

**ORDINANCE NO. 20160811-058**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6709 CIRCLE S ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 family residence (SF-3) district and multifamily residence medium density (MF-3) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2016-0047, on file at the Planning and Zoning Department, as follows:

1.189 area tract out of the William Cannon League, situated in the City of Austin, Travis County, Texas, and being a portion those certain 1.5 acre and 1.32 acre tracts conveyed to Pleasant Hill Baptist Church, respectively, by deeds of record in Volume 1529, Page 58 and Volume 4414, Page 878, of the deed records of Travis County, Texas; said 1.189 acre tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6709 Circle S Road 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

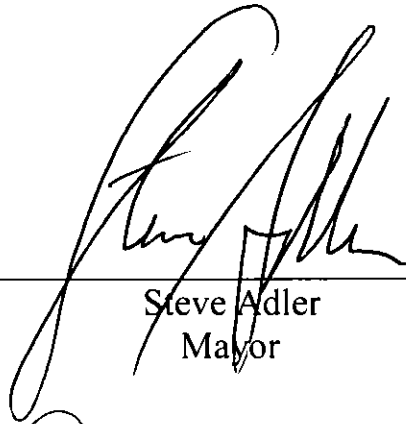
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 22, 2016.


**PASSED AND APPROVED**

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August 11, 2016

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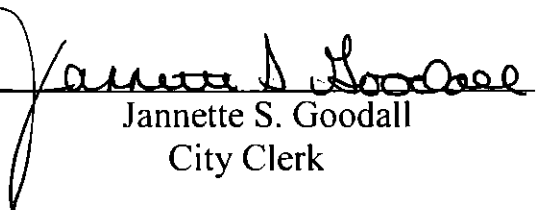
  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



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Anne L. Morgan  
City Attorney

**ATTEST:**

  
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Jannette S. Goodall  
City Clerk

1.189 ACRES  
WILLIAM CANNON LEAGUE  
AUSTIN, TX

C14-2016-0047  
FIELD NOTE FILE: 16.016  
PROJECT NO.: 385-001  
MARCH 6, 2016

**FIELD NOTES**

**BEING A 1.189 ACRE TRACT OUT OF THE WILLIAM CANNON LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN 1.5 ACRE AND 1.32 ACRE TRACTS CONVEYED TO PLEASANT HILL BAPTIST CHURCH, RESPECTIVELY, BY DEEDS OF RECORD IN VOLUME 1529, PAGE 58 AND VOLUME 4414, PAGE 878, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 1/2-inch iron rod found in the west line of said 1.32 acre tract, being in the south right-of-way line of E. William Cannon Drive (120' r.o.w.), also being the northeast corner of that certain 1.358 acre tract conveyed to the City of Austin, by Deed of record in Volume 7474, Page 198, of the Real Property Records of Travis County, Texas, for the northwesterly corner hereof;

**THENCE**, S66°44'18"E, along said south right-of-way line of E. William Cannon Drive, over and across said 1.32 acre tract, a distance of 151.77 feet to a 1/2-inch iron rod found in the east line of said 1.32 acre tract, being the northwest corner of Lot 1, Revenir Subdivision, of record in Volume 81, Page 385, of the Plat Records of Travis County, Texas, for the northeasterly corner hereof;

**THENCE**, leaving said south right-of-way line, along the west line of said Lot 1, the following two (2) courses and distances:

- 1.) S11°17'54"W, along the east line of said 1.32 acre tract, a distance of 232.60 feet to a 1/2-inch iron rod with "KBGE" cap set at the southeast corner of said 1.32 acre tract, being the northeast corner of said 1.5 acre tract, for an angle point;
- 2.) S15°00'28"W, along the east line of said 1.5 acre tract, a distance of 317.12 feet to a 1/2-inch iron rod found at the southeast corner of said 1.5 acre tract, being an angle point in the north line of Lot 1B, Resubdivision of Lot 1 Block A Austin South Point Village, a subdivision of record in Document No. 200200009, of the Official Public Records of Travis County, Texas, for the southeasterly corner hereof;

**THENCE**, N76°18'43"W, along the north line of said Lot 1B, being the south line of said 1.5 acre tract, a distance of 51.69 feet to a 1/2-inch iron rod with "KBGE" cap set, for the southwesterly corner hereof;

**THENCE**, N15°00'28"E, leaving the north line of said Lot 1B, over and across said 1.5 acre tract, a distance of 321.51 feet to a 1/2-inch iron rod with "KBGE" cap set in the north line of said 1.5 acre tract, being the south line of said 1.32 acre tract, for an angle point;

**Exhibit A**

1.189 ACRES  
WILLIAM CANNON LEAGUE  
AUSTIN, TX

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**THENCE**, N71°26'44"W, along the north line of said 1.5 acre tract, being the south line of said 1.32 acre tract, a distance of 95.88 feet to a 1/2-inch iron rod with "KBGE" cap set at the southwest corner of said 1.32 acre tract, being in the east line of that certain 1.488 acre tract conveyed to the City of Austin, by Deed of record in Volume 13188, Page 1061, of said Real Property Records, for an angle point;

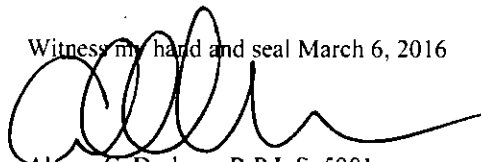
**THENCE**, N10°25'47"E, along the east line of said 1.488 acre tract, being the west line of said 1.32 acre tract, a distance of 104.35 feet to a 1/2-inch iron rod with "KBGE" cap set at the northeast corner of said 1.488 acre tract, being the southeast corner of said 1.358 acre tract, for an angle point;

**THENCE**, N11°07'45"E, along the east line of said 1.358 acre tract, being the west line of said 1.32 acre tract, a distance of 141.07 feet to the **POINT OF BEGINNING**, and containing 1.189 acres (51,811 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK AND CITY OF AUSTIN GPS CONTROL MONUMENTS NO. J-21-2002 AND J-22-3001.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JANUARY, 2016, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal March 6, 2016

  
Abram C. Dashner, R.P.L.S. 5901  
PROJECT NO. 385-001

