ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1011 AND 1017 SPRINGDALE ROAD IN THE EAST MLK COMBINED 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 PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Springdale Green Planned Unit Development (the “Springdale Green PUD”) is comprised of approximately 30.11 acres located just east of the intersection of Springdale Road and Airport Boulevard in the area generally known as the former East Austin Tank Farm, and more particularly described as follows:

A 30.1182 acre (1,311,948 square feet) tract of land out of Jesse C. Tannehill Survey No. 29, Abstract No. 22, of Travis County, Texas, being a portion of a called 19.1704 acre tract (called Tract 1), being a portion of a called 6.6576 acre tract (called Tract 2), and being all of a called 4.376 acre tract (called Tract 3), all of which was conveyed to Aus Springdale, LLC, in Document No. 2020027902, Official Public Records of Travis County, Texas, said 30.1182 acres being more particularly described by metes and bounds as shown in Exhibit “A” incorporated into this ordinance (the “Property”).

PART 2. 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 planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2020-0104, on file at the Housing and Planning Department, and locally known as 1011 and 1017 Springdale Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 3. This ordinance and the attached Exhibits constitute the land use plan (the “Land Use Plan”) for the Springdale Green PUD created by this ordinance. Development of and uses within the Springdale Green PUD shall conform to the limitations and conditions set...
forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits
conflict, this ordinance controls. Except as otherwise specifically modified by this
ordinance, all other rules, regulations, and ordinances of the City in effect at the time of
permit application apply to development within the Property.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as
though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A. Legal Description of the Property
Exhibit B. Zoning Map
Exhibit C. Land Use Plan
Exhibit D. Open Space Plan
Exhibit E. Restoration Plan
Exhibit F. Creek Plan
Exhibit G. Tree Survey
Exhibit H. Interbasin Transfer

PART 5. Definitions.

In this ordinance, Landowner means the owner of the Property, or the owner’s
successors and assigns.

PART 6. Land Use.

A. Except as specifically modified by this ordinance or the Land Use Plan, the
Property shall be developed in accordance with the regulations applicable in the
community commercial (GR) zoning district.

B. The maximum height of a building or structure on the Property shall not exceed 93
feet as indicated on the Site Development Regulations Table of the Land Use Plan
attached as Exhibit “C” (Land Use Plan).

C. The total square footage of all office/commercial development within the
Springdale Green PUD shall not exceed 775,000 square feet of gross floor area.

D. The overall impervious cover allowed on the Property shall not exceed 50% of the
gross site area.
E. Development of the Property shall not exceed a floor to area ratio (F.A.R.) of 0.8 to 1.

F. The following uses are additional permitted uses of the Property:

- Electronic Prototype Assembly
- Electronic Testing
- Research Assembly Services
- Research Testing Services

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

- Automotive rentals
- Automotive sales
- Community gardens
- Exterminating services
- Service station
- Automotive repair services
- Automotive washing (of any type)
- Drop-off recycling collection facility
- Funeral services

PART 7. Affordable Housing Program.

The Landowner shall pay a fee-in-lieu donation for any bonus area developed within the Springdale Green PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (In Lieu Donation). Bonus area in the Springdale Green PUD shall include any gross floor area greater than that which could be achieved within the height, floor to area ratio, and building coverage allowed by the community commercial (GR) zoning district. The fee-in-lieu amount shall be equivalent to the bonus area multiplied by the current Planned Unit Development Fee Rate at the time of site plan submittal. The City shall not issue the final certificate of occupancy for any building in the Springdale Green PUD that includes bonus area until the fee-in-lieu donation has been paid to the City of Austin Housing and Planning Department.

PART 8. Environmental.

A. Green Building Rating

All buildings on the Property shall achieve a three-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

B. Water Quality

1. The Springdale Green PUD shall provide 100 percent on-site water quality capture volume equivalency for all development on the Property, and treat 100
percent of the water quality volume using green innovative methods per Environmental Criteria Manual (ECM) Section 1.6.7 (*Green Stormwater Quality Infrastructure*).

2. Except for impervious cover associated with the Boggy Creek armoring, the Landowner shall remove all existing impervious cover from the Critical Water Quality Zone and restore the area with vegetation as shown on Exhibit “E” (*Restoration Plan*).

C. Drainage

1. Prior to issuance of the first certificate of occupancy for either Building A or Building B shown in Exhibit “C” (*Land Use Plan*), the Landowner shall divert between 7 and 9 acres of off-site stormwater run-off from the Tannehill Watershed to the Property as shown in Exhibit “H” (*Interbasin Transfer*). This language shall be included as a note on the cover sheet of the consolidated site plan.

