ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 4410 EAST WILLIAM CANNON DRIVE FROM
COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL
OVERLAY (GR-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-conditional overlay (GR-CO)
combining district to community commercial-conditional overlay (GR-CO) combining
district on the property described in Zoning Case No. C14-2017-0130, on file at the
Planning and Zoning Department, as follows:

A 0.833 acre tract or parcel of land situated in Travis County, Texas, and being out
of and a part of the Santiago Del Valle Grant, Abstract No. 24, and being all of that
same tract of land conveyed to Daniel Garcia in a Deed recorded in Document No.
2003287160, Official Public Records, Travis County, Texas, and being more
particularly described by metes and bounds in Exhibit "A" incorporated into this
ordinance (the "Property"),

locally known as 4410 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 for the Property:

   Automotive rentals    Automotive repair services
   Automotive washing (of any type)    Club or lodge
   College or university facilities   Communications service facilities
   Custom manufacturing    Drop-off recycling collection
   Exterminating services    facility
   Guidance services   Funeral services
   Pawn shop services    Hospital services (general)
   Plant nursery
Private secondary educational facilities
Residential treatment
Special use historic

Public secondary educational facilities
Service station
Theater

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) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on ______________, 2018.

PASSED AND APPROVED

§ § § §

______________, 2018

Steve Adler
Mayor

APPROVED: ___________________ ATTEST: ___________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk
EXHIBIT "A"

FIELD NOTE DESCRIPTION FOR A 0.833 ACRE TRACT OF LAND:

BEING A 0.833 ACRE TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, AND BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO DANIEL GARCIA IN A DEED RECORDED IN DOCUMENT NO. 2003287160, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the northeast right-of-way line of William Cannon Drive for the west corner of Lot 1, Pecan Ridge, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82, Page 208, Plat Records, Travis County, Texas, for the south corner and POINT OF BEGINNING of the herein described tract;

THENCE with the northeast right-of-way line of William Cannon Drive and the southwest line of this tract North 56°12'32" West a distance of 221.67 feet to an iron rod found for the west corner of this tract and the south corner of a tract of land conveyed to LDG Development, LLC in a deed recorded in Document No. 2816180923, Official Public Records, Travis County, Texas;

THENCE with the northwest line of this tract and the southeast line of the LDG tract North 46°19'08" East, a distance of 183.87 feet to an iron rod found for the north corner of this tract and the east corner of the LDG tract and being a point on the southwest line of Lot 1, Las Maderas, Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84, Page 171A, Plat Records, Travis County, Texas;

THENCE with the northeast line of this tract and the southwest line of Lot 1, Las Maderas, Section 1 South 57°57'07" East, a distance of 178.01 feet to a ½" iron rod found for the east corner of this tract, and the north corner of Lot 1, Pecan Ridge;

THENCE with the southeast line of this tract and the northwest line of Lot 1, Pecan Ridge South 32°46'54" West, a distance of 184.93 feet to the POINT OF BEGINNING, containing 0.833 acre of land, more or less.

CELCO Surveying
2205 Stonercrest Path
New Braunfels, Texas 78130
Firm Registration No. 10193975

BY: GEORGE E. LUCAS
R.P.I.S. No. 4160
State of Texas
March 15, 2018

Exhibit A
LOT 1, LAS MADERAS SEC. 1
84/171 A.P.R.C.T.C.

36,299 Sq Ft
0.833 ACRES

WILLIAM CANNON DRIVE
120' R.O.W.
10076/80

LEGEND
- IRON ROD FOUND
O - IRON ROD SET
X - IN CONCRETE
< - CALC. PROP. COR. PER PLAT
F - WOOD FENCE
--- - CHAIN LINK FENCE
--- - WIRE FENCE
--- - PUBLIC UTILITY EASEMENT
--- - DRAINAGE EASEMENT
--- - BUILDING LINE
W/M - WATER METER
A/C - AIR CONDITIONER
G/M - GAS METER
E/M - ELECTRIC METER
P - POWER POLE
G - GUY WIRE ANCHOR

This survey was prepared without the benefit of a title examination and a site examination was not requested nor was one performed.

ADDRESS: 4410 E. WILLIAM CANNON, AUSTIN, TEXAS

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CERTIFICATION
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HERETO, AND THAT THERE ARE NO ENCUMBRANCES OF VISIBLY IMPROVEMENTS, EXCEPT AS SHOWN HERETO, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HERETO.

BUYER: N/A
TITLE CO: N/A
O.R.G.: N/A
LENDER: N/A

PLAN No.: 2016-0417
SURVEY DATE: MARCH 15, 2018

GEORGE E. LUCAS
APL.S. 4190