

ORDINANCE NO. 20180628-090

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5521 SPRINGDALE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (GR-MU-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-neighborhood plan (GR-NP) combining district to community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district on the property described in Zoning Case No. C14-2017-0149, on file at the Planning and Zoning Department, as follows:

5.996 acres of land out of the J.C. Tannehill League in Travis County, Texas, and being a part of that called 189.9 acre tract conveyed to R.B. Lewis in a Warranty Deed recorded in Volume 2136, Page 211, of the Deed Records of Travis County, Texas, and being that property conveyed to Kingdom of God Christian Center, Inc., recorded in Document No. 2004198046 of the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 5521 Springdale Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

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

Commercial uses on the Property may be no less than 1 percent of the total square footage of the Property, allowing for residential use as an accessory use to the commercial uses.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

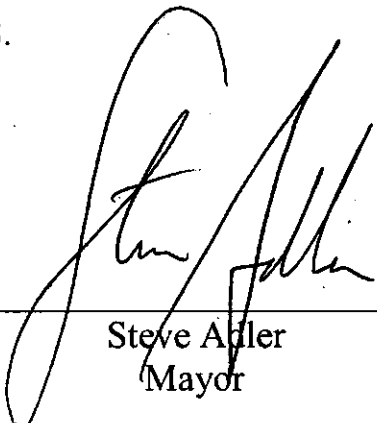
PART 4. The Property is subject to Ordinance No. 20021107-Z-12a that established zoning for the Pecan Springs-Springdale Neighborhood Plan.

PART 5. This ordinance takes effect on July 9, 2018.

PASSED AND APPROVED

June 28, 2018

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Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:

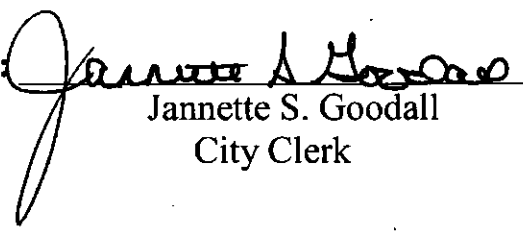

Jannette S. Goodall
City Clerk

EXHIBIT "A"

FIELD NOTES DESCRIBING 5.996 ACRES OF LAND OUT OF THE J.C. TANNEHILL LEAGUE IN TRAVIS COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 189.9 ACRE TRACT CONVEYED TO R.B. LEWIS IN A WARRANTY DEED RECORDED IN VOLUME 2136 PAGE 211 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT PROPERTY CONVEYED TO KINGDOM OF GOD CHRISTIAN CENTER INC. RECORDED IN DOCUMENT NO. 2004198046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the east right of way line of Springdale Road same being the southwest corner of Lot A of the Harry Menn Subdivision recorded in Volume 12, Page 68 of the Plat Records of said County for the most westerly corner hereof;

THENCE along the south line of Lot A and the northerly line of the herein described tract S 59° 42' 08" E, 290.36 feet to a 1/2" iron rod found at the southeast corner of Lot A of the Harry Menn Subdivision for an interior corner hereof;

THENCE along the east line of Lot A and the west line of the herein described tract N 30° 57' 46" E, 149.76 feet to a 1/2" iron pipe found at the northeast corner of Lot A same being the south line of that called 21.045 acre tract recorded in Document NO. 2015121270 of the Official Public Records of said County for the northwest corner hereof;

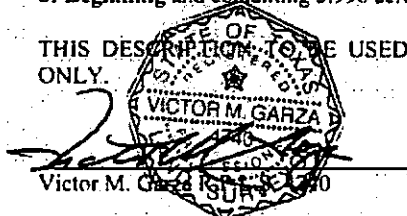
THENCE along the northerly line of the herein described tract and the south line of the 21.045 acre tract S 60° 18' 54" E, 469.96 feet to a 1/2" iron rod found at the northwest corner of Lot 1 of Oriens Park Section 10, a subdivision in Travis County, Texas recorded in Volume 87, Pages 31A- 31C of the Plat Records of said County for the northeast corner hereof;

THENCE along the west line of Lot 1 and the east line of the herein described tract S 29° 34' 52" W, 399.88 feet to a 1/2" iron rod found for an interior corner of Lot 1 for the southeast corner hereof;

THENCE along the north line of Lot 1 and the north line of Lot 3 of the above referenced subdivision N 60° 00' 00" W (Bearing Basis), at 414.77 feet more or less passing the northwest corner of Lot 1 and the northeast corner of Lot 3 of Oriens Park Section 10 a total distance of 774.75 feet to a 1/2" iron rod found in the east right of way line of Springdale Road same being the northwest corner of Lot 3 for the southwest corner hereof;

THENCE along the east right of way line of Springdale Road N 40° 31' 24" E, 41.30 feet to a capped iron rod found for angle point and N 30° 23' 48" E, 208.47 feet to the Place of Beginning and containing 5.996 acres of land.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.



10-2-17

Date:

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurvey.com
Firm Reg. No. 100363-00
B0909917

5. 2013. 11. 30. 2013. 11. 30.

21045 AG
HOUSING AUTHORITY OF AUSTIN
DOC NO 2015121270

107-12
FORENSIC PARK SECTION 10
87/51A-31C

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100	127' REAR FOUND

TANNEHILL

N 30°57'40" E 140.70
(N 33°37'00" E 135.00)

LOT A:
HARRY MENN SUBDIVISION
12/68

FLOOD IDENTIFICATION

According to the FEMA Flood Map, Shady Grove, Indiana, this tract is within Zone "X" or Flood Insurance Rate Map carrier 470 1 and is NOT represented as being in a special flood hazard area.

This notification does not imply that the property and/or structures therein are at low or reduced damage and shall not assume liability on the part of the undersigned or John Vermylen, LLC.


For further information contact your

LEGAL DESCRIPTIONS
 BEING 9.1965 ACRES OF LAND OUT OF THE J.C. THAMESHILL LEASURE IN TRAVIS COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 190.9 ACRES TRACT CONVEYED TO A.B. LEWIS BY DEED RECORDED IN VOLUME 21 IN PAGE 211 OF THE PUBLIC RECORDS OF RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT PORTION OF SAID TRACT OF 190.9 ACRES OF LAND BEING THE CENTER OF SAID TRACT, AS SHOWN ON THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PART OF SAID TRACT AS DESCRIBED BY METES AND BOUNDS IN EXHIBIT A, ATTACHED TO AND FORMING PART HEREOF.

... 546/719 and 614/50 do not affect the let.
... 851/235 are 714/424 do not affect the