2. If the Landowner demonstrates to the director of the Watershed Protection Department that despite good faith efforts an interbasin diversion as described in Part 8.C.1 is infeasible, the Landowner shall contribute $400,000 into a fund to be established by the City’s Watershed Protection Department for drainage improvements in the Alf Storm System Basin. The Landowner shall provide the contribution prior to the issuance of the first certificate of occupancy for either Building A or Building B shown in Exhibit “C” (*Land Use Plan*). For purposes of this paragraph, the inability of the Landowner to enter into any necessary agreement with an adjacent landowner shall be sufficient to demonstrate that an interbasin diversion is infeasible.

D. Tree Protection

1. The Springdale Green PUD shall preserve on the Property a minimum of:

   a. 75% of the caliper inches associated with native protected and heritage tree sizes; and

   b. 75% of the caliper inches associated with native trees of any size.

2. The Springdale Green PUD shall provide tree mitigation that exceeds the mitigation rates found in ECM Section 3.5.4 (*Mitigation Measures*) by 50%.
PART 9. Landscaping and Open Space.

A. 19.82 acres of open space shall be provided as shown in Exhibit “D” (Open Space Plan).

B. The Landowner shall restore a minimum of 15.8 acres of the Property in accordance with Exhibit “E” (Restoration Plan). All restoration work as shown in Exhibit “E” (Restoration Plan) shall be permitted with the first consolidated site plan application submitted by the Landowner.

C. The Springdale Green PUD shall exceed the percentage of the street yard that must be landscaped, as provided for in ECM Section 2.4.1 (Street Yard), by landscaping 30 percent of the street yard of the Property.

D. The Springdale Green PUD shall meet the requirements of ECM Section 2.4.6 (Irrigation of Landscape Areas) by irrigating a minimum of 50% of the total landscaped area of the Property through the use of rainwater or condensate captured and stored in cisterns.

E. All street yard trees provided in the Springdale Green PUD shall each be a minimum of three caliper inches in size.

F. The Landowner shall provide at least 15 trees that use silva cell technology. All trees installed on the Property using silva cell technology shall be planted with a minimum soil volume of 1,000 cubic feet, which can be shared between a maximum of two trees. The City Arborist, however, may reduce the minimum soil volume requirement if needed due to utility conflicts or other related issues.

G. The Landowner shall provide for the management of invasive vegetation as shown on Exhibit “E” (Restoration Plan). The Landowner shall remove a minimum of 50% of the following invasive species from the Property: Ligustrum, Chinaberry, Chinese Tallow, and Japanese Honeysuckle.

PART 10. Transportation.

A. Prior to the issuance of the first consolidated site plan for the Property, the Landowner shall make a fee-in-lieu payment of $250,000 to the City to provide for the construction of an urban trail connection to Airport Boulevard and Bolm Road.
B. The Springdale Green PUD shall provide required parking in a separate structure onsite as shown in Exhibit “C” (Land Use Plan). A minimum of 75% of the parking structure’s frontage on Springdale Road will include pedestrian oriented uses as defined in City Code Section 25-2-691(C).

PART 11. Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Development) of the Code, the following site development regulations apply to the Springdale Green PUD instead of otherwise applicable City regulations:

A. General

1. Section 25-1-21(46) (Definition of Gross Floor Area) is modified to provide that this term does not include balconies and outdoor terraces.

B. Zoning

1. Section 25-2-491 (Permitted, Conditional and Prohibited Uses) is modified to establish a specific set of permitted, conditional, and prohibited uses to be applicable to the Springdale Green PUD as shown in Exhibit “C” (Land Use Plan).

2. Section 25-2-492 (Site Development Regulations) is modified to establish a set of site development regulations applicable to the Springdale Green PUD, as shown in Exhibit “C” (Land Use Plan).

3. Section 25-2-531 (Height Limit Exceptions) is modified as follows:

   a. 25-2-531(B) is modified to create a new subsection (B)(3) to include an elevator lobby and restrooms appurtenant to outdoor amenities.

   b. 25-2-531(B)(1) is modified to add light poles.

   c. 25-2-531(C) is modified to allow a structure described in subsection 25-2-531(B) to exceed the zoning district base height limit established by this ordinance by the greater of:

      i. 18 percent;

      ii. the amount necessary to comply with a federal or state regulation;
iii. for a stock or vent, the amount necessary to comply with generally accepted engineering standards;

iv. for a light pole, 35 feet;

v. for an elevator penthouse with an enclosed equipment room and improvements necessary for pedestrian elevator access, 22 feet; or

vi. for a spire, 30 percent.

