

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED 4400-1/2 EAST WILLIAM CANNON DRIVE FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-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 community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2019-0005, on file at the Planning and Zoning Department, as follows:

Being 0.04 acres (approximately 1,600 square feet) of that certain tract of land as described in Doc No. 2016180923 in the Official Public Records of Travis County, Texas lying in the Santiago Del Valle Grant, Abstract No. 24, said 0.04 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4400-1/2 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 on the Property:

Automotive rentals

Automotive sales

Club or lodge

Communication service facilities

Drop-off recycling collection
facility

Funeral services

Hospital services (general)

Plant nursery

Automotive repair services

Automotive washing (of any type)

College and university facilities

Custom manufacturing

Exterminating services

Guidance services

Pawn shop services

Private secondary educational facilities

Public secondary educational Residential treatment
facilities
Service station Special use historic
Theater Urban farm

B. The maximum height of a building or structure on the Property shall not exceed 45 feet, except that a telecommunications tower on the Property shall not exceed 100 feet.

C. Drive-in service as an accessory use to commercial uses is prohibited on the Property.

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) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2019.

PASSED AND APPROVED

_____, 2019 §
§
§
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

EXHIBIT "A"

PROPOSED ZONING BOUNDARY CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Being a portion of that certain tract of land as described in Deed No. 2016180923 in the Official Public Records of Travis County, Texas lying in the Santiago Del Valle Grant, Abstract No. 24, said Travis County and being more particularly described as follows:

Commencing at a capped rebar found (illegible) on the northeasterly right-of-way line of E. William Cannon Drive at the southeast corner of above said certain tract of land; thence run N 45°04'11" E for a distance of 183.86 feet to a capped rebar found (illegible) at the northeast corner of said tract of land; thence N 68°00'40" W for a distance of 11.64 feet to a 5/8" capped rebar set and the Point of Beginning;

thence S 32°14'21" W for a distance of 40.00 feet to a 5/8" capped rebar set;

thence N 57°45'39" W for a distance of 40.00 feet to a 5/8" capped rebar set;

thence N 32°14'21" E for a distance of 40.00 feet to a 5/8" capped rebar set;

thence S 57°45'39" E for a distance of 40.00 feet to the Point of Beginning. Said above described Tract of Land contains 1,600.0 square feet or 0.04 acres, more or less.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge, information, and belief.

William H. Sommerville, III

William H. Sommerville, III
Texas License No. 6094
Licensed Surveying Firm No. 10194430

01/04/2019

Date



VICINITY MAP		PROJECT NO. 18-10342
		DRAWN BY: PWK CHECKED BY: PWK FIELD CREW: CC APPROVED BY: MKD DATE: 01/03/19 SCALE: N.T.S.
TEXAS CENTRAL GRID NORTH GRID TO TRUE NORTH CONVERGENCE 1°19'40" 66941" TRUE NORTH TO MAGNETIC DECLINATION 3°44'02.4" E COMBINED SCALE FACTOR 0.999982496		SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.smweng.com
LEGEND ○ = 5/8" REBAR SET ● = FOUND PROPERTY MARKER		
AREA TO BE REZONED OUT OF THE SANTIAGO DEL VALLE GRANT, ABST. NO. 24 TRAVIS COUNTY, TEXAS		

PROPERTY ID: 337679
LDG DEVELOPMENT LLC
DEED NO. 2016138157

PARENT TRACT
PROPERTY ID: 339055
LDG DEVELOPMENT LLC
DEED NO. 2016180923



01/04/2019

Walter H. Hunt

N 32°14'21" E
40.00'

S 57°45'39" E
- 40.00'

POINT OF BEGINNING
AREA TO BE REZONED
1,600.0 SQ.FT.±
- 0.04 ACRES±

CAPPED REBAR
(ILLEGIBLE)

L N 68°00'40" W
11.64'
32°14'21" W
0.00'

N 57°45'39" W
40.00'

N 45° 04' 11" E 183.86'

PROPERTY ID: 339056
GARCIA, DANIEL
DEED NO. 2003287160



SCALE: 1" = 30'

ROW
ROW
E. WILLIAM CANNON DRIVE
120' PUBLIC RIGHT-OF-WAY
34 (AS SCALED FROM COUNTY TAX MAP)
WIDE CONCRETE ROAD (WEST BOUND)

- POINT OF COMMENCEMENT
CAPPED REBAR
(ILLEGIBLE)

PARENT TRACT OVERVIEW

NOT TO SCALE

PROPERTY ID: 337679
LDG DEVELOPMENT LLC
DEED NO. 2016138157

AREA OF INTEREST

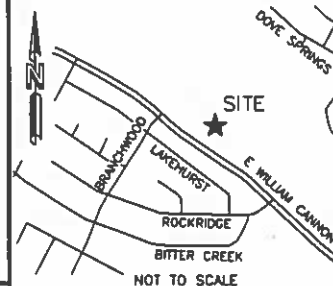
PARENT TRACT
PROPERTY ID: 339055
LDG DEVELOPMENT LLC
DEED NO. 2016180923

