

ORDINANCE NO. 20080131-115

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF EAST WILLIAM CANNON DRIVE AND MCKINNEY FALLS PARKWAY FROM MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT, COMMUNITY COMMERCIAL (GR) DISTRICT, AND WAREHOUSE LIMITED OFFICE (W/LO) 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 multifamily residence low density (MF-2) district, community commercial (GR) district, and warehouse limited office (W/LO) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0215C, on file at the Neighborhood Planning and Zoning Department, as follows:

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

locally known as the property at the northwest corner of East William Cannon Drive and McKinney Falls Parkway, in the City of Austin, Travis County, Texas, and 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:

The following uses are prohibited uses of the Property:


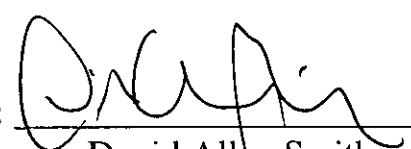
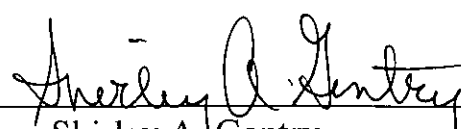
Automotive repair services
Drop-off recycling collection facility
Pawn shop services

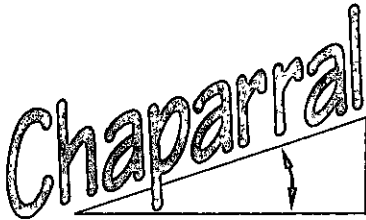
Automotive washing (of any type)
Exterminating services

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 February 11, 2008.

PASSED AND APPROVED

| | | |
|--|----------------|---|
| | § | |
| | § | |
| | § | |
| <u>January 31</u> , 2008 | | <u></u> |
| | | Will Wynn |
| | | Mayor |
| APPROVED: <u></u> | ATTEST: | <u></u> |
| David Allan Smith | | Shirley A. Gentry |
| City Attorney | | City Clerk |



Professional Land Surveying, Inc.
Surveying and Mapping
Exhibit A

C14-06-0215C

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, 1998, AND RECORDED MARCH 25, 1998 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°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°37'33", an arc length of 361 61 feet and chord which bears North 69°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°24'30", an arc length of 9 22 feet and chord which bears North 00°22'17" West, a distance of 9 14 feet to a 1/2" rebar with cap set,
- 2 North 12°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,

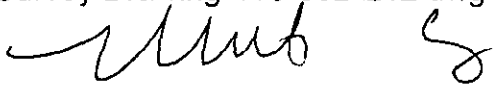
THENCE departing the right-of-way line of Springfield Drive and continuing over and across the 177.846 acre tract, the following seven (7) courses

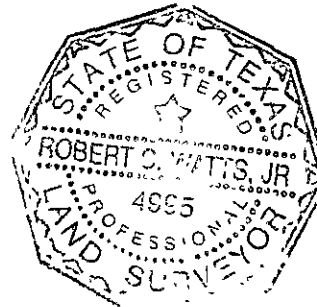
1. North $21^{\circ}50'36''$ East, a distance of 741.90 feet to a 1/2" rebar with cap set for a point of curvature,
2. Along a curve to the left having a radius of 470.00 feet, a delta angle of $32^{\circ}06'02''$, an arc length of 263.32 feet and chord which bears North $05^{\circ}47'35''$ East, a distance 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.

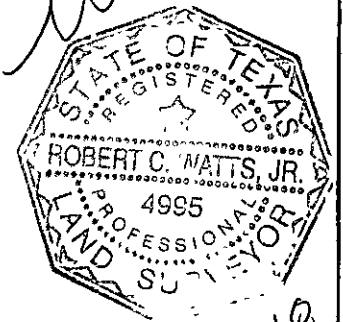
Based upon a survey made on the ground, April, 2004. Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA control network Attachments Survey Drawing 416-002-Z12.dwg