4. Section 25-2-1063(C) (Height Limitations and Setbacks for Large Sites) is modified to waive the compatibility standards as necessary to allow the buildings shown in Exhibit “C” (Land Use Plan) to achieve 75 feet of height at 85 feet from the property line of an urban family residence (SF-5) or more restrictive zoning district and to achieve 93 feet of height at 140 feet from the property line of an urban family residence (SF-5) or more restrictive zoning district.

5. Chapter 25-2, Subchapter E, Article 2 (Site Development Standards), is modified as follows:

a. Section 2.2.2 (B)-(E) (Core Transit Corridors: Sidewalks and Building Placements) is modified to provide that the requirements do not apply to development within the Springdale Green PUD.

b. Section 2.2.3 (C) (Urban Roadways: Supplemental Zone) is modified to provide that the regulations related to the supplemental zone do not apply within the PUD. If the Landowner provides a supplemental zone, it must be a minimum of 10 feet in width.

c. Section 2.2.5 (E)(1) (Internal Circulation Routes: Sidewalks) is modified to allow for the construction of sidewalks on only one side of an Internal Circulation Route. The Landowner shall at a minimum ensure that sidewalks or pedestrian paths connect to all buildings and amenities.

d. Section 2.3.1 (B)(1) (Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity; Vehicular and Pedestrian Connections Between Sites) is modified to waive the requirement that the Springdale Green PUD provide a connection to Saucedo Street.

6. Chapter 25-2, Subchapter E, Article 3 (Building Design Standards), is modified
as follows:

a. Section 3.2.2 (*Glazing and Façade Relief on Building Facades*) is modified to allow a minimum of 50% of the total area of all glazing on facades that face the principal street to have a Visible Transmittance (VT) of 0.3 or higher.

b. Section 3.3.2 (*Building Design Options*) is modified to require a minimum total of four base points in the aggregate for all building structures within the PUD.

C. Environmental

1. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Crossings*) are modified during the time of construction to allow for a construction staging area as shown in Exhibit “E” (*Restoration Plan*) and to allow for construction activities specified in Exhibit “F” (*Creek Plan*). The construction staging area may only be used for the laydown and storage of building materials, storage of building construction equipment and vehicles, temporary construction offices, temporary access roads, and the daytime parking of personal vehicles. Upon completion of construction shown on the consolidated site plan, the Landowner shall de-compact and restore the impacted area in accordance with Exhibit “E” (*Restoration Plan*).

2. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Crossings*) are modified to allow for the construction of trails, elevated boardwalks, decks, and pedestrian bridges within the critical water quality zone as shown in Exhibit “F” (*Creek Plan*).

3. Section 25-8-261(B)(3)(C) (*Critical Water Quality Zone Development*) is modified to allow trails, elevated boardwalks, decks, and pedestrian bridges wider than 12 feet as shown in Exhibit “F” (*Creek Plan*).

4. Section 25-8-365 (*Interbasin Diversion*) is modified to allow an interbasin diversion of not more than nine acres from the Tannehill watershed to the Boggy Creek watershed as shown in Exhibit “H” (*Interbasin Transfer*).

5. Sections 25-8-621 (*Permit Required for Removal of Protected Trees: Exceptions*) and 25-8-641(B) (*Removal Prohibited*) are modified to allow the
removal of eight trees (Tree Numbers 5214, 5241, 5245, 5258, 5293, 5303, 5305, and 5309, as shown on the Tree Survey prepared by 4Ward Land Surveying dated April 21, 2020 and attached as Exhibit “G” (Tree Survey)).

D. Signs

1. Section 25-10-101(B)(1) (General On-Premise Signs) is modified to allow a freestanding or wall sign, such as those typically used to direct the movement or placement of vehicular traffic or pedestrian traffic that are within 20 feet of the public right-of-way provided that:

   a. No more than eight signs are permitted for each building;

   b. Sign area shall not exceed 18 square feet; and

   c. Sign height shall not exceed six feet, for a freestanding sign.

