

**ORDINANCE NO. 20170803-081**

**AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13007 CANTARRA DRIVE FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) 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 neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-2016-0125, on file at the Planning and Zoning Department, as follows:

2.386 acres of land out of and a portion of the Mariguita Castro Survey Number 50, Abstract Number 160, in Travis County, Texas, and being all of that certain called 2.386 acres of land conveyed to Daniel R. Renner as recorded in Document Number 2013203647 of the Official Public Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 13007 Cantarra Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. An off-site accessory parking use is prohibited on the Property.
- B. Drive-in service as an accessory use to commercial uses is prohibited on the Property.
- C. For a service station use, development of the Property is limited to 4 fueling stations.
- D. A 25-foot wide vegetative buffer shall be provided and maintained along the north and west property lines. Improvements permitted within the buffer zone

are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

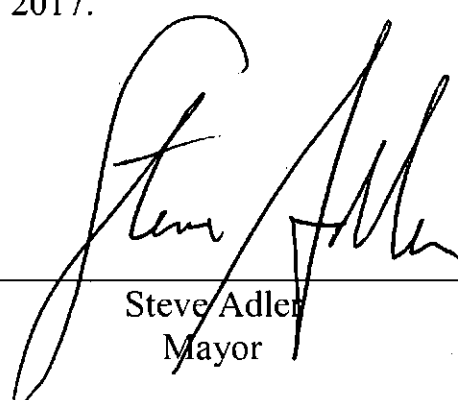
- E. An 8-foot solid fence measuring 150 linear feet in length shall be constructed on the Property parallel to the north property line.
- F. Development of the Property is limited to a single building at a maximum building size of 5,000 square feet.

**PART 3.** This ordinance takes effect on August 14, 2017.

**PASSED AND APPROVED**

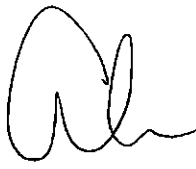
\_\_\_\_\_, August 3, 2017

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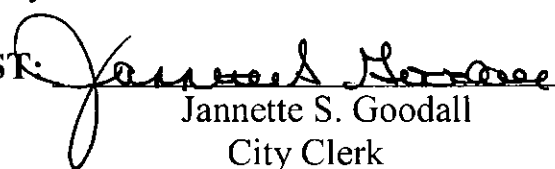
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

2.386 ACRES  
MARIGUITA CASTRO LEAGUE NO. 50,  
ABSTRACT NO. 160  
TRAVIS COUNTY, TEXAS  
TITLE SURVEY

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MARIGUITA CASTRO SURVEY NUMBER 50, ABSTRACT NUMBER 160 SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A 2.386 ACRE TRACT OF LAND CONVEYED TO DANIEL R. RENNER IN DOCUMENT NUMBER 2013203647 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 2.386 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING, at a 1/2" Iron rod found at the southeastern corner of said Renner tract, same being the southwestern corner of Lot 36, Block Q of Cantarra Section One, recorded in Document Number 200800024 (O.P.R.T.C.TX.) and being also in the northern right-of-way line of Gregg Lane (a.k.a Howard Lane), a variable width right-of-way, for the southeastern corner and POINT OF BEGINNING of the herein described tract,

THENCE with the common boundary line of said Renner tract and said Gregg Lane, N59°06'45"W, a distance of 393.19 feet to a 1/2" capped iron rod set at the southernmost southwestern corner of said 2.386 acre tract and being in the eastern right-of-way line of Cantarra Drive (64' R.O.W.) described in said Cantarra Section One, for the southernmost southwestern corner of the herein described tract, at a point of curvature to the right

THENCE, with the common boundary line of said Renner tract and said Cantarra Section One, the following four (4) courses and distances, numbered 1 through 4,

1. with said curve to the right having a radius of 25.00 feet, an arc length of 9.05 feet and whose chord bears N21°00'18"E, for a distance of 9.00 feet to a 1/2" Iron rod found,
2. N31°22'27"E, for a distance of 254.69 feet to a 1/2" Iron rod found at the northwestern corner of said Renner tract and being the southwestern corner of Lot 1, Block Q of said Cantarra Section One, also being in the eastern right-of-way line of said Cantarra Drive, for the northwestern corner of the herein described tract,
3. S59°23'22"E, for a distance of 391.29 feet to a 1/2" capped Iron rod set at the northeastern corner of said Renner tract, being in the southern line of Lot 10, Block Q of said Cantarra Section One and the northwestern corner of said Lot 36, for the northeastern corner of the herein described tract, and
4. S30°36'38"W, for a distance of 265.44 feet to the POINT OF BEGINNING and containing 2.386 acres of land.

Surveyed by:

 22 Jun 2014  
Aaron V. Thomason ~ R.P.L.S. No. 6214  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon Drive  
Austin, TX 78749  
Phone: (512) 280-5160

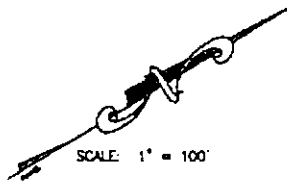


BEARING BASIS: CANTARRA VENTURES, LTD. TRACT, RECORDED IN DOC. #2008063044 (O.P.R.T.C.TX.)

PATH: - J:\AUTOCAD2004\LP\4056\TITLE SURVEY-2.386 ACRES.doc

EXHIBIT A

**TITLE SURVEY OF 2.386 ACRES OF LAND RECORDED IN DOCUMENT NUMBER 2013203647 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING SITUATED IN THE MARIGUITA CASTRO LEAGUE NUMBER 50, ABSTRACT 160, IN TRAVIS COUNTY, TEXAS**



**LEGEND**

- IRON ROD SET
- IRON ROD FOUND
- ⊕ POWER POLE
- ⊙ GUY ANCHOR
- [E] ELECTRIC METER
- [E] ELECTRIC MANHOLE
- [W] WATER METER
- 8 LOT NUMBER
- ① BLOCK
- //— WOOD FENCE
- o— OVERHEAD UTILITY
- L.E. LANDSCAPE EASEMENT
- SCV SPRINKLER CONTROL VALVE
- BOC BACK OF CURB
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY

TO: DANIEL R. RENNER, SELF DIRECTED IRA SERVICES, INC., CUSTODIAN FBO MICHAEL RAY JETER ROTH IRA #201001423 AND SELF DIRECTED IRA SERVICES, INC., CUSTODIAN FBO KATHERINE SUE JETER IRA #201312627 AND HERITAGE TITLE OF AUSTIN, INC.