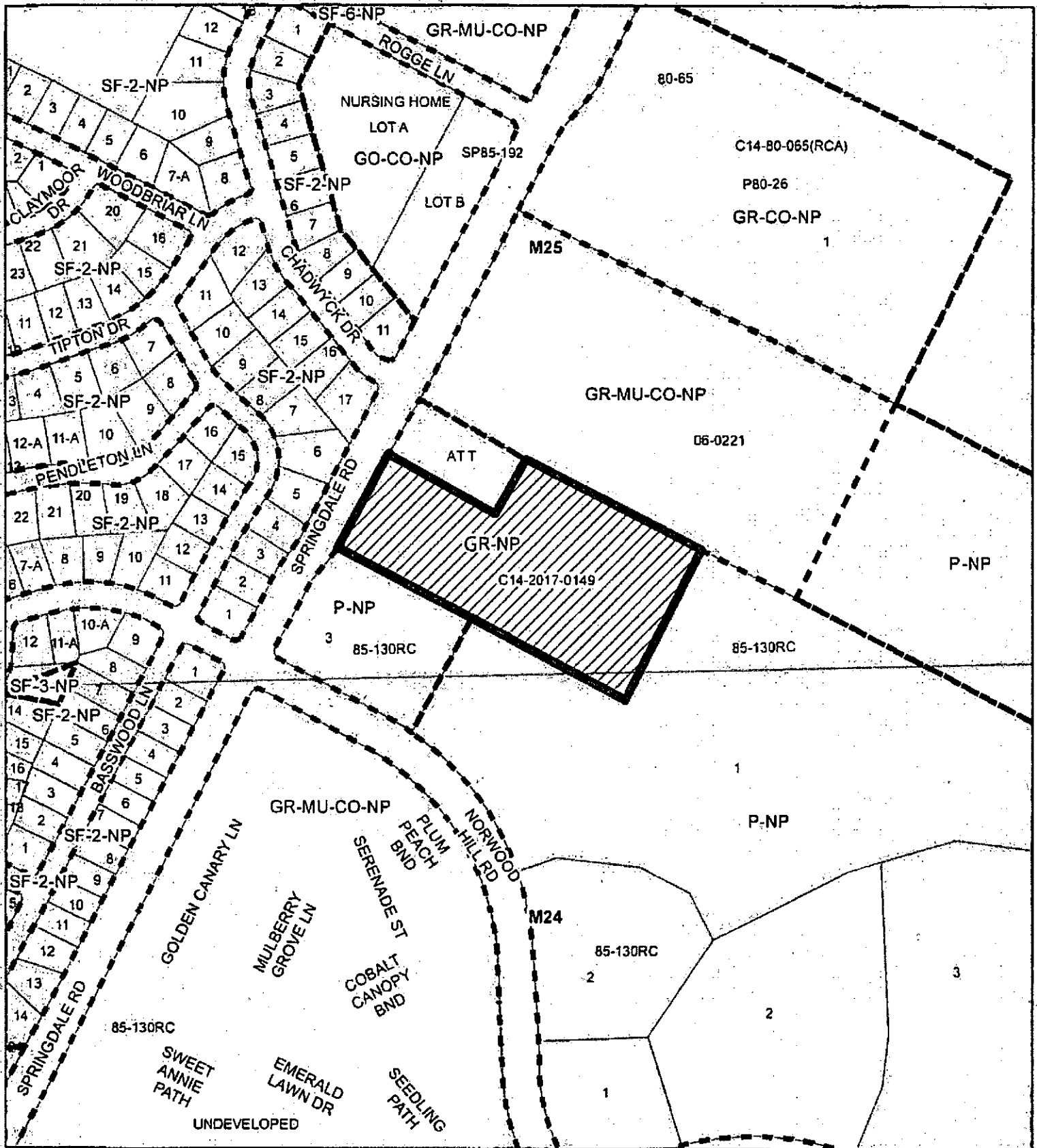
ALLIANT NATION, STILL

STREET ADDRESS 5601 SPRINGDALE IND SURV AP AUSTIN TX TRAVIS 68017
 COMPANY NAME INTERPRET EARTH INVESTMENTS, LLC





	B & G SURVEYING, LLC 1901 West North Ave. Suite 100 Chicago, IL 60640 Tel: 773-441-8100	Q.F. # 201702404				
	WWW.BANDGSURVEY.COM 1901 West North Ave. Suite 100 Chicago, IL 60640 Tel: 773-441-8100	JOB # B0808917 - TA DATE 10/02/17 SCALE 1" = 60'	DATE 10/02/17 TIME 10:00 BY J. L.	DATE 10/02/17 TIME 10:00 BY J. L.	DATE 10/02/17 TIME 10:00 BY J. L.	DATE 10/02/17 TIME 10:00 BY J. L.

FROM A GUN PIPE FOUND AT THE
PROPERTY CORNER, A 1/2" REM-
FORD BLANK
IN 371025 1 1 01.

SPRINGDALE ROAD



1" = 300'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER

5521 SPRINGDALE ROAD REZONING

ZONING CASE#: C14-2017-0149

LOCATION: 5521 SPRINGDALE ROAD

SUBJECT AREA: 6.0 ACRES

GRID: M25

MANAGER: HEATHER CHAFFIN Exhibit B

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

