

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6020 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. C14-2018-0131, on file at the Planning and Zoning Department, as follows:

Being 1.00 acre of land out of the Thomas Eldridge Survey Number 26, Abstract Number 258, Travis County, Texas, said 1.00 acre of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6020 Springdale Road 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-12a that established zoning for the Pecan Springs-Springdale Neighborhood Plan.

EXHIBIT "A"

BEING 1.00 ACRES OF LAND OUT OF THE THOMAS ELDRIDGE SURVEY NUMBER 26, ABSTRACT NUMBER 258, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN, SPRINGDALE 6020, LLC 1.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20160377587, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the westerly right-of-way line of Springdale Road, at an angle corner in the easterly line of that certain Council 8141 Home Association, Inc. 19.6106 acre tract recorded in Volume 11585, Page 552, Real property Records, said county, same being the northeast corner of said 1.00 acre tract, for the northeast corner hereof;

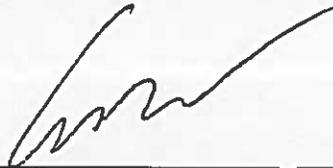
THENCE along said right-of-way line and the easterly line of said 1.00 acre tract, South 28 degrees 48 minutes 00 seconds West, 96.40 feet to a point and South 30 degrees 47 minutes 03 seconds West, 109.65 feet to an iron rod found in said line, at the northeast corner of that certain Willie Lewis 1.0 acre tract recorded in Volume 13233, Page 124, Real property Records, said county, same being the southeast corner of said 1.00 acre tract, for the southeast corner hereof;

THENCE North 59 degrees 41 minutes 58 seconds West, along the northerly line of said 1.0 acre tract and the southerly line of said 1.00 acre tract, 213.13 feet to an iron rod found in the easterly line of said 19.6106 acre tract, at the northwest corner of said 1.0 acre tract, same being the southwest corner of said 1.00 acre tract, for the southwest corner hereof;

THENCE North 30 degrees 41 minutes 00 seconds East, along the easterly line of said 19.6106 acre tract and the westerly line of said 1.00 acre tract, 206.14 feet to an iron rod found in said line, same being the northwest corner of said 1.00 acre tract, for the northwest corner hereof;

THENCE South 59 degrees 40 minutes 00 seconds East, continuing along the easterly line of said 19.6106 acre tract, along the northerly line of said 1.00 acre tract, 210.16 feet to the POINT OF BEGINNING.

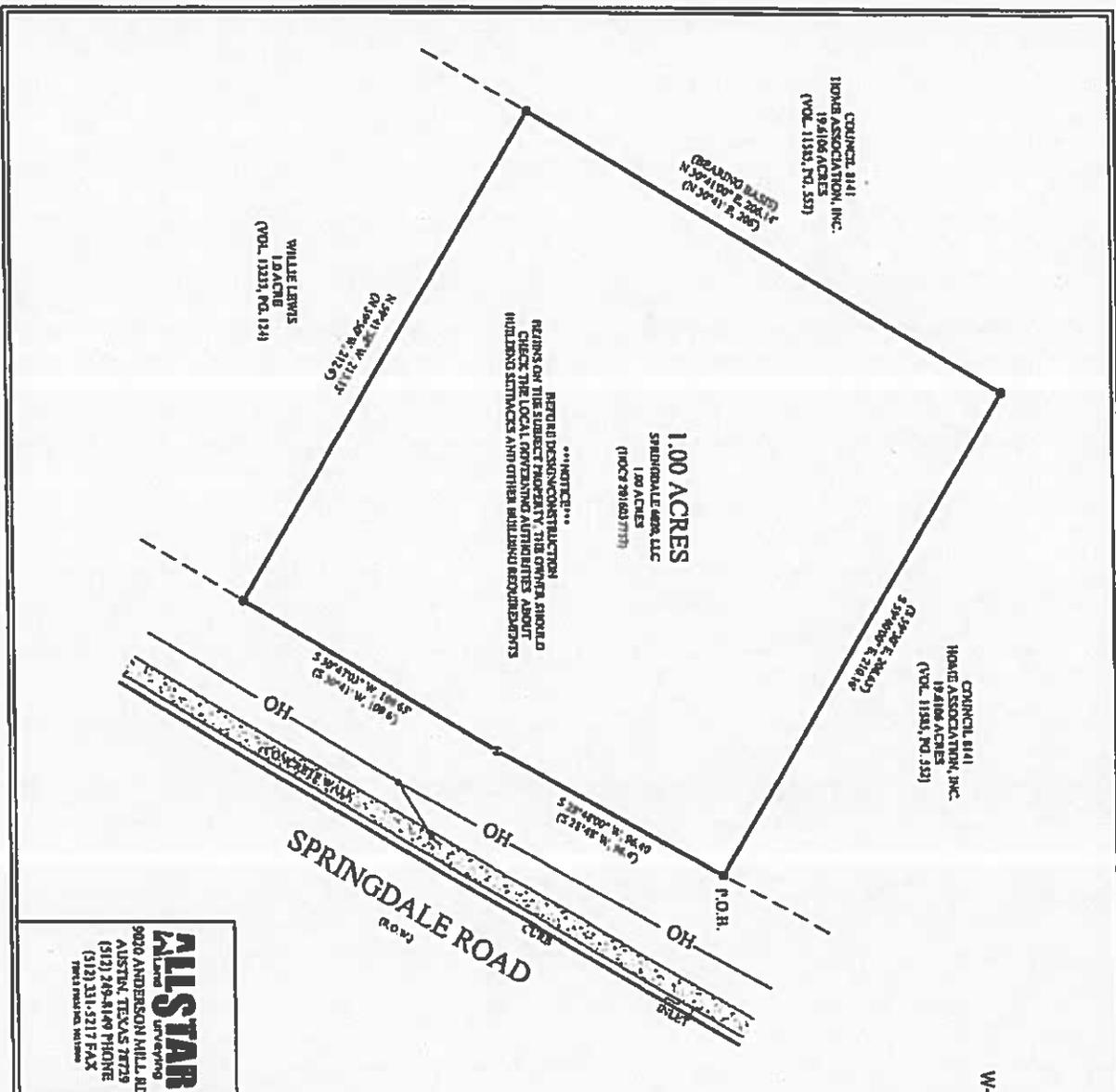
THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