2. Section 25-10-191 (Sign Setback Requirements) is modified to the extent necessary to allow one freestanding sign to be located no closer than eight feet from the street right-of-way and no closer than 10 feet from a driveway entrance or exit. The sign shall not exceed 38 inches in height, 11 feet in length, and 18 inches in width.

PART 12. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.
PART 13. This ordinance takes effect on ________________, 2021.

PASSED AND APPROVED

§

§

§

_________________________, 2021

Steve Adler
Mayor

APPROVED: ________________________________________

Anne L. Morgan
City Attorney

ATTEST: _______________________________________

Jannette S. Goodall
City Clerk
EXHIBIT “______” (Zoning Exhibit)

Jesse C. Tannehill Survey No. 29, Abstract No. 22

Legal Description

BEGINNING, at a 1/2-inch iron rod with “4Ward-Boundary” cap set in the east right-of-way line of Springdale Road (right-of-way varies), and being the in the north line of said Tract 1, being the southwest corner of Lot 1, Block A, 1023 Subdivision, a subdivision recorded in Document No. 201600134 (O.P.R.T.C.T.), and being the northwest corner and POINT OF BEGINNING hereof, from which a 1/2-inch iron rod with “Survcon” cap found in the east right-of-way line of said Springdale Road, and being the northwest corner of said Tract 1 bears, S61°55'24"W, a distance of 11.84 feet;

THENCE, leaving the east right-of-way line of said Springdale Road, with the common line of said Lot 1 and said Tract 1, S61°55'24"E, a distance of 971.89 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof;

THENCE, with the north line of said Tract 1, in part with the south line of said Lot 1 of said 1023 Subdivision, in part with the south line of Lots 9 and 12 of Springdale Addition, recorded in Volume 4, Page 325 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and in part with the south terminus of Berger Street (50’ right-of-way, dedicated in part per said Springdale Addition), the following two (2) courses and distances:

1) S61°57'24"E, a distance of 239.39 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
2) S61°58'09"E, passing at a distance of 115.68 feet, a 1-inch iron pipe found at the common corner of said Lot 12 and the southwest terminus of said Berger Street, passing at a distance of 165.70 feet, a 1/2-inch iron rod found at the common corner of said Lot 9 and the southeast terminus of said Berger Street, and continuing for a total distance of 338.40 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, said point being in the west line of Lot 11 of Brookwood, a subdivision recorded in Volume 58, Page 57 (P.R.T.C.T.), and being the southeast corner of Lot 9 of said Springdale Addition, and being the northeast corner of said Tract 1;

THENCE, with the common line of said Brookwood Subdivision and said Tract 1, the following three (3) courses and distances:

1) S27°32'21"W, a distance of 432.86 feet to a 1/2-inch iron rod found for angle point hereof,
2) S25°56'49"W, a distance of 81.27 feet to a 1/2-inch iron rod found for an angle point hereof,

Exhibit A
3) S26°24’51”W, a distance of 190.29 feet to a 1-inch iron pipe found for an angle point hereof, said point being in the northwest right-of-way line of Southern Pacific Transportation Company Railroad (right-of-way varies), and being the common south corner of Lots 19 and 20 of said Brookwood Subdivision, and being an angle point in the east line of said Tract 1;

THENCE, with the northwest right-of-way line of said Southern Pacific RR and the southeast line of said Tract 1, S70°59’43”W, a distance of 559.83 feet to a 1/2-inch iron pipe found for the southeast corner hereof, said point being at the northeast corner of a called 3.553 acre tract conveyed to 10611 Research L C, in Document No. 2001025561 (O.P.R.T.C.T.), and being the southeast corner of said Tract 1;

THENCE, leaving the northwest right-of-way line of said Southern Pacific RR, with north line of said 3.553 acre 10611 Research tract, in part with the south line of said Tract 1, and in part with the south line of said Tract 3, N62°14’06”W, passing a distance of 208.26 feet, a 1/2-inch iron rod with “Survcon” cap found at the common south corner of said Tract 1 and said Tract 3, and from which found corner, a 3/4-inch iron pipe in concrete found bears, N26°01’53”W, a distance of 0.37 feet, and continuing for a total distance of 776.03 feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being in the northeast right-of-way line of Airport Boulevard (right-of-way varies), and being the common west corner of said 3.553 acre 10611 Research tract and said Tract 3, from which a 3/4-inch iron rod in concrete found at an angle point in the northeast right-of-way line of said Airport Boulevard and the southwest line of said 3.553 acre 10611 Research tract bears, S20°12’52”E, a distance of 104.69 feet;

THENCE, with the northeast right-of-way line of said Airport Boulevard and the west line of said Tract 3, N20°09’28”W, a distance of 30.06 feet to a 3/4-inch iron rod in concrete found for an exterior ell-corner hereof, said point being an angle point in the northeast right-of-way line of said Airport Boulevard, and being the southwest corner of a called 6.054 acre tract conveyed to 10611 Research, L C, in Document No. 2001025561 (O.P.R.T.C.T.), and being a southwest corner of said Tract 3, from which a 3/4-inch iron rod in concrete found for an angle point in the northeast right-of-way line of said Airport Boulevard and the southwest line of said 6.054 acre 10611 Research tract bears, N20°25’37”W, a distance of 65.80 feet;

THENCE, leaving the northeast right-of-way line of said Airport Boulevard, with the common line of said 6.054 acre 10611 Research tract and said Tract 3, the following two (2) courses and distances:

1) S62°13’40”E, a distance of 253.47 feet to a 3/4-inch iron rod in concrete found for an interior ell-corner hereof, and

2) N27°57’50”E, a distance of 532.10 feet to a 3/4-inch iron rod in concrete found for an exterior ell-corner hereof, said point being in the southwest line of said Tract 2, and being the common north corner of said 6.054 acre 10611 Research tract and said Tract 3;

THENCE, with the common line of said 6.054 acre 10611 Research tract and said Tract 2, N62°06’46”W, a distance of 626.12 feet to a 1/2-inch iron rod for an exterior ell-corner hereof, said point being in the east right-of-way line of said Springdale Road, and being the common west corner of said 6.054 acre 10611 Research tract and said Tract 2, and being the southeast corner of a called 0.096 acre tract conveyed to the City of Austin in a Street Deed in Volume 10505, Page 485 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), from which a 3/4-inch iron rod in concrete found at the intersection of the east right-of-way line of said Springdale Road with the east right-of-way line of said Airport Boulevard, and being the southwest corner of said 6.054 acre 10611 Research tract bears, S27°49’26”W, a distance of 153.58 feet;

THENCE, with the east right-of-way line of said Springdale Road and the east line of said Street Deed, and with the west line of said Tract 2, the following two (2) courses and distances:
1) **N27°48’56”E**, a distance of **79.10** feet to a 1/2-inch iron rod found for an angle point hereof, and

2) **N24°55’54”E**, a distance of **103.05** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap found;

**THENCE**, leaving the east right-of-way line of said Springdale Road, over and across said Tract 2 the following two (2) courses and distances:

1) **N27°15’06”E**, a distance of **93.76** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for an angle point hereof,

2) **N27°43’49”E**, a distance of **24.60** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for an angle point hereof, being in the common line of said Tract 1 and said Tract 2;

**THENCE**, leaving the north line of said Tract 2, over and across said Tract 1, **N27°46’25”E**, a distance of **266.31** feet to the **POINT OF BEGINNING** and containing **30.1182** Acres (1,311,948 Square Feet) more or less.

**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000058721388. See attached sketch (reference drawing: 00773_M&B 30.1 acres.dwg.)

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

10/7/2020
30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas
TRACT 1
CALLED 19.1704 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

TRACT 2
CALLED 6.6576 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas
TRACT 1
CALLED 19.1704 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

JESSE C.
TANNEHILL
SURVEY NO. 29
ABSTRACT NO. 22

ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

MATCHLINE "B"

MATCHLINE "D"

30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas
TRACT 1
CALLED 19.1704 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

SOUTHERN PACIFIC TRANSPORTATION
COMPANY RAILROAD
(R.O.W. VARIES)

30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas

MATCHLINE "D"

ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

(207.96")
208.26'

MATCHLINE "C"

CALL 3.553 ACRES
1611 RESEARCH, LLC
DOC. NO. 200102561
O.P.R.T.C.T.

57059.43'W
559.83'
(5725000' W
580.10')

0 80 160
40 120
GRAPHIC SCALE: 1" = 80'

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 10/7/2020
Project: 00773
Scale: 1" = 80'
Reviewer: PRB
Tech: EBD
Field Crew: JZ/FH
Survey Date: JUL. 2020
Sheet: 5 OF 7
CALLB 6.054 ACRES
10611 RESEARCH, L C
DOC. NO. 2001025561
O.P.R.T.C.T.

[ B ]

CALLB 3.553 ACRES
10611 RESEARCH, L C
DOC. NO. 2001025561
O.P.R.T.C.T.