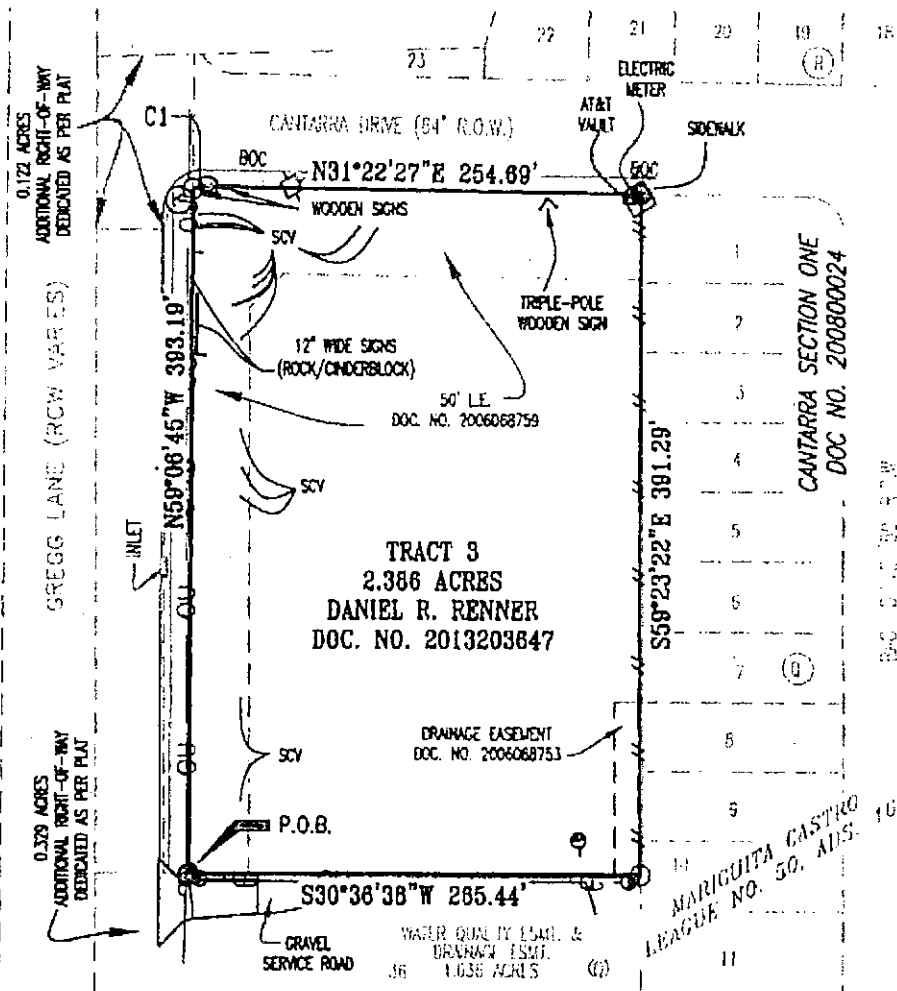
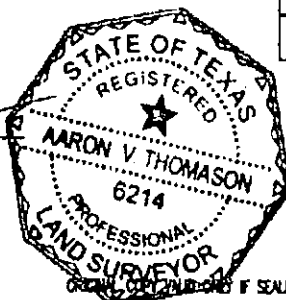
(CF # 201400822, EFFECTIVE DATE: APRIL 3, 2014)

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property is NOT within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48453C 0290H for Travis County, Texas, dated September 26, 2008.

Dated, this the 22 day of January, 2014.

*[Signature]*  
AARON V. THOMASON, RPLS# 6214  
Carlson, Brigrance and Doering, Inc.  
5501 West William Cannon  
Austin, Texas 78749  
(512) 280-5160 (512) 280-5165 (fax)  
aaron@cdbgeng.com



THIS TRACT IS SUBJECT TO:

1. RESTRICTIVE COVENANTS AS THOSE RECORDED IN VOL. 8600, PG. 14 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

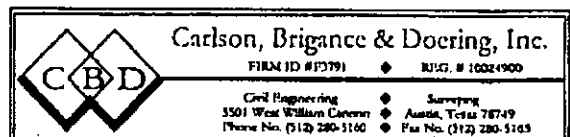
10a) LANDSCAPE EASEMENT GRANTED TO CANTARRA VENTURES, LTD., BY INSTRUMENT DATED APRIL 13, 2006, RECORDED UNDER DOCUMENT NO. 2006068759 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

10b) LANDSCAPE EASEMENT 50 FEET IN WIDTH ALONG THE FRONT AND SIDE PROPERTY LINE(S) AS SHOWN BY PLAT RECORDED UNDER DOCUMENT NO. 200800024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

