

**ORDINANCE NO. 20211118-082**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5800, 5900, 5920, AND 6000 SPRINGDALE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (GR-MU-V-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-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district on the property described in Zoning Case No. C14-2021-0082, on file at the Housing and Planning Department, as follows:

4.70 acre tract of land, more or less, situated in the T. Eldridge Survey No. 26, Abstract No. 258 in Travis County, Texas, being all of a called 1.693 acre tract of land (Tract 1): comprised of Parcel A, a 1.00 acre tract of land and Parcel B, a 0.693 acre tract of land, as recorded in Volume 12850, Page 82, Real Property Records of Travis County, Texas, and a 1.00 acre tract of land (Tract 2), as recorded in Document No. 1999097093, Official Public Records of Travis County, Texas, and a 1.00 acre tract of land (Tract 3), as recorded in Document No. 1999097106, Official Public Records of Travis County, Texas and a 1.00 acre tract of land (Tract 4), as recorded in Volume 13233, Page 124, Real Property Records of Travis County, Texas, said 4.70 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 5800, 5900, 5920, and 6000 Springdale R in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** Except as specifically modified by this ordinance, 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 November 29, 2021.

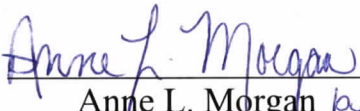
**PASSED AND APPROVED**

\_\_\_\_\_, November 18, 2021

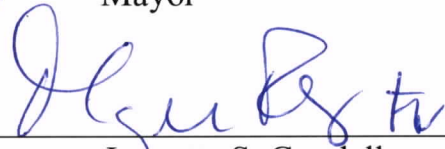
§  
§  
§

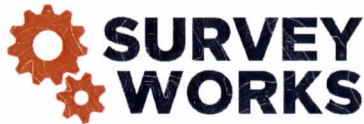
  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



#### FIELD NOTE DESCRIPTION

**BEING** a 4.70 acre tract of land more or less, situated in the T. Eldridge Survey No. 26, Abstract No. 258 in Travis County, Texas, being all of a called 1.693 acre tract of land (Tract 1): comprised of Parcel A, a 1.00 acre tract of land and Parcel B, a 0.693 acre tract of land, as recorded in Volume 12850, Page 820, Real Property Records of Travis County, Texas, and a 1.00 acre tract of land (Tract 2), as recorded in Document No. 1999097093, Official Public Records of Travis County, Texas, and a 1.00 acre tract of land (Tract 3), as recorded in Document No. 1999097106, Official Public Records of Travis County, Texas, and a 1.00 acre tract of land (Tract 4), as recorded in Volume 13233, Page 124, Real Property Records of Travis County, Texas being more particularly described by metes and bounds as follows:

**BEGINNING** at an iron rod found (1/2-inch diameter with cap stamped B and G) in the northwest right of way line of Springdale Road, being the south corner of said 1.00 acre tract (Tract 1), and the east corner of Lot 2, Seiders Addition, as recorded in Volume 89, Page 372, Plat Records of Travis County, Texas;

**THENCE** departing the northwest right of way line of Springdale Road, and following the southwest line of said 1.00 acre tract, common with the northeast line of Lot 2 for the following two (2) bearings and distances:

1. N 62°34'47" W for a distance of 185.55 feet to an iron rod found (3/4-inch diameter), for an angle point, and
2. N 63°05'58" W for a distance of 57.27 feet to an iron rod found (1/2-inch diameter with cap stamped B and G), for the west corner of said 1.00 acre tract of land and the north corner of said Lot 2, and the south corner of said 0.693 acre tract of land, and the east corner of a called 11.43 acre tract of land as recorded in Volume 11585, Page 552, Real Property Records of Travis County, Texas;

**THENCE** N 62°42'58" W following the southwest line of said 0.693 acre tract, and following the northeast line of said 11.43 acre tract, passing an iron rod found (1/2" diameter with cap stamped "Chaparral Boundary") continuing for a total distance of 153.93 feet to an iron rod found (1/2-inch diameter), being the west corner of said 0.693 acre tract of land and the south corner of a called 7.21 acre tract of land as recorded in Volume 11585, Page 552, Real Property Records of Travis County, Texas, and said point being an interior corner of said 11.43 acre tract of land;

**THENCE** N 28°04'39" E following the northwest line of said 0.693 acre tract, and following the southeast line of said 7.21 acre tract, for a distance of 197.93 feet to an iron rod found (1/2-inch diameter with cap stamped Chaparral Boundary), being the north corner of said 0.693 acre tract and an interior corner of said 7.21 acre tract;

**THENCE** S 62°39'08" E following the northeast line of said 0.693 acre tract, and the southwest line of the said 7.21 acre tract, at a distance of 2.68 feet passing an iron rod found (1/2-inch diameter) offset to the right 0.38 feet, continuing for a total distance of 152.26 feet to an iron rod found (1/2-inch diameter with cap stamped Chaparral Boundary), being the east corner of said 0.693 acre tract and a south corner of said 7.21 acre tract of land, and the north corner of said 1.00 acre tract (Tract 1), and the west corner of said 1.0 acre tract (Tract 2);

**THENCE** N 28°03'07" E following the northwest line of said 1.0 acre tract (Tract 2), common with the southeast line of said 7.21 acre tract, for a distance of 205.09 feet to an iron pipe found (1/2-inch diameter), for the north corner of said 1.0 acre tract (Tract 2) and the west corner of said 1.0 acre tract (Tract 3);

PAGE 2 OF 3



**THENCE** N 27°56'47" E following the northwest line of said 1.0 acre tract (Tract 3), common with the southeast line of said 7.21 acre tract, for a distance of 204.89 feet to an iron pipe found (1/2-inch diameter), for the north corner of said 1.0 acre tract (Tract 3) and the west corner of said 1.00 acre tract (Tract 4);

**THENCE** N 27°38'27" E following the northwest line of said 1.00 acre tract (Tract 4), common with southeast line of said 7.21 acre tract, for a distance of 205.86 feet to an iron rod found (1/2-Inch diameter with pink cap stamped "Survey Works 6356"), being the north corner of said 1.00 acre tract (Tract 4) a point on the southeast line of said 7.21 acre tract, and the west corner of Lot 1, The Ridge at Walnut Creek, as recorded in Document No. 201900081, Official Public Records of Travis County, Texas;

**THENCE** S 62°43'43" E following the northeast line of said 1.00 acre tract (Tract 4), and following the southwest line of said Lot 1, for a distance of 213.13 feet to an iron rod set (1/2-Inch diameter with pink cap stamped "Survey Works 6356"), in the northwest right of way line of Springdale Road, being the east corner of said 1.00 acre tract (Tract 4) and the south corner of said Lot 1;

**THENCE** S 27°51'21" W following the northwest right of way line of Springdale Road, and the southeast line of said 1.00 acre tract (Tract 4), for a distance of 205.80 feet to an iron rod set (1/2-Inch diameter with pink cap stamped "Survey Works 6356"), for the south corner of said 1.00 acre tract (Tract 4) and the east corner of said 1.0 acre tract (Tract 3);

**THENCE** S 27°51'21" W following the northwest right of way line of Springdale Road, and the southeast line of said 1.0 acre tract (Tract 3), for a distance of 204.58 feet to an iron rod set (1/2-Inch diameter with pink cap stamped "Survey Works 6356"), for the south corner of said 1.0 acre tract (Tract 3) and the east corner of said 1.0 acre tract (Tract 2);


**THENCE** S 27°51'21" W following the northwest right of way line of Springdale Road, and the southeast line of said 1.0 acre tract (Tract 2), for a distance of 205.00 feet to an iron rod set (1/2-Inch diameter with pink cap stamped "Survey Works 6356"), for the south corner of said 1.0 acre tract (Tract 2) and the east corner of said 1.00 acre tract (Tract 1);

**THENCE** S 27°51'21" W following the northwest right of way line of Springdale Road, and the southeast line of said 1.00 acre tract (Tract 1), at a distance of 1.03 feet passing an iron pipe found (1/2-inch diameter) offset to the right at 0.11 feet, continuing for a total distance of 97.94 feet to an iron rod found (1/2-inch diameter), being an interior corner of said 1.00 acre tract (Tract 1);

**THENCE** S 10°59'32" W following the northwest right of way line of Springdale Road, and the southeast line of said 1.00 acre tract (Tract 1), for a distance of 104.57 feet to the **POINT OF BEGINNING** and containing 4.70 acres of land, more or less.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Derek Kinsaul, Registered Professional Land Surveyor.

