

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT THE NORTHWEST CORNER OF EAST WILLIAM**  
3 **CANNON DRIVE AND MCKINNEY FALLS PARKWAY FROM MULTIFAMILY**  
4 **RESIDENCE LOW DENSITY (MF-2) DISTRICT, COMMUNITY COMMERCIAL**  
5 **(GR) DISTRICT, AND WAREHOUSE LIMITED OFFICE (W/LO) DISTRICT TO**  
6 **COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-**  
7 **MU-CO) COMBINING DISTRICT.**

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from multifamily residence low density (MF-2) district,  
13 community commercial (GR) district, and warehouse limited office (W/LO) district to  
14 community commercial-mixed use-conditional overlay (GR-MU-CO) combining district  
15 on the property described in Zoning Case No. C14-06-0215C, on file at the Neighborhood  
16 Planning and Zoning Department, as follows:

17  
18 A 31.293 acre tract of land, more or less, out of the Santiago Del Valle Grant,  
19 Travis County, the tract of land being more particularly described by metes and  
20 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

21  
22 locally known as the property at the northwest corner of East William Cannon Drive and  
23 McKinney Falls Parkway, in the City of Austin, Travis County, Texas, and generally  
24 identified in the map attached as Exhibit "B".

25  
26 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
27 established by this ordinance is subject to the following conditions:

28  
29 The following uses are prohibited uses of the Property:

30  
31 Automotive repair services                      Automotive washing (of any type)  
32 Drop-off recycling collection facility              Exterminating services  
33 Pawn shop services  
34  
35  
36

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

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, 2008

§  
§  
§

\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

EXHIBIT A

C14-06-0215 C

Office: 512-443-1724

Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**31.293 ACRES  
FC PROPERTIES ONE, LTD.**

A DESCRIPTION OF 31.293 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 177.846 ACRE TRACT DESCRIBED AS TRACT VII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1988, AND RECORDED MARCH 25, 1988 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 31.293 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TxDot monument found in the north right-of-way line of William Cannon Drive (right-of-way width varies) and the west right-of-way line of McKinney Falls Parkway (right-of-way width varies), being in the south line of the 177.846 acre tract and also being the northeast corner of a 0.182 acre tract described in Volume 13313, Page 1231 of the Real Property Records of Travis County, Texas;

**THENCE** with the north right-of-way line of William Cannon Drive and the north line of said 0.182 acre tract, over and across the 177.846 acre tract, the following two (2) courses:

1. North  $62^{\circ}29'54''$  West, a distance of 401.33 feet to a TxDot monument found for a point of curvature;
2. Along a curve to the left having a radius of 1520.54 feet, a delta angle of  $13^{\circ}37'33''$ , an arc length of 361.61 feet and chord which bears North  $69^{\circ}18'21''$  West, a distance of 360.76 feet to a 1/2" rebar found for the northwest corner of the 0.182 acre tract and also being in the east right-of-way line of Springfield Drive (right-of-way width varies), further described as a 0.3212 acre tract in Volume 13130, Page 358 of the Real Property Records of Travis County, Texas;

**THENCE** with the east and north right-of-way line of said Springfield Drive, the east and north line of said 0.3212 acre tract and continuing over and across the 177.846 acre tract, the following five (5) courses:

1. Along a curve to the right having a radius of 20.00 feet, a delta angle of  $26^{\circ}24'30''$ , an arc length of 9.22 feet and chord which bears North  $00^{\circ}22'17''$  West, a distance of 9.14 feet to a 1/2" rebar with cap set;
2. North  $12^{\circ}40'45''$  East, a distance of 81.62 feet to a 1/2" rebar with cap set for a point of curvature;

3. Along a curve to the right having a radius of 465.00 feet, a delta angle of  $09^{\circ}04'19''$ , an arc length of 73.63 feet and chord which bears North  $17^{\circ}18'36''$  East, a distance of 73.55 feet to a 1/2" rebar found;
4. North  $21^{\circ}50'48''$  East, a distance of 38.88 feet to a 1/2" rebar with cap set for the northeast termination of the east right-of-way line of Springfield Drive;
5. North  $68^{\circ}01'49''$  West, with the north right-of-way line of Springfield Drive, a distance of 35.00 feet to a 1/2" rebar with cap set;

**THENCE** departing the right-of-way line of Springfield Drive and continuing over and across the 177.846 acre tract, the following seven (7) courses:

