

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4410 EAST WILLIAM CANNON DRIVE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2017-0130, on file at the Planning and Zoning Department, as follows:

A 0.833 acre tract or parcel of land situated in Travis County, Texas, and being out of and a part of the Santiago Del Valle Grant, Abstract No. 24, and being all of that same tract of land conveyed to Daniel Garcia in a Deed recorded in Document No. 2003287160, Official Public Records, Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4410 East William Cannon 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. The following uses are prohibited uses for the Property:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Club or lodge
College or university facilities	Communications service facilities
Custom manufacturing	Drop-off recycling collection facility
Exterminating services	Funeral services
Guidance services	Hospital services (general)
Pawn shop services	Plant nursery

Private secondary educational
facilities
Residential treatment
Special use historic

Public secondary educational
facilities
Service station
Theater

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2018.

PASSED AND APPROVED

_____, 2018

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§
§

Steve Adler
Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

C14-2017-0130

EXHIBIT "A"

FIELD NOTE DESCRIPTION FOR A 0.833 ACRE TRACT OF LAND:

BEING A 0.833 ACRE TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, AND BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO DANIEL GARCIA IN A DEED RECORDED IN DOCUMENT NO. 2003287160, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the northeast right-of-way line of William Cannon Drive for the west corner of Lot 1, Pecan Ridge, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82, Page 208, Plat Records, Travis County, Texas, for the south corner and POINT OF BEGINNING of the herein described tract;

THENCE with the northeast right-of-way line of William Cannon Drive and the southwest line of this tract North $56^{\circ}12'32''$ West a distance of 221.07 feet to an iron rod found for the west corner of this tract and the south corner of a tract of land conveyed to LDG Development, LLC in a deed recorded in Document No. 2016180923, Official Public Records, Travis County, Texas;

THENCE with the northwest line of this tract and the southeast line of the LDG tract North $46^{\circ}19'08''$ East, a distance of 183.87 feet to an iron rod found for the north corner of this tract and the east corner of the LDG tract and being a point on the southwest line of Lot 1, Las Maderas, Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84, Page 171A, Plat Records, Travis County, Texas;

THENCE with the northeast line of this tract and the southwest line of Lot 1, Las Maderas, Section 1 South $57^{\circ}57'07''$ East, a distance of 178.01 feet to a $\frac{1}{2}$ " iron rod found for the east corner of this tract, and the north corner of Lot 1, Pecan Ridge;

THENCE with the southeast line of this tract and the northwest line of Lot 1, Pecan Ridge South $32^{\circ}46'54''$ West, a distance of 184.93 feet to the POINT OF BEGINNING, containing 0.833 acre of land, more or less.

CELCO Surveying
2205 Stonecrest Path
New Braunfels, Texas 78130
Firm Registration No. 10193975

Exhibit A

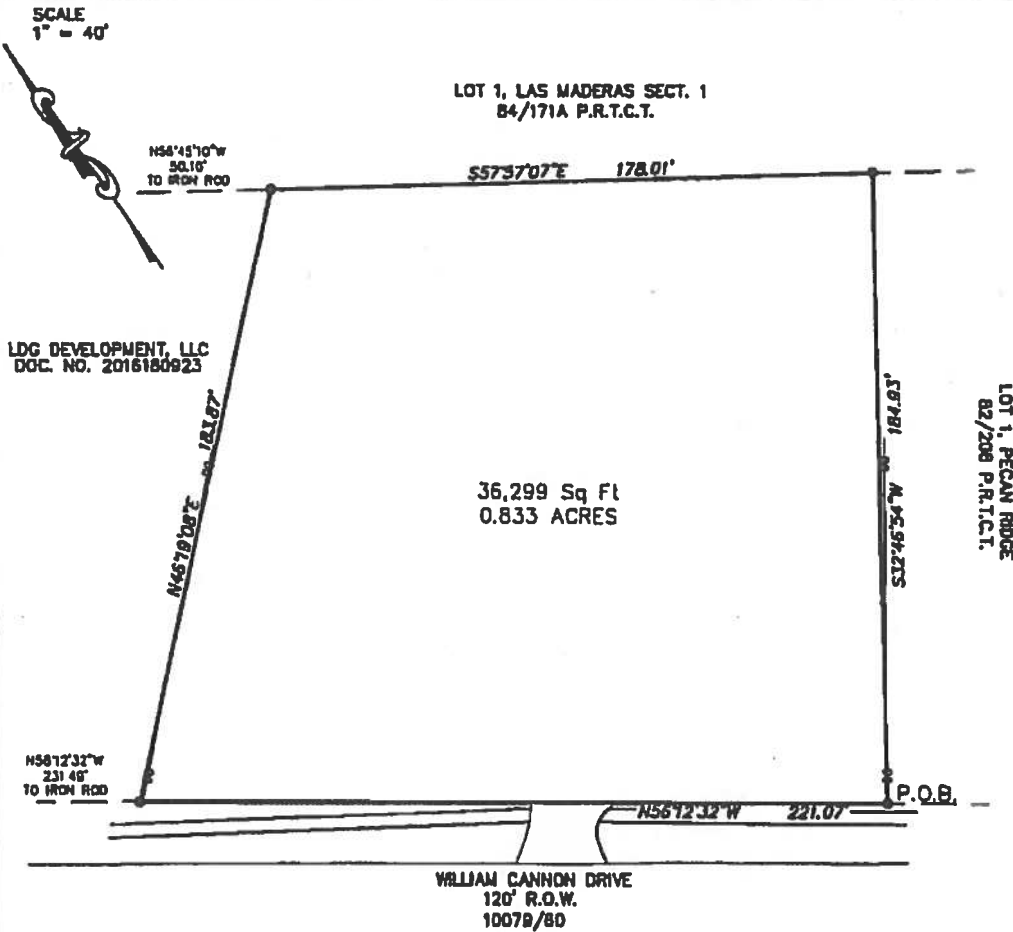


BY: GEORGE E. LUCAS
R.P.L.S. No. 4160
State of Texas
March 15, 2018

CELCO SURVEYING
REG. # 1918675
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY PLAT

2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
eddie@celcosurveying.com



THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT AND A
TITLE EXAMINATION WAS NOT REQUESTED NOR
WAS ONE PERFORMED.

