corridors (like Springdale Road); enhance the planning area.

Imagine Austin. The property is located within the boundaries of 'Neighborhood Center' and along an 'Activity Corridor', as identified on the Imagine Austin's Growth Concept Map. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on creating local businesses and services—including doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses that generally serve the center and surrounding neighborhoods. Activity corridors are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following IACP policies are also relevant to this case:

- LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

Conclusion. Based on this property being: (1) within an area designated as Mixed Use on the EMNP FLUM, which supports commercial and mixed use; (2) located within the boundaries of a 'Neighborhood Center' and along an 'Activity Corridor', as identified on the Imagine Austin Growth Concept Map, which supports commercial uses, including mixed use; and (3) the Imagine Austin policies referenced above that supports the a variety of land uses including mixed use, staff believes that the proposed project is supported by the Imagine Austin Comprehensive Plan.

**ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch and Boggy Creek Watersheds of the Colorado River Basin, which are classified as

Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

**WATER UTILITY:**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

EXHIBIT A

# MEMORANDUM

**TO:** Heather Chaffin, Zoning Case Manager

**CC:** Members of the Zoning and Platting Commission
Brian D. Van De Walle, P.E., Kimley-Horn and Associates

**FROM:** Ivan Naranjo, Transportation Reviewer

**DATE:** November 5, 2015

**SUBJECT:** Traffic Impact Analysis for 1023 Springdale Road
Zoning Case No. C14-2015-0121

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Section 25-6-113 of the Land Development Code requires that a traffic impact analysis be conducted for a project proposed with a zoning application if the project is anticipated to generate more than 2,000 daily trips. However, this project is required to conduct a traffic impact analysis in the event the estimated additional daily trips exceed 650 vehicles. The project site is located in central Austin, at the northeast quadrant of Goodwin Avenue and Springdale Road. The anticipated build out year for this development is 2019.

## Roadways

Goodwin Avenue is a two lane undivided local street providing access to the subject property from Airport Boulevard to the west and intersecting with Springdale Road.

Springdale Road is a two lane undivided collector roadway abutting the property and offering direct connection to Airport Boulevard south of the proposed development. Both Springdale Road and Goodwin Avenue are posted at 30 MPH.

Airport Boulevard is five lane major arterial roadway in the vicinity of the site, with signalized intersections at Goodwin Avenue and Springdale Road. The posted speed limit within this segment of Airport Boulevard is 45 MPH.

There are sidewalks along both sides of Springdale Road, the north side of Goodwin Avenue and both sides of Airport Boulevard within the immediate vicinity of the subject property. Transit service and bicycle lanes are provided in both directions along Springdale Road in the vicinity of the site.

## Trip Generation and Traffic Analysis

Based on the ITE publication Trip Generation, 9th Edition, the 100,000 SF of office space (land use code 710), 80,000 square of warehouse (land use code 150), 10,000 SF of commercial kitchen (land use code 140) and approximately 4,000 SF of restaurant (land use code 932), will generate 1940 additional trips.

| Table 4 Future Conditions – (No Build vs Build) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | 2019 No Build | | 2019 Build | | 2019 Build (w/ mitigations) | |
| Intersection | Traffic Controls | AM/PM Peak Hour | | AM/PM Peak Hour | | AM/PM Peak Hour | |
| | | Delay (secs) | LOS | Delay (secs) | LOS | Delay (secs) | LOS |
| Airport Blvd/Goodwin Avenue | Signal | 8.5/10.1 | A/B | 11.6/13.2 | B/B | 7.9/13.1 | A/B |
| Airport Blvd/Springdale Road | Signal | 73.2/71.5 | **E/E** | 138.8/78.1 | **F/E** | 72.2/49.4 | **E/D** |
| Springdale Road/Goodwin Avenue | Stop controls on Goodwin | n/a | - | 2.7/6.1 | A/A | 2.6/5.8 | A/A |

As shown in the table above, the intersection of Airport Boulevard and Springdale Road is not projected to operate at a satisfactory level without mitigation. The proposed mitigation is to revise the signal operations by removing the split phasing and modifying the timing accordingly. After mitigation, the analysis indicates an overall LOS of "E" in the AM and "D" in the PM for the intersection.