1. North  $21^{\circ}50'36''$  East, a distance of 741.90 feet to a 1/2" rebar with cap set for a point of curvature;
2. Along a curve to the left having a radius of 470.00 feet, a delta angle of  $32^{\circ}06'02''$ , an arc length of 263.32 feet and chord which bears North  $05^{\circ}47'35''$  East, a distance of 259.89 feet to a 1/2" rebar with cap set;
3. North  $10^{\circ}15'26''$  West, a distance of 91.26 feet to a 1/2" rebar with cap set for a point of curvature;
4. Along a curve to the right having a radius of 300.00 feet, a delta angle of  $16^{\circ}16'07''$ , an arc length of 85.18 feet and chord which bears North  $02^{\circ}07'23''$  West, a distance of 84.90 feet to a 1/2" rebar with cap set;
5. South  $76^{\circ}46'30''$  East, a distance of 372.63 feet to a 1/2" rebar with cap set;
6. South  $79^{\circ}37'48''$  East, a distance of 342.77 feet to a 1/2" rebar with cap set;
7. South  $79^{\circ}37'48''$  East, a distance of 444.48 feet to a 1/2" rebar with cap set in the west right-of-way line of said McKinney Falls Parkway and the east line of the 177.846 acre tract, from which a 1/2" rebar found for angle point bears along a curve to the left having a radius of 2814.81 feet, a delta angle of  $03^{\circ}51'05''$ , an arc length of 189.20 feet and chord which bears North  $19^{\circ}14'13''$  East, a distance of 189.17 feet;

**THENCE** with the west right-of-way line of McKinney Falls Parkway and the east line of the 177.846 acre tract, the following three (3) courses:

1. Along a curve to the right having a radius of 2814.81 feet, a delta angle of  $06^{\circ}21'20''$ , an arc length of 312.23 feet and chord which bears South  $24^{\circ}20'26''$  West, a distance of 312.07 feet to a 1/2" rebar found;
2. South  $27^{\circ}32'04''$  West, a distance of 1263.37 feet to a 1/2" rebar found;
3. South  $72^{\circ}28'00''$  West, a distance of 37.38 feet to the **POINT OF BEGINNING**, containing 31.293 acres of land, more or less.

Based upon a survey made on the ground, April, 2004. Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LORA control network. Attachments: Survey Drawing 416-002-Z12.dwg



Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



1-30.06

SKETCH TO ACCOMPANY A DESCRIPTION OF 31.293 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 177.846 ACRE TRACT DESCRIBED AS TRACT VII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1988, AND RECORDED MARCH 25, 1988 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

FC PROPERTIES ONE LTD.  
(TRACT VII)  
(177.846 AC.)  
13147/1506

FC PROPERTIES ONE LTD.  
(TRACT VII)  
(177.846 AC.)  
13147/1506

DEL VALLE INDEPENDENT SCHOOL DISTRICT  
13130/358  
17.00 AC.

SCALE: 1"=200'

DEL VALLE ISD  
0.3212 AC.  
13130/358

**31.293 AC.**  
FC PROPERTIES ONE LTD.  
(TRACT VII)  
(177.846 AC.)  
13147/1506

SWD 13313/1249  
TRACT VII, 0.182 AC.  
PARTIAL RELEASE OF LIEN  
13313/1231

N62°29'54"W 401.33'  
(N62°29'35"W 401.31')

**WILLIAM CANNON DRIVE**  
(RIGHT-OF-WAY WIDTH VARIES)  
R.O.W. DEDICATION 87/20B

S27°32'04"W 1263.37'  
(S29°07'17"W 1263.37')

**McKINNEY FALLS PARKWAY**  
(RIGHT-OF-WAY WIDTH VARIES)

R.O.W. DEDICATION  
11365/322

PROJECT NO: 416-002  
DRAWING NO: 416-002-Z12  
PLOT DATE: 01/30/06  
DRAWN BY: COD  
PAGE 2 OF 2

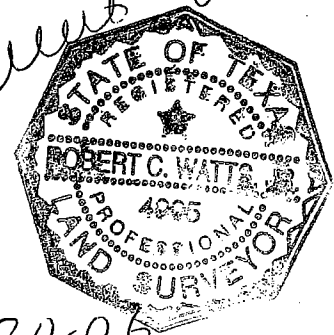
*Chaparral*

LINE TABLE			
No.	BEARING	LENGTH	(RECORD BEARING)
L1	S72°28'00"W	37.38'	(S73°00'38"W 37.84')
L2	N12°40'45"E	81.62'	(N12°40'44"E 81.62')
L3	N21°50'48"E	38.88'	(N21°50'47"E 38.88')
L4	N68°01'49"W	70.12'	(N68°09'13"W 70.00')
L182	N68°01'49"W	35.00'	-
L183	N10°15'26"W	91.26'	-
L184	S76°46'30"E	372.63'	-
L185	S79°37'48"E	342.77'	-
L186	S79°37'48"E	444.48'	-

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	13°37'33"	1520.54'	181.66'	361.61'	360.76'	N69°18'21"W	(N69°18'21"W 360.76')
C2	26°24'30"	20.00'	4.69'	9.22'	9.14'	N00°22'17"W	-
C3	9°04'19"	465.00'	36.89'	73.63'	73.55'	N17°18'38"E	(N17°18'37"E 73.55')
C7	10°12'25"	2814.81'	251.38'	501.44'	500.77'	S22°24'53"W	(S24°00'43"W 500.71')
C35	32°06'02"	470.00'	135.22'	263.32'	259.89'	N05°47'35"E	-
C36	16°16'07"	300.00'	42.88'	85.18'	84.90'	N02°07'23"W	-
C37	6°21'20"	2814.81'	156.28'	312.23'	312.07'	S24°20'26"W	-
C38	3°51'05"	2814.81'	94.64'	189.20'	189.17'	N19°14'13"E	-

#### LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ TxDOT MONUMENT FOUND



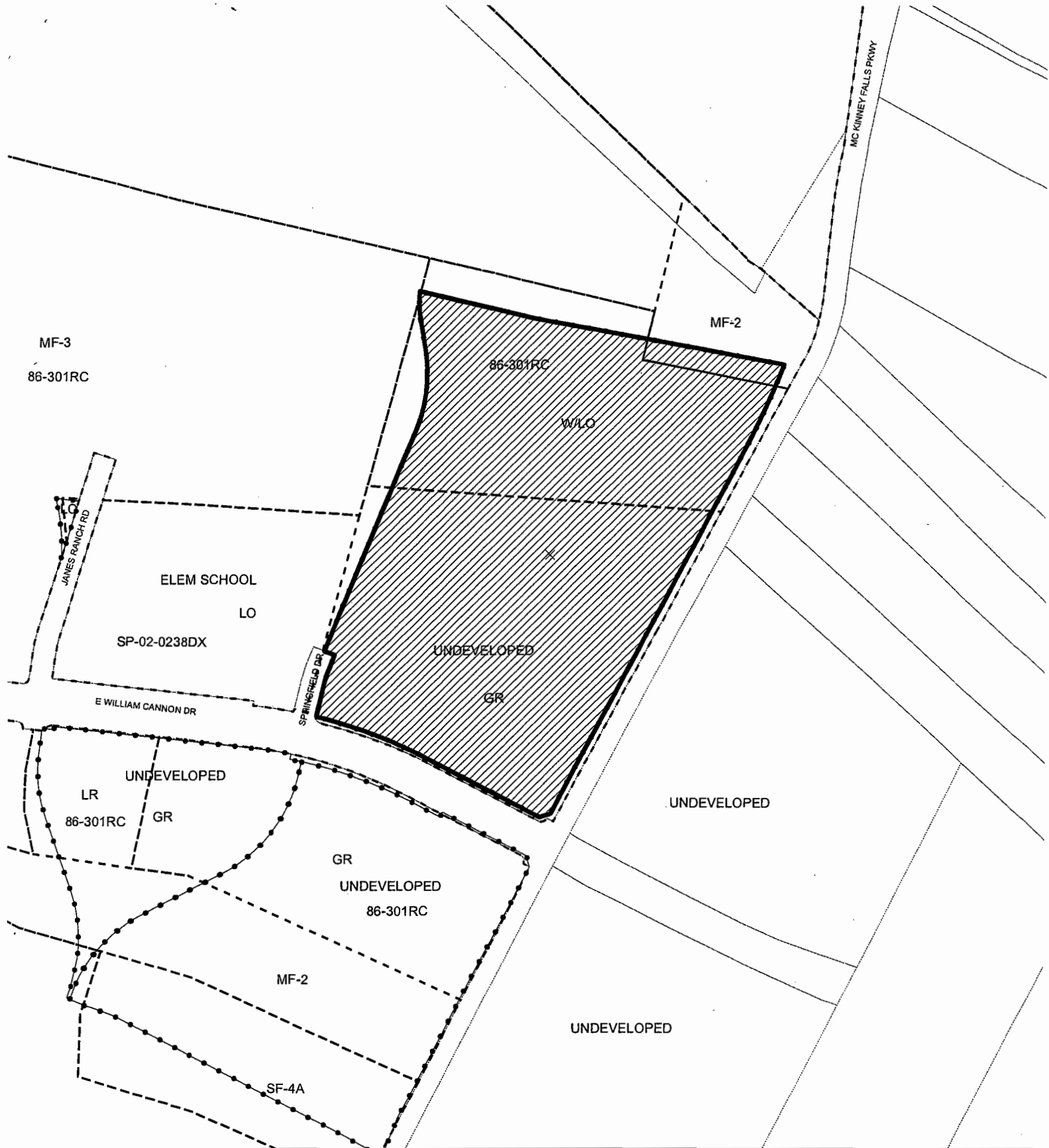
1-30-06



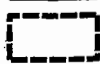
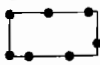
PROJECT NO: 416-002  
DRAWING NO: 416-002-Z12  
PLOT DATE: 01/30/06  
DRAWN BY: COD  
PAGE 2 OF 2

*Chaparral*

BEARING BASIS: GRID AZIMUTH FOR TEXAS  
CENTRAL ZONE, 1983/93 HARN VALUES FROM  
LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 416-002-Z12.




 Subject Tract  
 Zoning Boundary  
 Pending Cases

**ZONING EXHIBIT 13**  
**ZONING CASE#: C14-06-0215C**  
**ADDRESS: NW CORNER OF E WILLIAM CANNON**  
**DR AND MCKINNEY FALLS PKWY**  
**SUBJECT AREA: 31.293 ACRES**  
**GRID: K13**  
**MANAGER: W. WALSH**



1" = 400' OPERATOR: S.MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.