

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

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 13007 CANTARRA DRIVE AND CHANGING THE**  
3 **ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO**  
4 **NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY**  
5 **(LR-MU-CO) COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim-rural residence (I-RR) district to neighborhood  
11 commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the  
12 property described in Zoning Case No. C14-2014-0167, on file at the Planning and Zoning  
13 Department, as follows:

14  
15 2.386 acre tract of land, more or less, out of the Mariguita Castro Survey No. 50,  
16 Abstract No. 160 the tract of land being more particularly described by metes and  
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

18  
19 locally known as 13007 Cantarra Drive in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "B".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

24  
25 A. A site plan or building permit for the Property may not be approved, released,  
26 or issued, if the completed development or uses of the Property, considered  
27 cumulatively with all existing or previously authorized development and uses,  
28 generate traffic that exceeds 2,000 trips per day.

29  
30 B. An off-site accessory parking use is a prohibited use on the Property.

31  
32 Except as specifically restricted under this ordinance, the Property may be developed and  
33 used in accordance with the regulations established for the neighborhood commercial (LR)  
34 base district, the mixed use combining district and other applicable requirements of the  
35 City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, 2015      §  
                                         §  
                                         §

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
Interim City Attorney              City Clerk

2.386 ACRES  
MARIGUITA CASTRO LEAGUE NO. 50,  
ABSTRACT NO. 160  
TRAVIS COUNTY, TEXAS  
TITLE SURVEY

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MARIGUITA CASTRO SURVEY NUMBER 50, ABSTRACT NUMBER 160 SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A 2.386 ACRE TRACT OF LAND CONVEYED TO DANIEL R. RENNER IN DOCUMENT NUMBER 2013203647 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 2.386 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

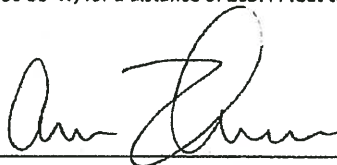
**BEGINNING**, at a ½" iron rod found at the southeastern corner of said Renner tract, same being the southwestern corner of Lot 36, Block Q of Cantarra Section One, recorded in Document Number 200800024 (O.P.R.T.C.TX.) and being also in the northern right-of-way line of Gregg Lane (a.k.a Howard Lane), a variable width right-of-way, for the southeastern corner and **POINT OF BEGINNING** of the herein described tract,

**THENCE** with the common boundary line of said Renner tract and said Gregg Lane, N59°06'45"W, a distance of 393.19 feet to a ½" capped iron rod set at the southernmost southwestern corner of said 2.386 acre tract and being in the eastern right-of-way line of Cantarra Drive (64' R.O.W.) described in said Cantarra Section One, for the southernmost southwestern corner of the herein described tract, at a point of curvature to the right

**THENCE**, with the common boundary line of said Renner tract and said Cantarra Section One, the following four (4) courses and distances, numbered 1 through 4,

1. with said curve to the right having a radius of 25.00 feet, an arc length of 9.05 feet and whose chord bears N21°00'18"E, for a distance of 9.00 feet to a ½" iron rod found,
2. N31°22'27"E, for a distance of 254.69 feet to a ½" iron rod found at the northwestern corner of said Renner tract and being the southwestern corner of Lot 1, Block Q of said Cantarra Section One, also being in the eastern right-of-way line of said Cantarra Drive, for the northwestern corner of the herein described tract,
3. S59°23'22"E, for a distance of 391.29 feet to a ½" capped iron rod set at the northeastern corner of said Renner tract, being in the southern line of Lot 10, Block Q of said Cantarra Section One and the northwestern corner of said Lot 36, for the northeastern corner of the herein described tract, and
4. S30°36'38"W, for a distance of 265.44 feet to the **POINT OF BEGINNING** and containing 2.386 acres of land.

Surveyed by:

 22 Jan 2014

Aaron V. Thomason ~ R.P.L.S. No. 6214  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon Drive  
Austin, TX 78749  
Phone: (512) 280-5160



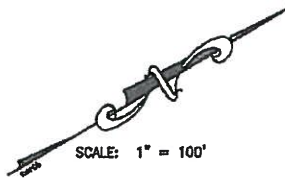
BEARING BASIS: CANTARRA VENTURES, LTD. TRACT, RECORDED IN DOC. #2008063044 (O.P.R.T.C.TX.)

PATH: - J:\AUTOCAD2004LP\4056\TITLE SURVEY-2.386 ACRES.doc



Exhibit A

**TITLE SURVEY OF 2.386 ACRES OF LAND RECORDED IN DOCUMENT NUMBER 2013203647 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING SITUATED IN THE MARIGUITA CASTRO LEAGUE NUMBER 50, ABSTRACT 160, IN TRAVIS COUNTY, TEXAS**



**LEGEND**

- IRON ROD SET
- IRON ROD FOUND
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC MANHOLE
- ⊞ WATER METER
- 8 LOT NUMBER
- ① BLOCK
- WOOD FENCE
- OVERHEAD UTILITY
- L.E. LANDSCAPE EASEMENT
- SCV SPRINKLER CONTROL VALVE
- BOC BACK OF CURB
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY

TO: DANIEL R. RENNER, SELF DIRECTED IRA SERVICES, INC., CUSTODIAN FBO MICHAEL RAY JETER ROTH IRA #201001423 AND SELF DIRECTED IRA SERVICES, INC., CUSTODIAN FBO KATHERINE SUE JETER IRA #201312627 AND HERITAGE TITLE OF AUSTIN, INC.