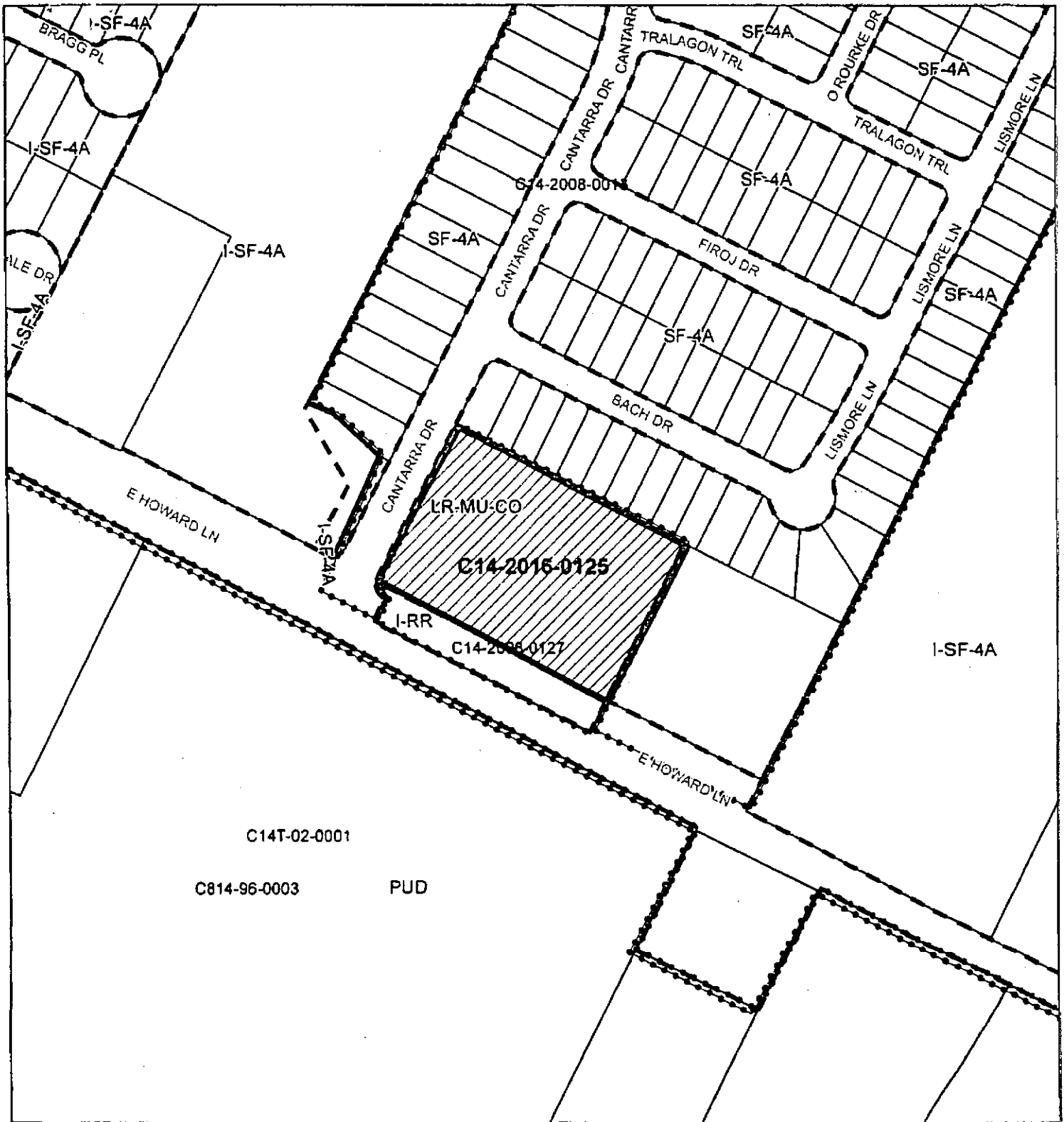
10c) DRAINAGE EASEMENT 15 FEET IN WIDTH ALONG THE REAR PROPERTY LINE(S), AS SHOWN BY THE PLAT RECORDED UNDER DOCUMENT NO. 200800024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Curve Table

| Curve # | Length | Radius | Chord Direction | Chord Length | Tangent | DELTA     |
|---------|--------|--------|-----------------|--------------|---------|-----------|
| C1      | 9.05   | 25.00  | N21°00'18"E     | 9.00         | 4.57    | 20°44'18" |



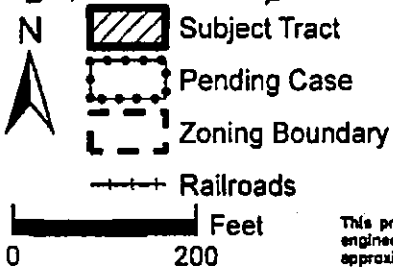
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## EXHIBIT B

## ZONING

Case#: C14-2016-0125



1" = 200'

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



Created: 3/22/2017