

ORDINANCE NO. 20181129-055

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.

PART 3. This ordinance takes effect on December 10, 2018.

PASSED AND APPROVED

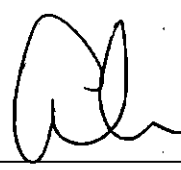
November 29, 2018

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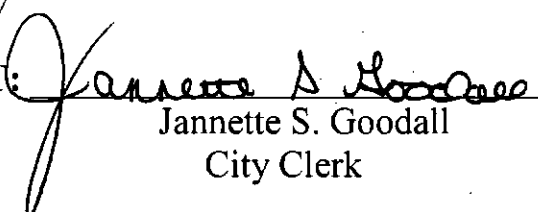
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

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;

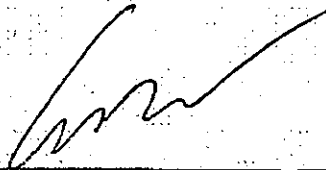
THENCE along said right-of-way line and the easterly line of said 1.00 acre tract, South 28 degrees 48 minutes 00 seconds West, 96.40 feet to a point and South 30 degrees 47 minutes 03 seconds West, 109.65 feet to an iron rod found in said line, at the northeast corner of that certain Willie Lewis 1.0 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;

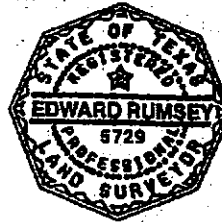
THENCE North 30 degrees 41 minutes 00 seconds East, along the easterly line of said 19.6106 acre tract and the westerly line of said 1.00 acre tract, 206.14 feet to an iron rod found in said line, same being the northwest corner of said 1.00 acre tract, for the northwest corner hereof;

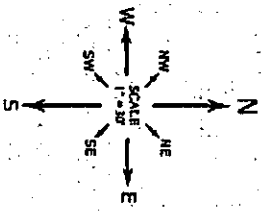
THENCE South 59 degrees 40 minutes 00 seconds East, continuing along the easterly line of said 19.6106 acre tract, along the northerly line of said 1.00 acre tract, 210.16 feet to the POINT OF BEGINNING.

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





BEFORE DESIGN/CONSTRUCTION BEGINS ON THE SUBJECT PROPERTY, THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

SPRINGDALE ROAD
(ROW)

P.I.R.M. MAP INFORMATION

ADDRESS

TO THE JOURNALER AND FOR OWNERS OF THE PUBLISHED SUBMITTED (1) AND HIGHEST CREDITABILITY AND REPUTATION WAS THIS DAY MADE ON THE RECORD UNDER MY SUPERVISOR AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREIN CERTIFIED ONLY TO MINING INTERESTS AND EASEMENTS AS PER THAT THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

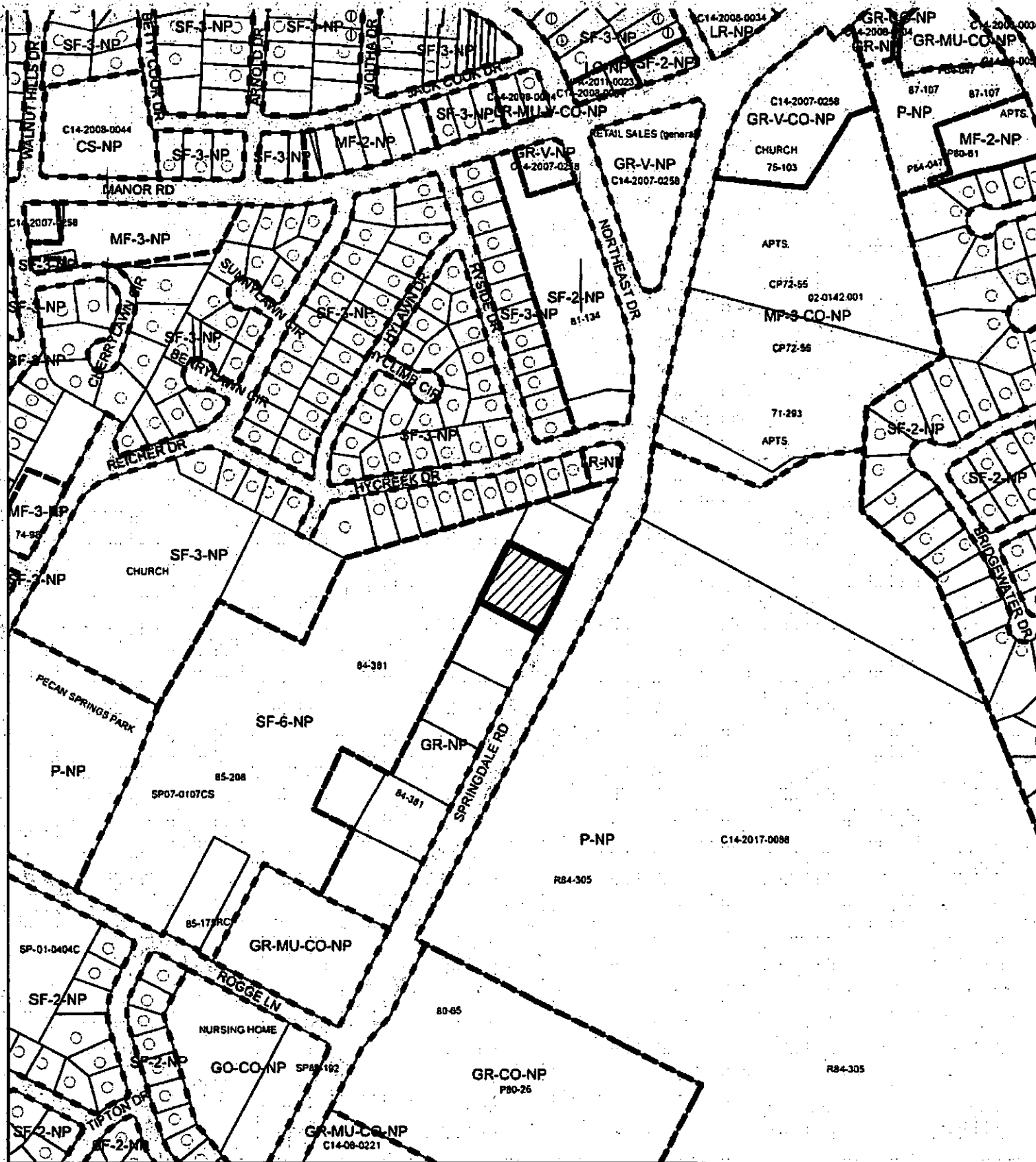
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—●— CALCULATED POINT
 —●— 1/2" HOOT (RANGE)
 () RECORDED INSTALLATION
 ✓ UTILITY POLE
 CH OVERHEAD UTILITY (LINES)
 PUA POINT OF RESIDUENDS

LEGAL DESCRIPTION

HAVING 1.00 ACRES OF LAND OUT OF THE THOMAS ELDORADO
SUNLIVE NUMBER 28, AIRTRACT NUMBER 28, TAYLOR COUNTY,
TEXAS, SAID BEING THAT CERTAIN, SPINDALDO 6620, LOT 1.00 ACRE
TRACT RECORDED IN DOCUMENT NUMBER 2016073873, OFFICIAL
PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF
LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2018-0131 Exhibit B

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