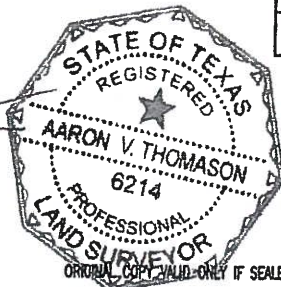
(OF # 201400822, EFFECTIVE DATE: APRIL 3, 2014)

STATE OF TEXAS:  
COUNTY OF TRAVIS:

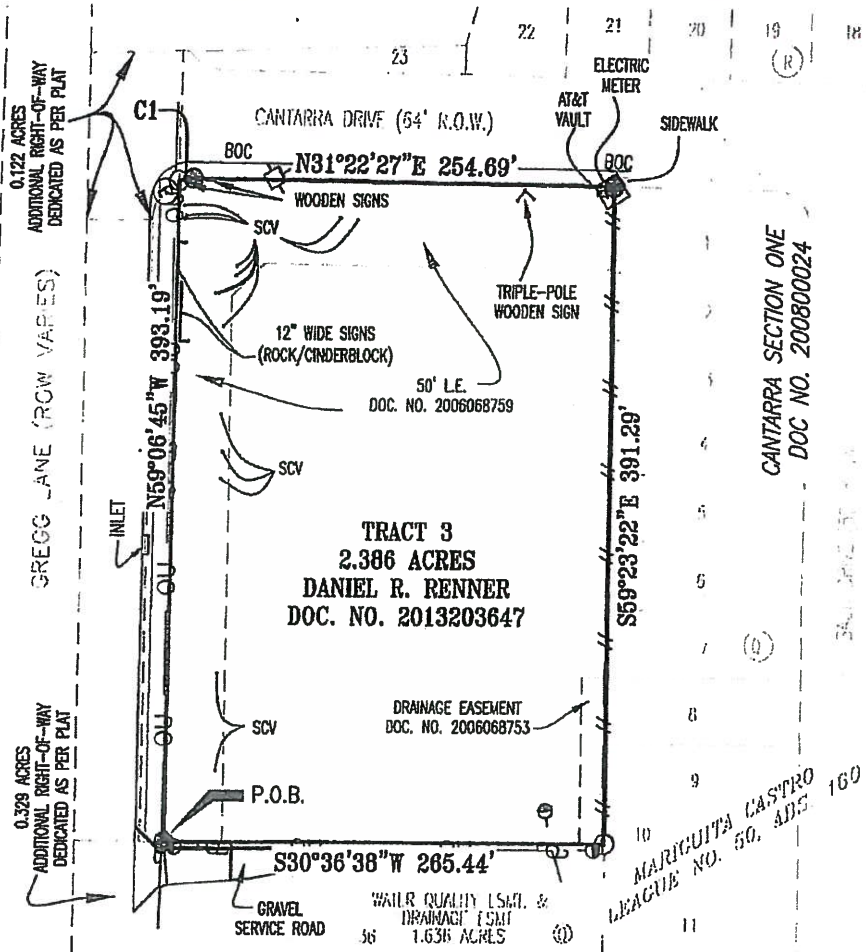
I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property IS NOT within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48453C 0290H for Travis County, Texas, dated September 26, 2008.

Dated, this the 22 day of January, 2014.

AARON V. THOMASON, RPLS# 6214  
Carlson, Brigrance and Doering, Inc.  
5501 West William Cannon  
Austin, Texas 78749  
(512) 280-5160 (512) 280-5165 (fax)  
aaron@cbdeng.com



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THIS TRACT IS SUBJECT TO:

1. RESTRICTIVE COVENANTS AS THOSE RECORDED IN VOL. 8600, PG. 14 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

10a) LANDSCAPE EASEMENT GRANTED TO CANTARRA VENTURES, LTD., BY INSTRUMENT DATED APRIL 13, 2006, RECORDED UNDER DOCUMENT NO. 2006068759 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

10b) LANDSCAPE EASEMENT 50 FEET IN WIDTH ALONG THE FRONT AND SIDE PROPERTY LINE(S) AS SHOWN BY PLAT RECORDED UNDER DOCUMENT NO. 200800024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

10c) DRAINAGE EASEMENT 15 FEET IN WIDTH ALONG THE REAR PROPERTY LINE(S), AS SHOWN BY THE PLAT RECORDED UNDER DOCUMENT NO. 200800024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	9.05	25.00	N21°00'18"E	9.00	4.57	20°44'18"

**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165




PATH-J:4056/DWG/TITLE SURVEY-2.386 ACRES\_2014.DWG



# **ZONING**

**CASE#: C14-2014-0167**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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 geogri  
by the City of Austin regarding specific accuracy or completeness.

**Exhibit B**

