

ORDINANCE NO. 040226-Z-11

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4625 WEST WILLIAM CANNON DRIVE FROM NEIGHBORHOOD COMMERCIAL (LR) 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 neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-03-0178, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.248 acre tract of land, more or less, out of the Thomas Anderson League No. 17, 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 4625 West William Cannon Drive, 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 sales	Automotive rentals
Automotive repair services	Automotive washing (of any type)
Business or trade school	Business support services
Commercial off-street parking	Communications services
Drop-off recycling collection facilities	Exterminating services
Funeral services	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Research services
Theater	Hospital services (general)
Medical offices (exceeding 5000 sq. ft.)	Community recreation (public)
Community recreation (private)	Congregate living
Group home Class II	Hospital services (limited)
Residential treatment	

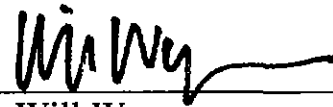
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 8, 2004.

PASSED AND APPROVED

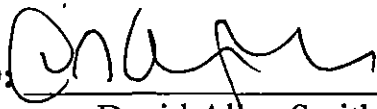
February 26, 2004

§
§
§



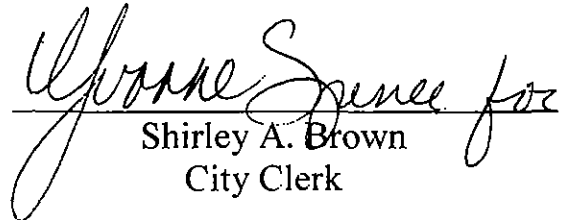
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

C14-03-0178

Office: 512-443-1724

Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

EXHIBIT "A"

**AVG-Austin, LP
Zoning Description**

**1.248 ACRES
LOTS 15, WESTERN OAKS I-G**

A DESCRIPTION OF 1.248 ACRES (54355 S.F.) IN THE THOMAS ANDERSON LEAGUE NO. 17, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 15, J.W. SMITH'S WESTERN OAKS I-G, A SUBDIVISION OF RECORD IN BOOK 76, PAGE 324 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO AVG-AUSTIN LP, BY SPECIAL WARRANTY DEED DATED OCTOBER 24, 2003, OF RECORD IN DOCUMENT NO. 2003252393 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.248 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

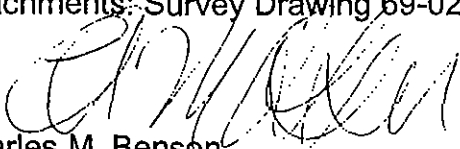
COMMENCING at a calculated point on the north right-of-way line of Brush Country Road (right-of-way width varies) for the south line of said Lot 15 from which a ½" rebar found for the southwest corner of the said Lot 15, same being the southeast corner of Common Area E-2, of the Western Oaks I-E, a subdivision in Travis County, Texas, appearing of record in Volume 76, Page 167 of the Plat Records of Travis County, Texas, bears South 28°22'40" West, a distance of 695.84 feet;

THENCE North 61°37'20" West, over and across Lot 15, a distance of 46.53 feet to a calculated point for the **POINT OF BEGINNING**;

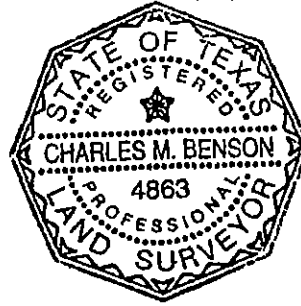
THENCE continuing over and across Lot 15, the following five (5) courses and distances:

1. South 28°22'30" West, a distance of 262.09 feet to a calculated point;
2. North 61°37'30" West, a distance of 192.74 feet to a calculated point;
3. North 11°32'40" East, a distance of 197.00 feet to a calculated point;
4. South 78°31'56" East, a distance of 252.83 feet to a calculated point;
5. South 61°37'30" East, a distance of 19.94 feet to the **POINT OF BEGINNING**, containing 1.248 acres of land, more or less

Surveyed on the ground September, 2001. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA Control Network.
Attachments: Survey Drawing 69-022STUDIO

