

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1023 SPRINGDALE ROAD IN THE MLK
3 NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED
4 USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP)
5 COMBINING DISTRICT AND RURAL RESIDENCE-CONDITIONAL
6 OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT TO
7 GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-
8 NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from community commercial-mixed use-conditional overlay-
14 neighborhood plan (GR-MU-CO-NP) combining district and rural residence-conditional
15 overlay-neighborhood plan (RR-CO-NP) combining district to general commercial
16 services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the
17 property described in Zoning Case No. C14-014-0088, on file at the Planning and
18 Development Review Department, as follows:

19
20 9.76 acre tract of land, more or less, out of the J.C. Tannehill Survey No. 29, the
21 tract of land being more particularly described by metes and bounds in Exhibit "A"
22 incorporated into this ordinance (the "Property"),

23
24 locally known as 1023 Springdale Road in the City of Austin, Travis County, Texas, and
25 generally identified in the map attached as Exhibit "B".

26
27 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
28 Property may be developed and used in accordance with the regulations established for the
29 general commercial services (CS) base district and other applicable requirements of the
30 City Code.

31
32 **PART 3.** The Property within the boundaries of the conditional overlay combining district
33 established by this ordinance is subject to the following conditions:
34

1
2 A. A site plan or building permit for the Property may not be approved, released,
3 or issued, if the completed development or uses of the Property, considered
4 cumulatively with all existing or previously authorized development and uses,
5 generate traffic that exceeds 2,000 trips per day.

6
7 B. The following uses are conditional uses of the Property:

8
9 Agricultural sales and services

Indoor crop production

10 C. The following uses are prohibited uses of the Property:

11 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

Moment 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
facilities

Public primary educational facilities

Public secondary educational
facilities

Medical offices (exceeding 5,000
sq. ft. gross floor area)

12
13 Except as specifically restricted under this ordinance, the Property may be developed and
14 used in accordance with the regulations established for the general commercial services
15 (CS) base district and other applicable requirements of the City Code.
16

**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;

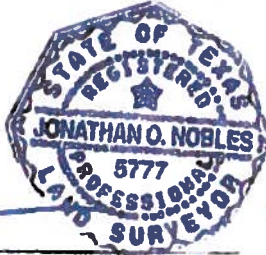
THENCE S57°48'08"E a distance of 59.43 feet to the southwest corner of Lot 2, Block F of said Springdale Addition;


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.




Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777

7/31/2014

Date

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

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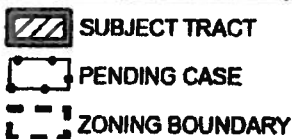
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The product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit B