

**ORDINANCE NO. 20230413-073**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1005 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 GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-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-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 general commercial services -neighborhood plan (CS-NP) combining district on the property described in Zoning Case No. C14-2022-0015, on file at the Planning Department, as follows:

Being 6.053 acres of land out of the Jesse C. Tannehill Survey, Abstract No. 22, in the City of Austin, Travis County, Texas, being a 6.054 acre tract of land conveyed by deed recorded in Document No. 2001025561, of the Official Public Records of Travis County, Texas, said 6.053 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

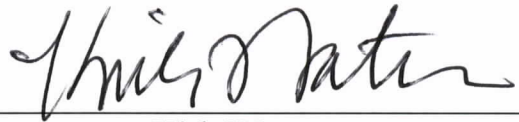
locally known as 1005 Springdale Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 3.** This ordinance takes effect on April 24, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_  
April 13, 2023

§  
§  
§  
\_\_\_\_\_  
  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
  
Myrna Rios  
City Clerk

# EXHIBIT A

ABRAM DASHNER RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

info@rpls5901.com 512-244-3395

6.053 ACRES  
J.C. TANNEHILL SURVEY ABS. 22  
AUSTIN, TEXAS

FILE NO. 2021.156  
PROJECT: 096-03  
DATE: 12/11/2021

## METES AND BOUNDS DESCRIPTION

6.053 ACRES OUT OF THE JESSE C. TANNEHILL SURVEY ABSTRACT NO. 22, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 6.054 ACRE TRACT CONVEYED TO 10611 RESEARCH, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2001025561, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found in the east right-of-way line of Springdale Road (r.o.w. varies), being the southwest corner of that certain 6.6576 acre tract conveyed to AUS Springdale, LLC, by Deed of record in Document No. 2020027902, of said Official Public Records, for the northwesterly corner of said 6.054 acre tract and hereof;

**THENCE**, S62°04'51"E, leaving said east right-of-way line, along the south line of said 6.6576 acre tract, being the north line of said 6.054 acre tract, a distance of 625.93 feet to a 1/2-inch iron rod found at the northeast corner of said 6.054 acre tract, being the northwest corner of that certain 4.3726 acre tract conveyed to AUS Springdale, LLC, by said Deed of record in Document No. 2020027902, of said Official Public Records, for the northeasterly corner hereof;

**THENCE**, S27°55'49"W, along the west line of said 4.3726 acre tract, being the east line of said 6.054 acre tract, a distance of 531.97 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for the southeasterly corner of said 6.054 acre tract and hereof;

**THENCE**, N62°14'00"W, continuing along the west line of said 4.3726 acre tract, being the south line of said 6.054 acre tract, a distance of 253.33 feet to a 1/2-inch iron rod found at the most westerly corner of said 4.3726 acre tract, being in the east right-of-way line of Airport Blvd. (r.o.w. varies), for the southwesterly corner of said 6.054 acre tract and hereof;

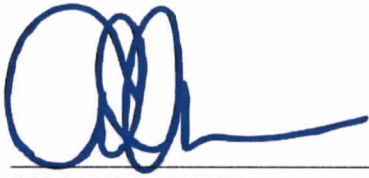
**THENCE**, N20°21'47"W, along said east right-of-way line of Airport Blvd., being the west line of said 6.054 acre tract, a distance of 66.03 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;

**THENCE**, N15°57'46"W, continuing along said east right-of-way line, being the west line of said 6.054 acre tract, a distance of 465.76 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the intersection of said east right-of-way line of Airport Blvd. and said east right-of-way line of Springdale Road, for the most westerly corner hereof;

**THENCE**, N27°46'59"E, along said east right-of-way line of Springdale Road, being the west line of said 6.054 acre tract, a distance of 153.00 feet to the **POINT OF BEGINNING**, and containing 6.053 acres (263,658 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



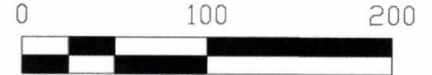
ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420





# EXHIBIT "A"

AUS SPRINGDALE, LLC  
6.6576 ACRES  
DOC. NO. 2020027902



## LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET

10611 RESEARCH, LLC  
6.054 ACRES  
DOC. NO. 2001025561

TRACT 1  
6.053 ACRES  
(263,658 SQ. FT.)



AUS SPRINGDALE, LLC  
4.3726 ACRES  
DOC. NO. 2020027902

SPRINGDALE RD  
(R.O.W. VARIES)  
N27°46'59"E 153.00'

POINT OF  
BEGINNING

S62°04'51"E 625.93'

N15°57'46"W 465.76'

AIRPORT BLVD.  
(R.O.W. VARIES)

N20°21'47"W 66.03'

N62°14'00"W 253.33'

S27°55'49"W 531.97'

### BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

CHECKED BY:

AD

JOB NUMBER:

096-03

ISSUE DATE:

01/06/2022

SHEET:

1 OF 1

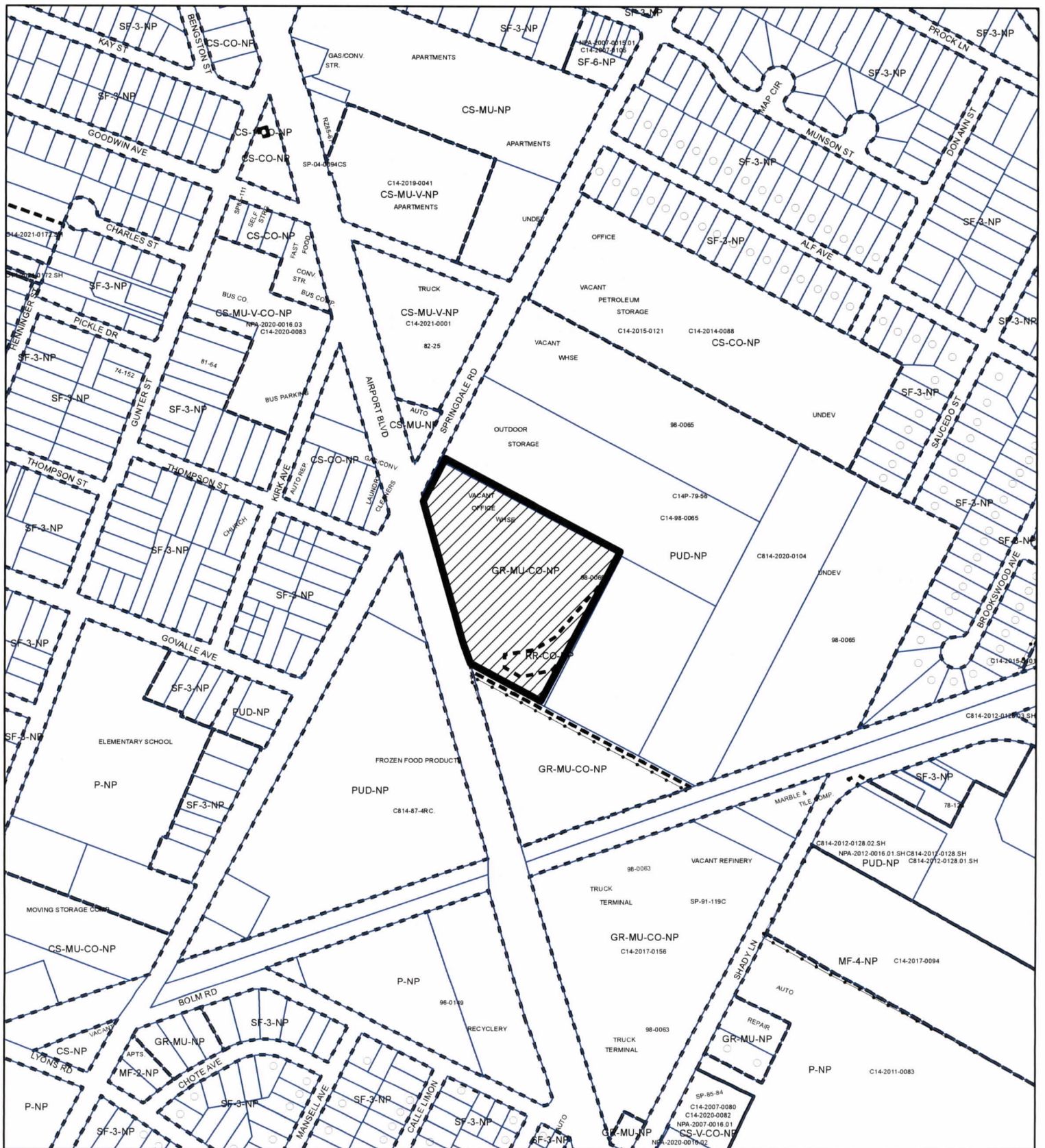
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ZONING EXHIBIT

ABRAM DASHNER  
RPLS, LLC

info@rpls5901.com  
512-244-3395  
TBPLS FIRM NO. 10194420

1005 SPRINGDALE



## ZONING

## EXHIBIT B

ZONING CASE#: C14-2022-0015



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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 10/4/2022