TRACT 3
CALLB 4.376 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

AIRPORT BOULEVARD
(R.O.W. VARIES)

ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas

A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 10/7/2020
Project: 00773
Scale: 1" = 80'
Reviewer: PRB
Tech: EBD
Field Crew: JZ/FH
Survey Date: JUL. 2020
Sheet: 6 OF 7
30.1182 ACRES
ZONING EXHIBIT
City of Austin, Travis County, Texas

TCAD PARCEL #193704, #193705 & #544200
COA GRID #L22

NOTES:
1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058721388.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
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.
NOTES:
8. DEVELOPMENT WILL COMPLY WITH CITY CODE SECTION 25-2-516
7. ELECTRICAL EASEMENTS SHALL BE REQUIRED FOR ALL
6. WASTEWATER SERVICE TO EXTEND AND CONNECT TO CITY OF
5. SEWERAGE SERVICE TO EXTEND AND CONNECT TO CITY OF
4. GAS SERVICE TO EXTEND AND CONNECT TO CITY OF
3. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND
2. OVERALL IMPERVIOUS COVER FOR THE GROSS SITE AREA WILL NOT
1. PEAK WET WEATHER FLOW = 286,569 GALLONS PER DAY

3. DRIVEWAYS, BALCONIES, OUTDOOR TERRACES, AND ENCLOSED
2. PONDS.
1. ENCLOSED AREA OF ALL FLOORS IN A BUILDING WITH A CLEAR
2. BUILDING SQUARE FOOTAGE DOES NOT EXCEED 775,000 SQUARE
1. MODIFIED AS SET FORTH IN THIS LAND USE PLAN AND THE
2. EXCEPT TO THE EXTENT THAT THIS BASE ZONING HAS BEEN
1. NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
0. FOR REVIEW ONLY

--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
1 | 2A.000 | Commercial | 2 | 30 | 10000 | 30000 | 20% | 30% | 25 | 15 | 25 | 30 | 5.75 | 5.75 | 25 | 5.75 | No | Not Required
2 | 2B.000 | Commercial | 2 | 30 | 10000 | 30000 | 20% | 30% | 25 | 15 | 25 | 50 | 5.75 | 5.75 | 25 | 5.75 | No | Not Required
3 | 2C.000 | Commercial | 2 | 30 | 10000 | 30000 | 20% | 30% | 25 | 15 | 25 | 50 | 5.75 | 5.75 | 25 | 5.75 | No | Not Required

## VICINITY MAP

Scale: 1" = 1000'
Invasive Plant Management:
Invasive species will be removed from the site. Specifically, a minimum of 50% of the following species will be removed: Ligustrum, Chinaberry, Chinese Tallow, and Japanese Honeysuckle.
5. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITHIN THE CRITICAL WATER QUALITY ZONE. BUILDINGS, STRUCTURES, PARKING, AND OTHER IMPROVEMENTS SHALL BE FOR SPRINGDALE GREEN PUD. FOR PIER SUPPORTS IN THE CWQZ, INCLUDING THE EROSION HAZARD ZONE. PURSUANT TO THE RESTORATION PLAN.

THE AREAS AUGMENTED BY WOODLAND AND RIPARIAN WOODLAND IN THE 25-YEAR FLOODPLAIN, BUILDING MATERIALS, TEMPORARY CONSTRUCTION OFFICE, STORAGE OF BUILDING CONSTRUCTION EQUIPMENT AND VEHICLES, DAYTIME PARKING MORE THAN THREE BRIDGES (NO GREATER THAN 16' WIDE) ACROSS THE CREEK CENTERLINE WITHIN THE CRITICAL WATER QUALITY ZONE.

SHALL NOT EXCEED 25% OF THE TOTAL LINEAR FEET OF THE BOARDWALK THAN 12 FEET WIDE IN SOME PLACES); HOWEVER, THE AREAS AUGMENTED BY WOODLAND AND RIPARIAN WOODLAND IN THE 25-YEAR FLOODPLAIN, BUILDING MATERIALS, TEMPORARY CONSTRUCTION OFFICE, STORAGE OF BUILDING CONSTRUCTION EQUIPMENT AND VEHICLES, DAYTIME PARKING MORE THAN THREE BRIDGES (NO GREATER THAN 16' WIDE) ACROSS THE CREEK CENTERLINE WITHIN THE CRITICAL WATER QUALITY ZONE.

EXHIBIT F