EDWARD RUMSEY
TX R.P.L.S. No. 5729
Job No. A1004417

10/16/2017
Date





ALLSTAR
 Land Surveying
 9030 ANDERSON HILL, RD
 AUSTIN, TEXAS 78729
 (512) 248-4169 PHONE
 (512) 331-5217 FAX
 TRAIL TRAIL, INC. HOLDINGS

FIELD MAP INFORMATION
 THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE OF FLOODING. THE FLOODING IS INDICATED BY THE FLOOD HAZARD ZONE MAPS FILED IN THE PUBLIC RECORDS. THE FLOOD HAZARD ZONE MAPS ARE FILED IN THE PUBLIC RECORDS UNDER THE FOLLOWING TITLE NUMBER: 281603777. THE FLOOD HAZARD ZONE MAPS ARE FILED IN THE PUBLIC RECORDS UNDER THE FOLLOWING TITLE NUMBER: 281603777.

ADDRESS
 SPRINGDALE 6020, LLC
 6020 SPRINGDALE ROAD
 AUSTIN, TRAVIS COUNTY, TEXAS

REVIEW DATE	APPROVED BY	DATE
10/20/2017	DAVID BLANKENHORN	10/20/2017
DATE	BY	DATE
10/20/2017	DAVID BLANKENHORN	10/20/2017
DATE	BY	DATE
10/20/2017	DAVID BLANKENHORN	10/20/2017

LEGEND
 - CALCULATED POINT
 - OF BOUNDARY
 1) SECOND TRIANGULATION
 2) TRAILITY FIELD
 3) OVERSEAS LITVITY LINES
 4) PUBLIC RIGHT OF RESERVATION

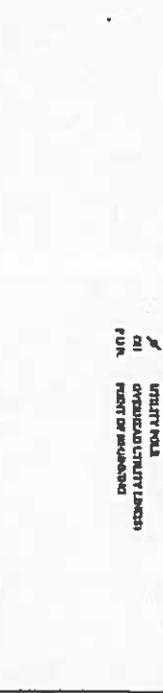
RESTRICTIONS:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE. EASMENTS AND/OR BOUNDARIES LING AGREEMENTS, THEREFORE, CERTAIN EASMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE MENTIONED ON THIS PLOTTED SURVEY MAP, PLAN, AND DOCUMENTS REFERENCED HEREON, ARE PLATTED ON THIS SURVEY. ALL OTHER DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY MAP HAVE BEEN EXAMINED.