  
Derek Kinsaul  
RPLS No. 6356  
Job #21-0083  
April 19, 2021



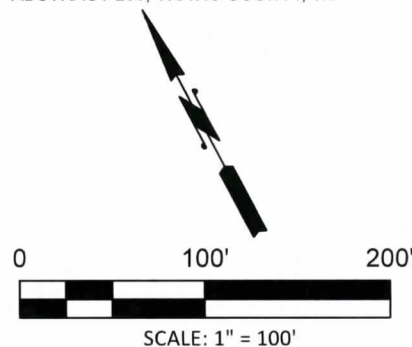
PAGE 2 OF 3

# LEGEND

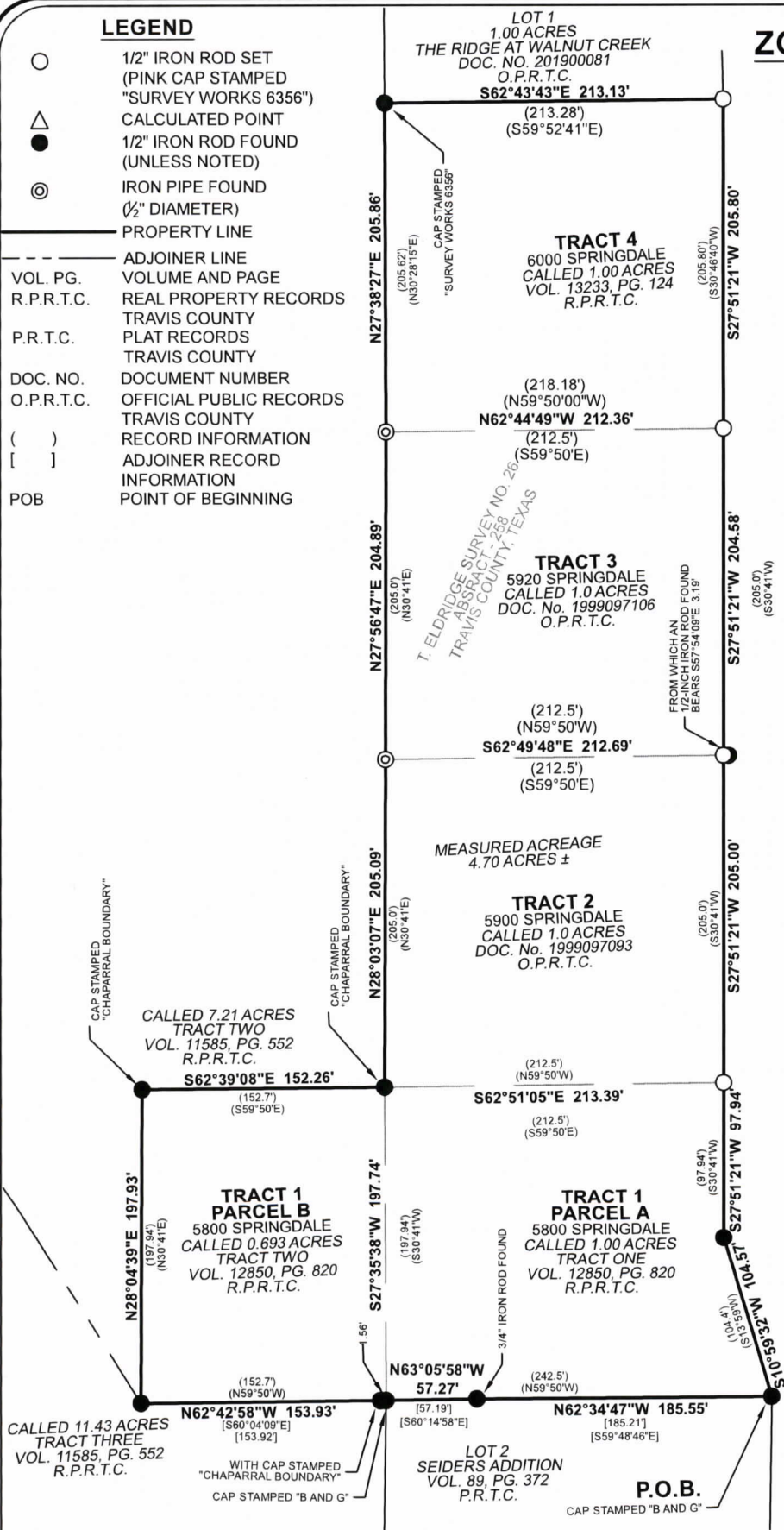
- 1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS 6356")
- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND (1/2" DIAMETER)
- PROPERTY LINE
- - - ADJOINER LINE
- VOL. PG. VOLUME AND PAGE
- R.P.R.T.C. REAL PROPERTY RECORDS
- P.R.T.C. PLAT RECORDS
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
- ( ) RECORD INFORMATION
- [ ] ADJOINER RECORD INFORMATION
- POB POINT OF BEGINNING

## ZONING BOUNDARY EXHIBIT

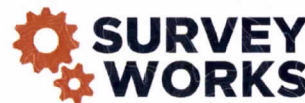
OF 4.70 ACRES ± OUT OF  
THE T. ELDRIDGE SURVEY No. 26,  
ABSTRACT 258, TRAVIS COUNTY, TX



**SPRINGDALE ROAD**  
(RIGHT OF WAY VARIES)



SURVEYED FOR: URBAN ATX  
PROJECT NO. 21-0083.01  
5800/5900/5920/6000 SPRINGDALE RD,  
AUSTIN, TX



INFO@SURVEYWORKSAUSTIN.COM  
SURVEYWORKSAUSTIN.COM  
1207 UPLAND DRIVE  
AUSTIN, TX 78741  
FIRM #10194157  
(512) 599-8067

### DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,  
GRID NORTH, CENTRAL ZONE (4203), NAD 83.  
ELEVATION DATA NAVD 88, GEOID 12B.  
DISTANCES IN US SURVEY FEET (GRID).



Created: 4/23/2021