**Recommendations**

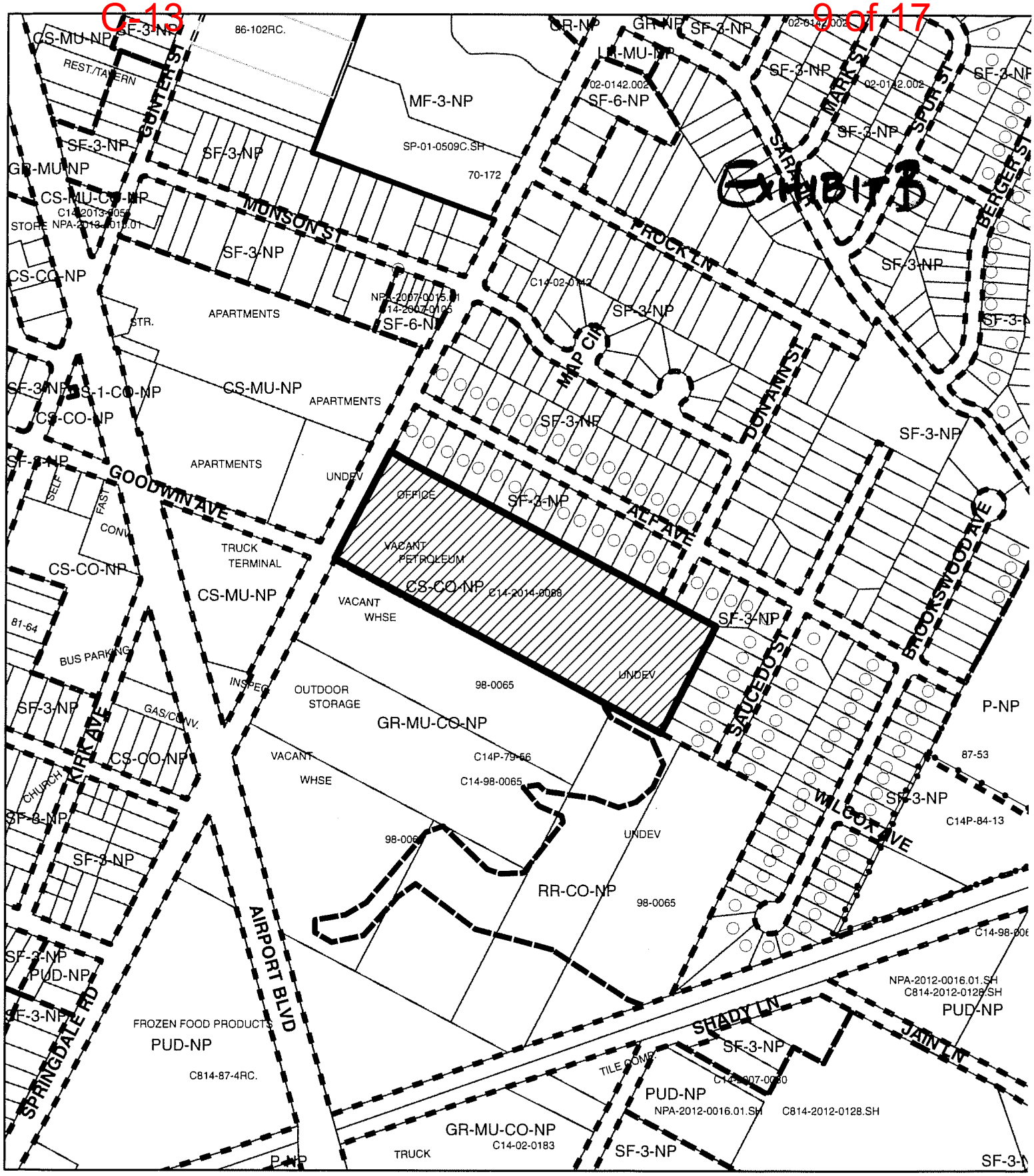
1. Prior to the 3rd reading, staff requests the applicant post fiscal for the following improvements:

| Table 5 – List of Recommended Improvements | | | |
|---|---|---|---|
| **Intersection** | **Improvements** | **Total Cost** | **Developer Share $** |
| Airport Blvd/Springdale Road | Traffic Signal timing change | $3,500 | $3,500 |
| Airport Blvd/Springdale Road | Traffic Signal phasing change | $1,500 | $1,500 |
| **Totals** | | **$5,000** | **$5,000** |

2. Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within the TIA document, including land uses, trip generation, trip distribution, traffic controls and other identified conditions.

If you have any questions or require additional information, please contact me at (512) 974 - 7649.

Ivan J. Naranjo, MBA, Senior Transportation Planner
City of Austin - Development Services Department
Land Use Review Division / Transportation Review Section

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2015-0121

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

SF-3-NP
CS-MU-NP
MF-3-NP
SF-3-NP
SF-6-NP
SF-3-NP
SF-3-NP
CS-MU-CO-NP
SF-3-NP
SF-3-NP
CS-CO-NP
SF-6-NP
SF-3-NP
APARTMENTS
CS-MU-NP
CS-1-CO-NP
APARTMENTS
SF-3-NP
CS-CO-NP
APARTMENTS
UNDEV
OFFICE
SF-3-NP
VACANT
PETROLEUM
STORAGE
TRUCK
TERMINAL
CS-MU-NP
CS-CO-NP
VACANT
WHSE
CS-CO-NP
UNDEV
98-0065
SF-3-NP
OUTDOOR
STORAGE
GR-MU-CO-NP
SF-3-NP
VACANT
OFFICE
WHSE
CS-CO-NP
98-0065
UNDEV
SF-3-NP
AIRPORT BLVD
RR-CO-NP
PUD-NP
SF-3-NP
PUD-NP
SF-3-NP
FROZEN FOOD PRODUCTS
SF-3-NP
PUD-NP
814-87-4RC
SF-3-NP
VACANT REFINERY
98-0063
TRUCK
TERMINAL
PUD-NP
SF-3-NP

**ORDINANCE NO. 20141120-138** EXHIBIT D

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1023 SPRINGDALE ROAD IN THE MLK NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT AND RURAL RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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 community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district and rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2014-0088, on file at the Planning and Development Review Department, as follows:

> 9.76 acre tract of land, more or less, out of the J.C. Tannehill Survey No. 29, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1023 Springdale Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**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 general commercial services (CS) base district 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 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 600 trips per day.

B. A 25 foot wide vegetative buffer shall be provided and maintained along and adjacent to the north and east property lines. Vegetation within the buffer is subject to the screening standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the buffer zone are limited to underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

C. The following uses are conditional uses of the Property:

| | |
|---|---|
| Agricultural sales and services | Indoor crop production |

D. The following uses are prohibited uses of the Property:

| | |
|---|---|
| Bed and breakfast (Group 1) | Bed and breakfast (Group 2) |
| Alternative financial services | Automotive rentals |
| Automotive repair services | Automotive sales |
| Automotive washing (of any type) | Bail bond services |
| Campground | Commercial blood plasma center |
| Construction sales and services | Convenience storage |
| Day care services (commercial) | Day care services (general) |
| Day care services (limited) | Drop-off recycling collection facility |
| Electronic proto type assembly | Electronic testing |
| Equipment repair services | Equipment sales |
| Exterminating services | Funeral services |
| Kennels | Laundry services |
| Monument retail sales | Pawn shop services |
| Service station | Vehicle storage |
| Veterinary services | Club or lodge |
| Hospital services (general) | Hospital services (limited) |
| Maintenance and service facilities | Private primary educational facilities |
| Private secondary educational | Public primary educational facilities |

| | |
|---|---|
| facilities | |
| Public secondary educational facilities | Medical offices (exceeding 5,000 sq. ft. gross floor area |

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 and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 021107-Z-12C that established the MLK neighborhood plan combining district.