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ✕ = "X" IN CONCRETE
- △ = CALC. PROP. COR.
- () = RECORD PER PLAT
- = WOOD FENCE
- = WIRE FENCE
- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- ⊕ = POWER POLE
- = GUY WIRE ANCHOR

ADDRESS: 4410 E. WILLIAM CANNON, AUSTIN, TEXAS

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CERTIFICATION

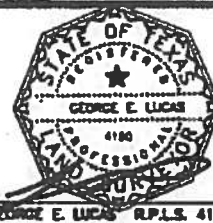
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: N/A
TITLE CO: N/A
G.P.F.: N/A

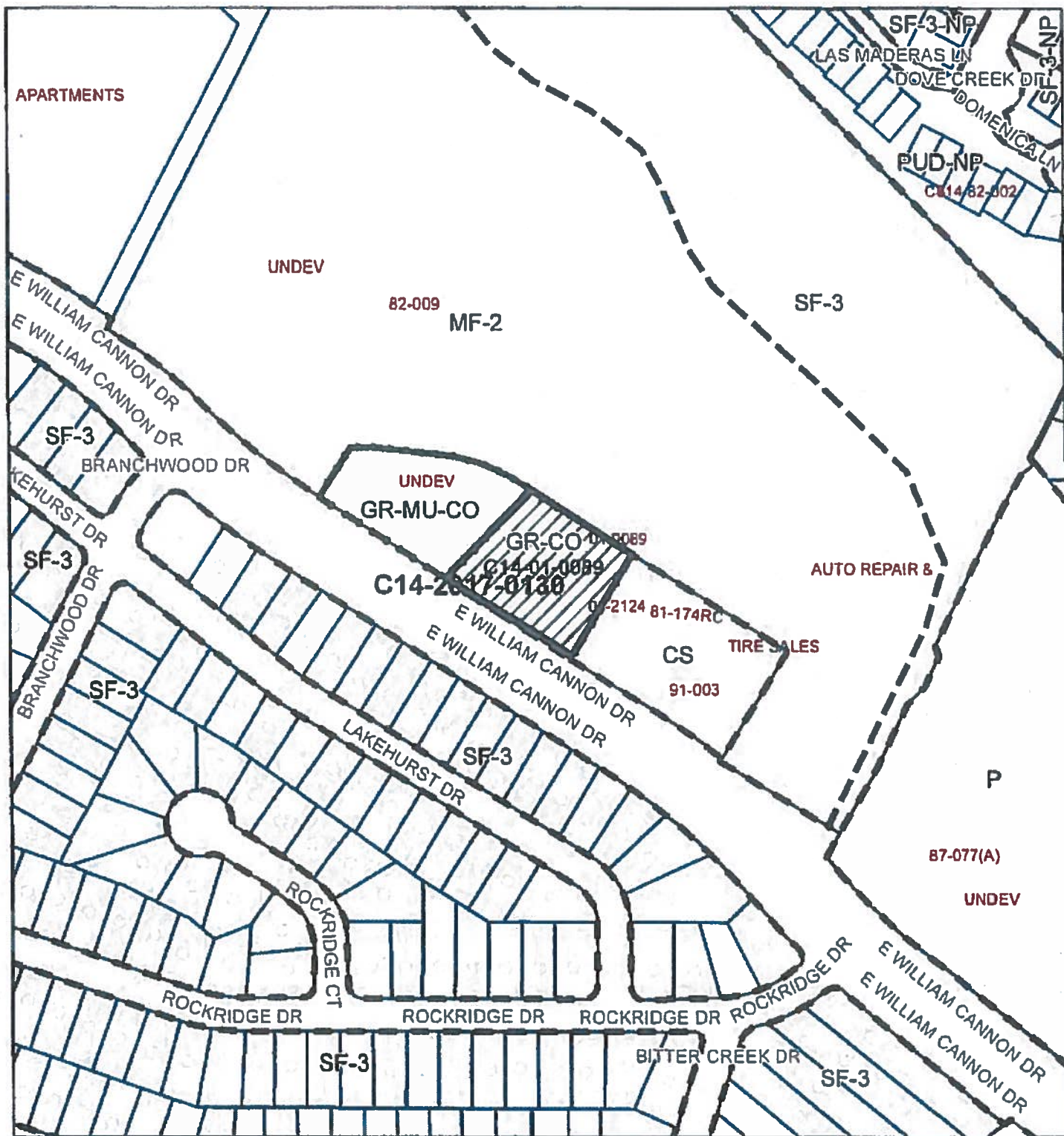
LENDER: N/A

PLAN No.: 2018-0417

SURVEY DATE: MARCH 15, 2018



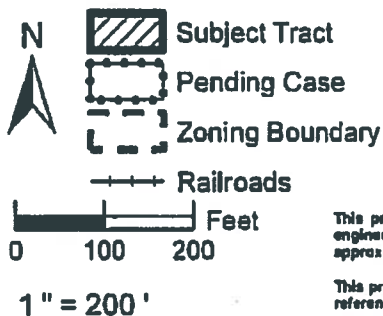
GEORGE E. LUCAS R.P.L.S. 4190



ZONING

Case#: C14-2017-0130

Exhibit B



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: 10/25/2017