PROPERTY ID: 339056
GARCIA, DANIEL
DEED NO. 2003287160

E. WILLIAM CANNON DRIVE

POINT OF COMMENCEMENT

VICINITY MAP



TEXAS CENTRAL

GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
1°19'40.66941"

TRUE NORTH TO MAGNETIC
DECLINATION
3°44'02.4" E

COMBINED SCALE FACTOR
0.999982496

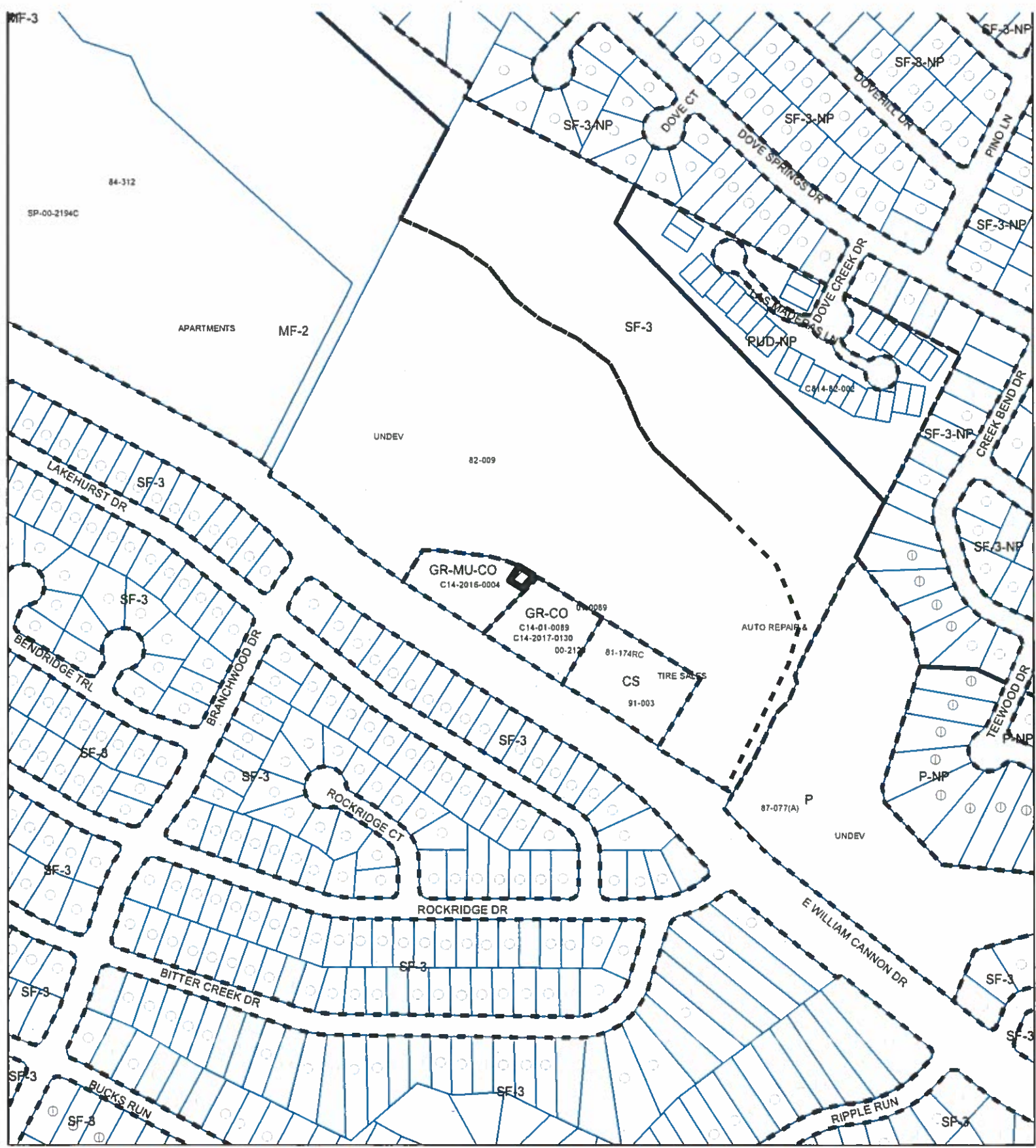
LEGEND

○ = 5/8" REBAR SET
● = FOUND PROPERTY MARKER

PROJECT NO.
18-10342

DRAWN BY: PWK
CHECKED BY: PWK
FIELD CREW: CG
APPROVED BY: MKD
DATE: 01/03/19
SCALE: AS SHOWN
SHEET 2 OF 2

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com






ZONING

ZONING CASE#: C14-2019-0005

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 300'

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



Created: 1/18/2019