**PART 5.** This ordinance takes effect on December 1, 2014.

**PASSED AND APPROVED**

November 20, 2014 § Lee Leffingwell
Mayor

**APPROVED:** Karen M. Kennard
City Attorney

**ATTEST:** Jannette S. Goodall
City Clerk

**FIELD NOTES**
**PROPOSED ZONING BOUNDARY**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE J.C. TANNEHILL SURVEY NO. 29, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING ALL OF LOT 1 OF A SUBDIVISION OF A PORTION OF THE J C TANNEHILL SURVEY NO. 29, AS RECORDED IN VOLUME 313, PAGE 276 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A 9.976-ACRE TRACT AS CONVEYED TO SPRINGDALE PARTNERS, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2000099669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED FROM RECORD INFORMATION BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the northwest corner of Lot 6, Block E, Springdale Addition, a subdivision as recorded in Book 4, Page 325 of the Plat Records of Travis County, Texas, at the northeast corner of the above-described Springdale Partners, Ltd tract, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the east line of said Springdale Partners, Ltd tract, S29°32'00"W a distance of 374.81 feet to the southeast corner of this tract;

THENCE, with the south line of said Springdale Partners, Ltd tract, the following two (2) courses:

1) N59°57'07"W a distance of 176.58 feet for an angle point; and

2) N59°55'07"W a distance of 983.80 feet to the east right-of-way line of Springdale Road for the southwest corner of this tract;

THENCE, with the east right-of-way line of Springdale Road, N29°42'53"E a distance of 376.32 feet to the northwest corner of said Springdale Partners, Ltd tract for the northwest corner of this tract;

THENCE S57°48'08"E a distance of 59.43 feet to the southwest corner of Lot 2, Block F of said Springdale Addition;

THENCE, with the south line of said Block F, the following two (2) courses:

1) S59°59'26"E a distance of 779.85 feet to the southwest corner of Lot 16 of said Block F; and

2) S59°42'52"E a distance of 119.82 feet to the west right-of-way line of Don Ann Street at the southeast corner of Lot 17 of said Block F;

THENCE, with the south end of Don Ann Street and a south line of said Block E, S59°58'56"E a distance of 200.14 feet to the POINT OF BEGINNING of the herein described tract.

An on the ground survey was not performed, as this description was written from record information as described in deed recorded in Document No. 2000099669 of the Official Public Records of Travis County, Texas. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

