

ORDINANCE NO. 20180628-099

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	Public secondary educational

facilities
Residential treatment
Special use historic

facilities
Service station
Theater

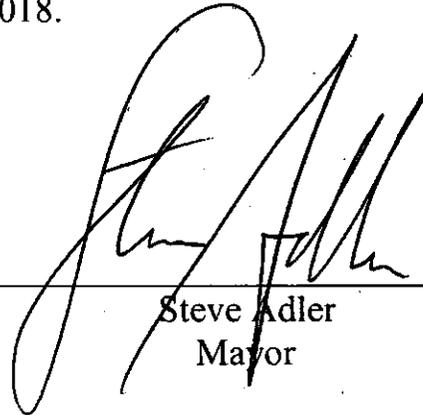
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on July 9, 2018.

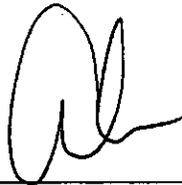
PASSED AND APPROVED

_____, June 28, 2018

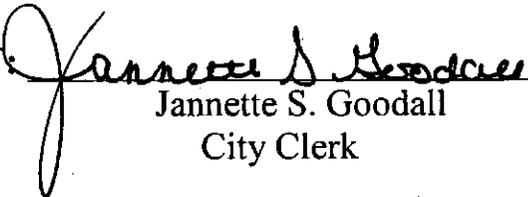
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Steve Adler
Mayor

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°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;

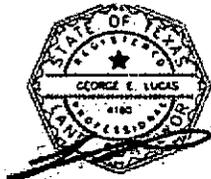
THENCE with the northwest line of this tract and the southeast line of the LDG tract North 46°19'08" East, a distance of 183.87 feet to an iron rod found for the north corner of this tract and the east corner of the LDG tract and being a point on the southwest line of Lot 1, Las Maderas, Section 1, a 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°57'07" East, a distance of 178.01 feet to a 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°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

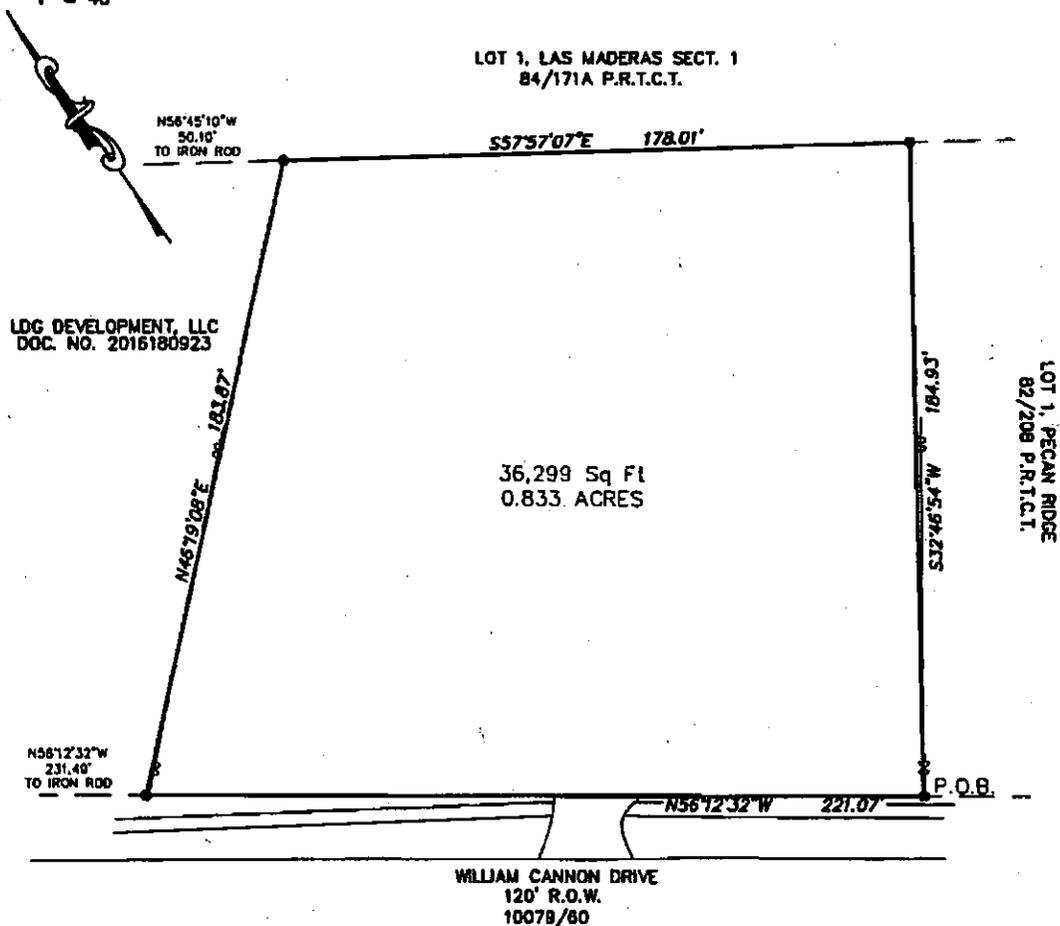
CELCO SURVEYING
 REG. # 10193073
 TEL: 830-214-3109
 FAX: 866-571-8323

SURVEY PLAT

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

SCALE
 1" = 40'

LOT 1, LAS MADERAS SECT. 1
 84/171A P.R.T.C.T.



LDC DEVELOPMENT, LLC
 DOC. NO. 2016180923

36,299 Sq Ft
 0.833 ACRES

LOT 1, PECAN RIDGE
 82/208 P.R.T.C.T.

WILLIAM CANNON DRIVE
 120' R.O.W.
 10079/80

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

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

ADDRESS: 4410 E. WILLIAM CANNON, AUSTIN, TEXAS

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

CERTIFICATION

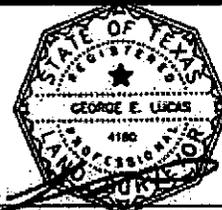
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT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

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

LENDER: N/A

PLAN No.: 2018-0417

SURVEY DATE: MARCH 15, 2018



GEORGE E. LUCAS R.P.L.S. 4180