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



1-30-08

| 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' | - |



1-30-08

| 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

PROJECT NO; 416-002
DRAWING NO; 416-002-Z12
PLOT DATE: 01/30/08
DRAWN BY: COD
PAGE 2 OF 2

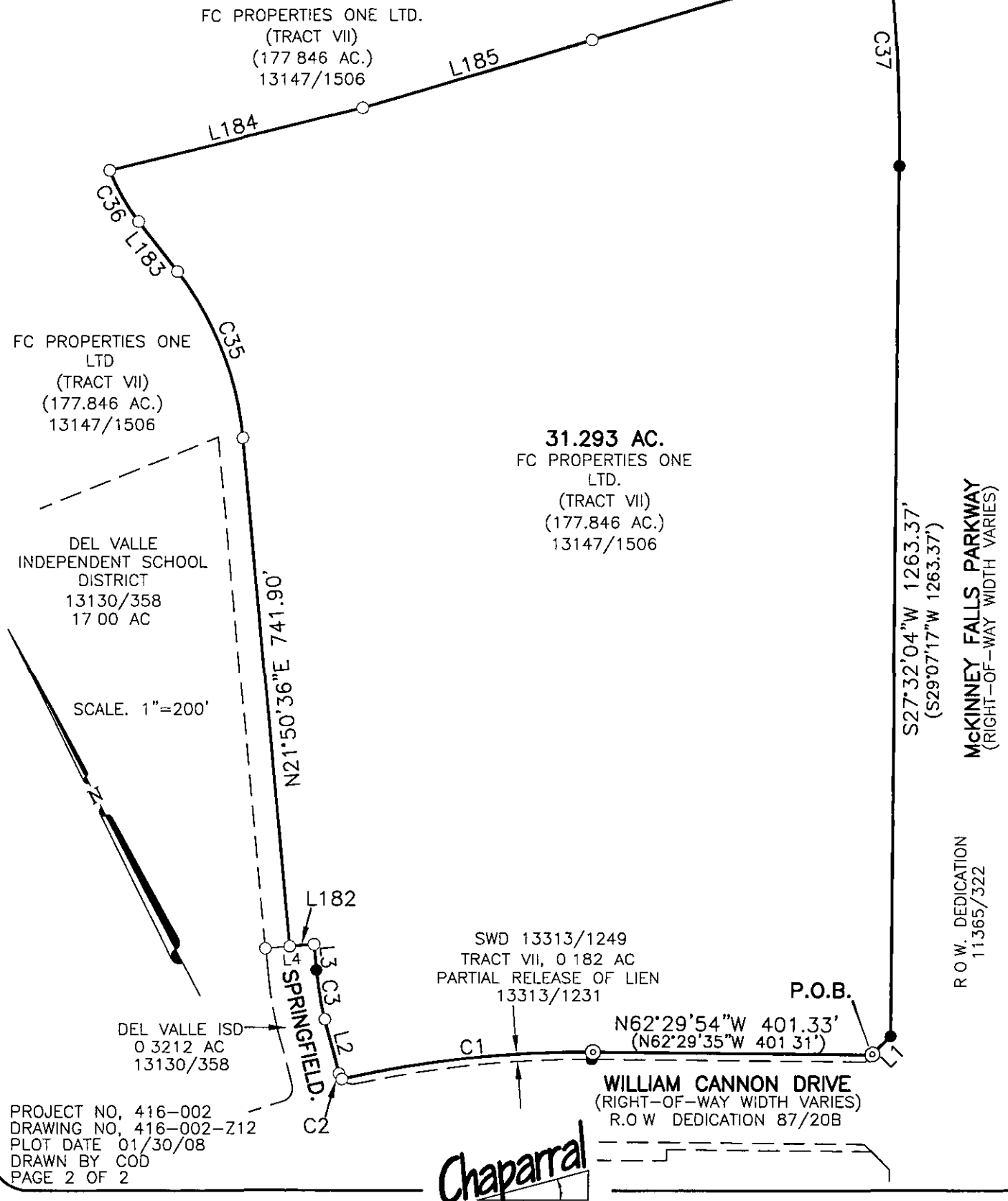
1012

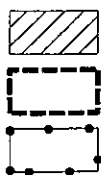
Chaparral

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

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

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, 1998, AND RECORDED MARCH 25, 1998 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.





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