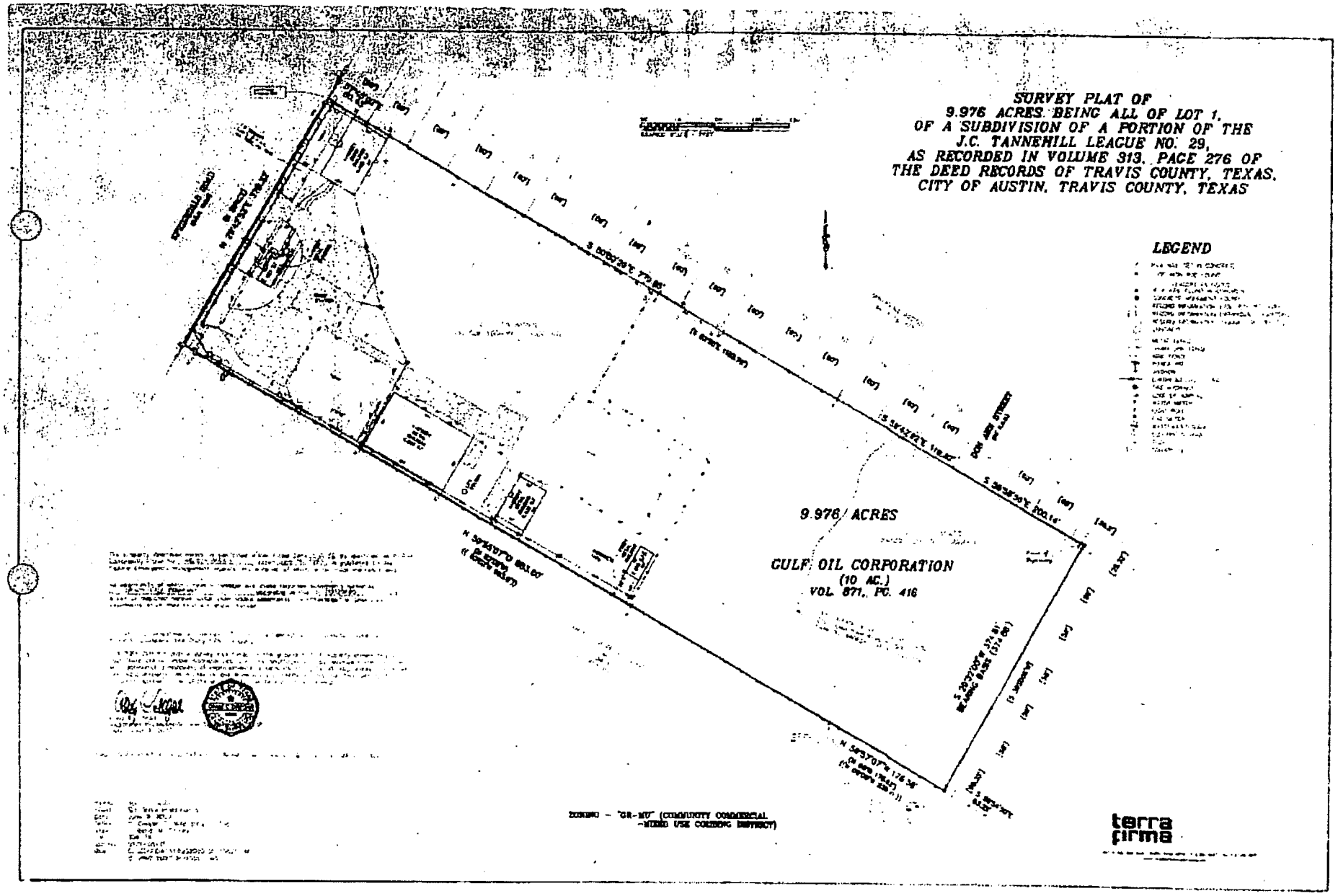
STATE OF TEXAS REGISTERED JONATHAN O. NOBLES 5777 PROFESSIONAL LAND SURVEYOR

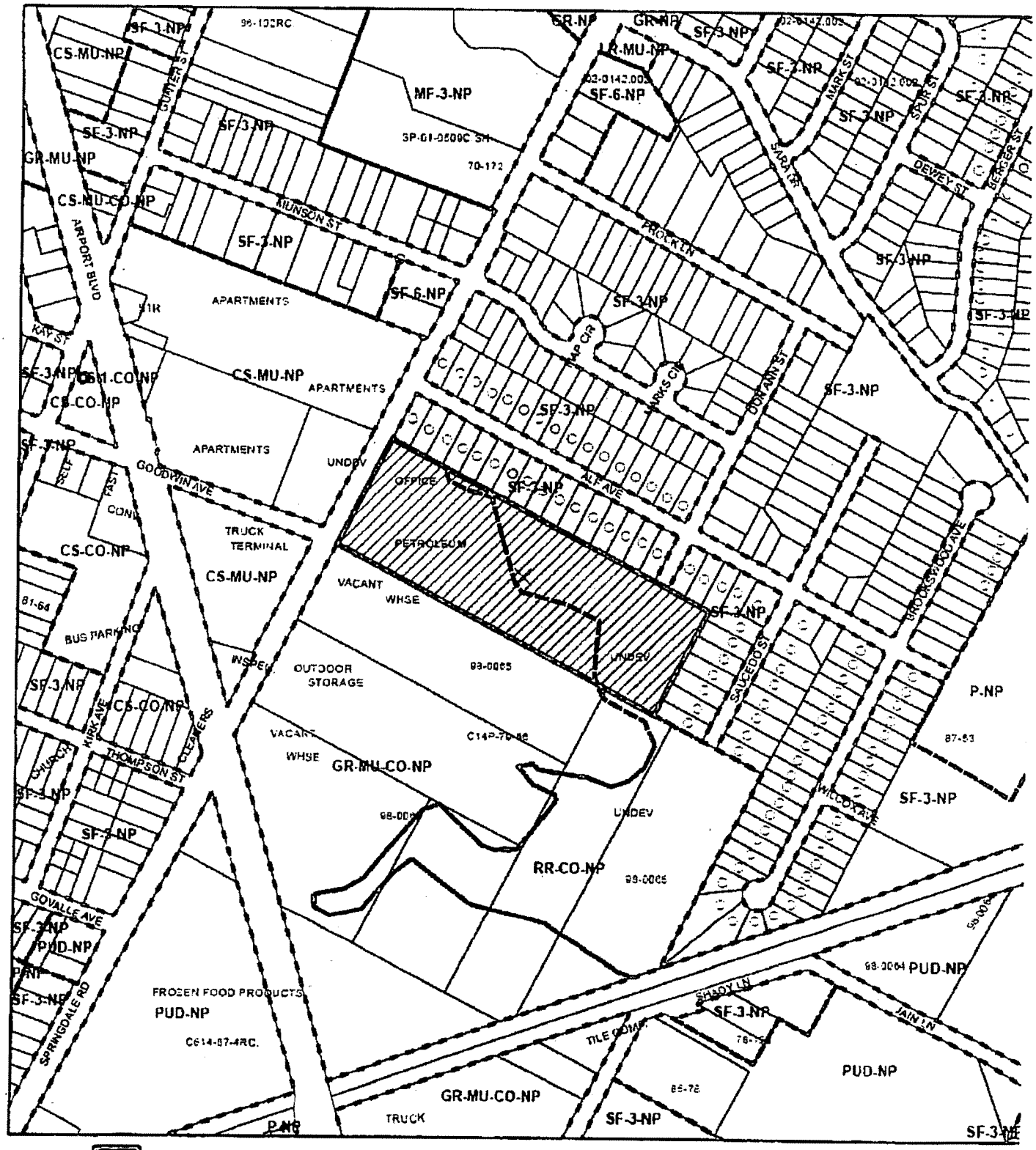
7/31/2014

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777

Date

| | |
|---|---|
| Client: | ZIR Investments |
| Date: | July 31, 2014 |
| Job No.: | 0A663-004-00/500 |
| File: | J:\Projects\A500\220\Survey\Legal Desc\A500-220-Zoning FN.doc |


SURVEY PLAT OF
9.976 ACRES BEING ALL OF LOT 1,
OF A SUBDIVISION OF A PORTION OF THE
J.C. TANNEHILL LEAGUE NO. 29,
AS RECORDED IN VOLUME 313, PAGE 276 OF
THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
LEGEND
9.976 ACRES
GULF OIL CORPORATION
(10 AC.)
VOL. 871, PG. 416
terra firma

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

**ZONING CASE**
C14-2014-0088

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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

Exhibit B