LEGAL DESCRIPTION
 BEING 1.00 ACRES OF LAND OUT OF THE THOMAS BELDRIDGE SURVEY NUMBER 26, ABSTRACT NUMBER 28, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN SPRINGDALE 6020, LLC 1.00 ACRES TRACT RECORDED IN DOCUMENT NUMBER 281603777, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.00 ACRES TRACT OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

NOTICE:
 BEFORE PERSONS CONSTRUCTION BEGINS ON THE SUBJECT PROPERTY, THE OWNER SHOULD CHECK THE LOCAL (COUNTY) AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS

ADDRESS
 SPRINGDALE 6020, LLC
 6020 SPRINGDALE ROAD
 AUSTIN, TRAVIS COUNTY, TEXAS

TO THE LITVITY AND THE PURPOSES OF THE PUBLIC RECORDS, THE SURVEYOR HAS CAUSED THE SURVEY TO BE PLATTED AND FILED IN THE PUBLIC RECORDS. THE SURVEYOR HAS CAUSED THE SURVEY TO BE PLATTED AND FILED IN THE PUBLIC RECORDS. THE SURVEYOR HAS CAUSED THE SURVEY TO BE PLATTED AND FILED IN THE PUBLIC RECORDS.

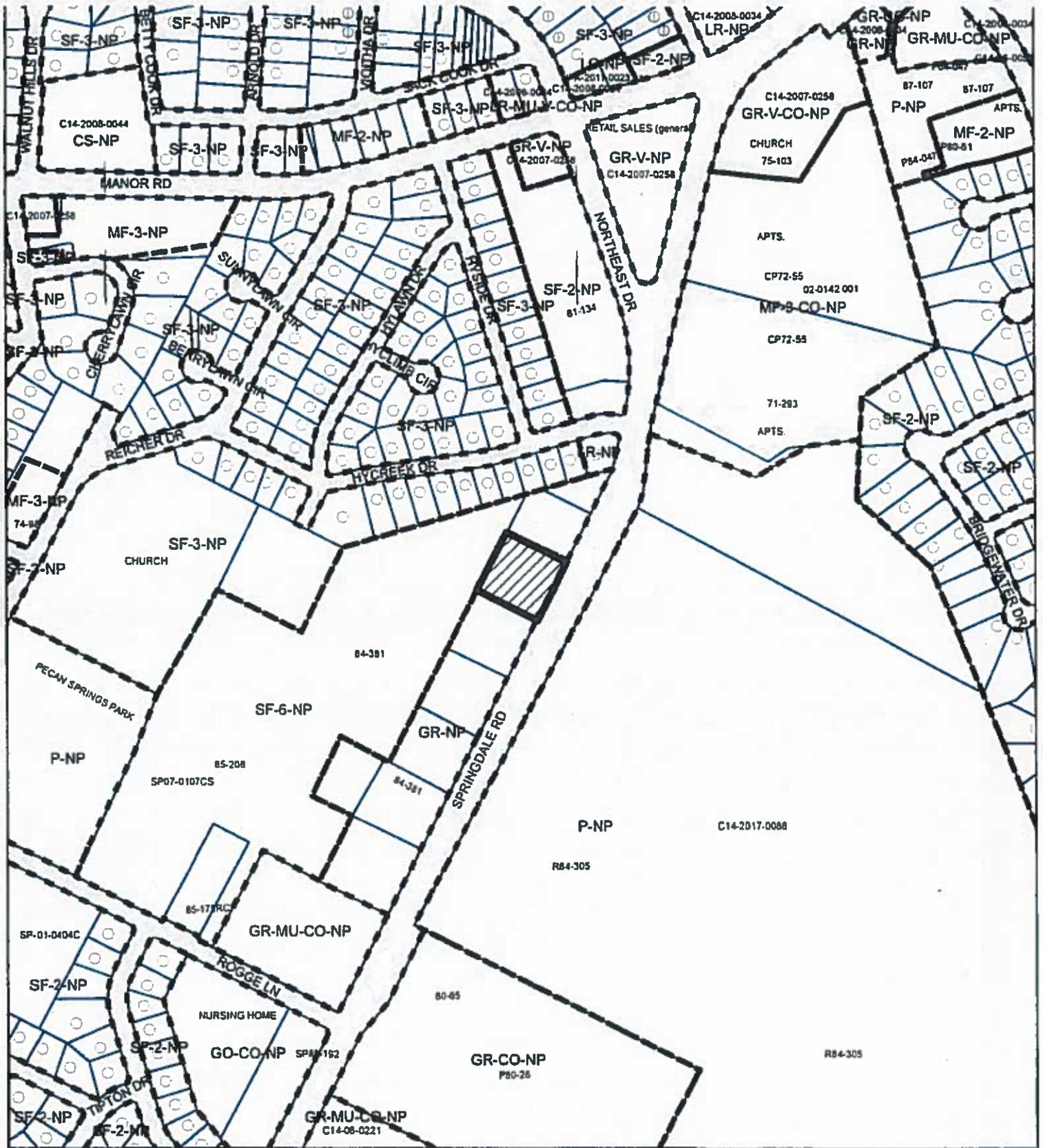


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 AUSTIN, TRAVIS COUNTY, TEXAS



ZONING

ZONING CASE#: C14-2018-0131 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/22/2018