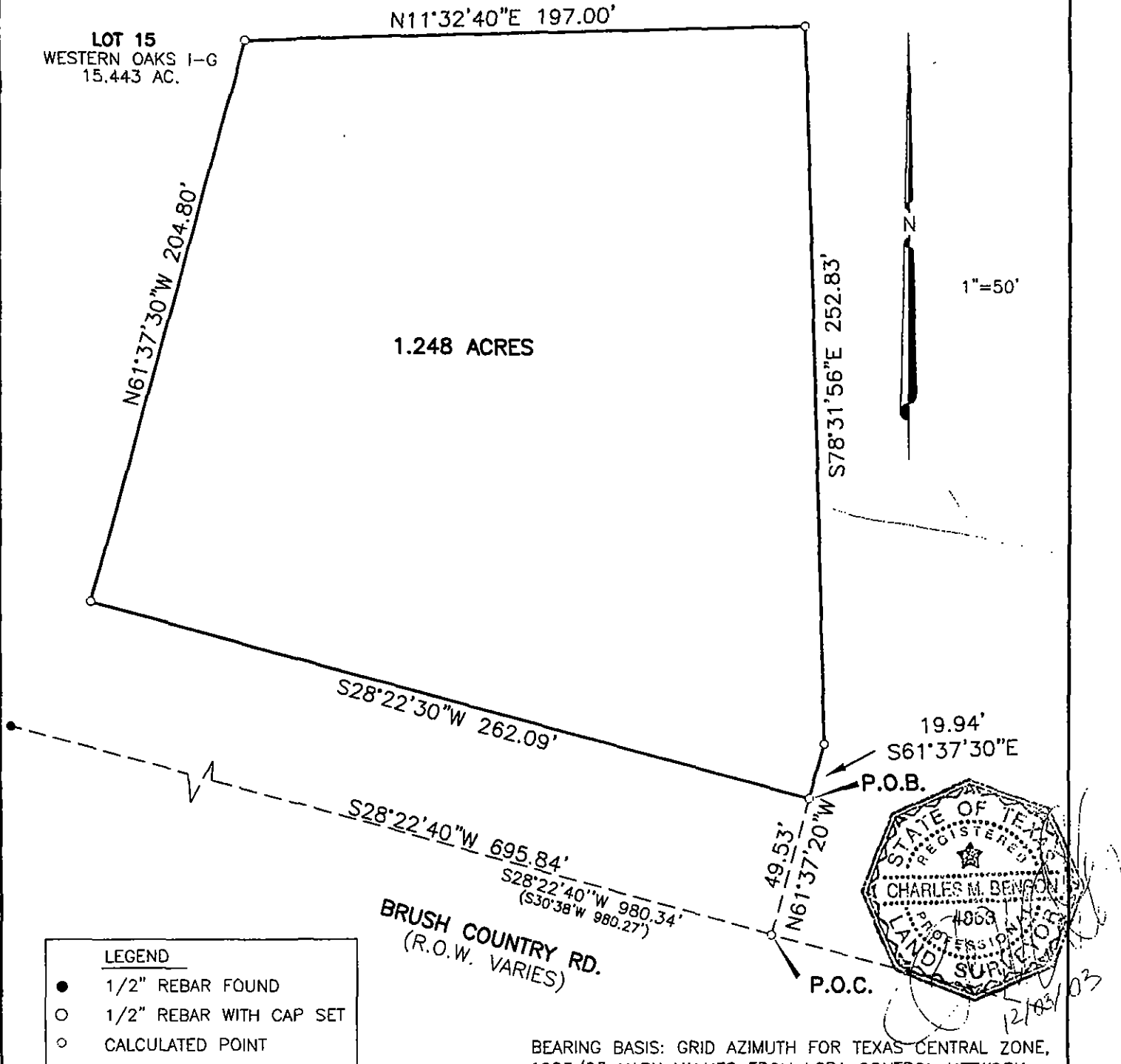

Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863

December 3, 2023



REFERENCES
TCAD Parcel #04-1228-0616
Austin Grid map D-18

SKETCH TO ACCOMPANY A DESCRIPTION OF 1.248 ACRES (54355 S.F.) IN THE THOMAS ANDERSON LEAGUE NO. 17, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 15, J.W. SMITH'S WESTERN OAKS I-G, A SUBDIVISION OF RECORD IN BOOK 76, PAGE 324 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO AVG-AUSTIN LP, BY SPECIAL WARRANTY DEED DATED OCTOBER 24, 2003, OF RECORD IN DOCUMENT NO. 2003252393 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

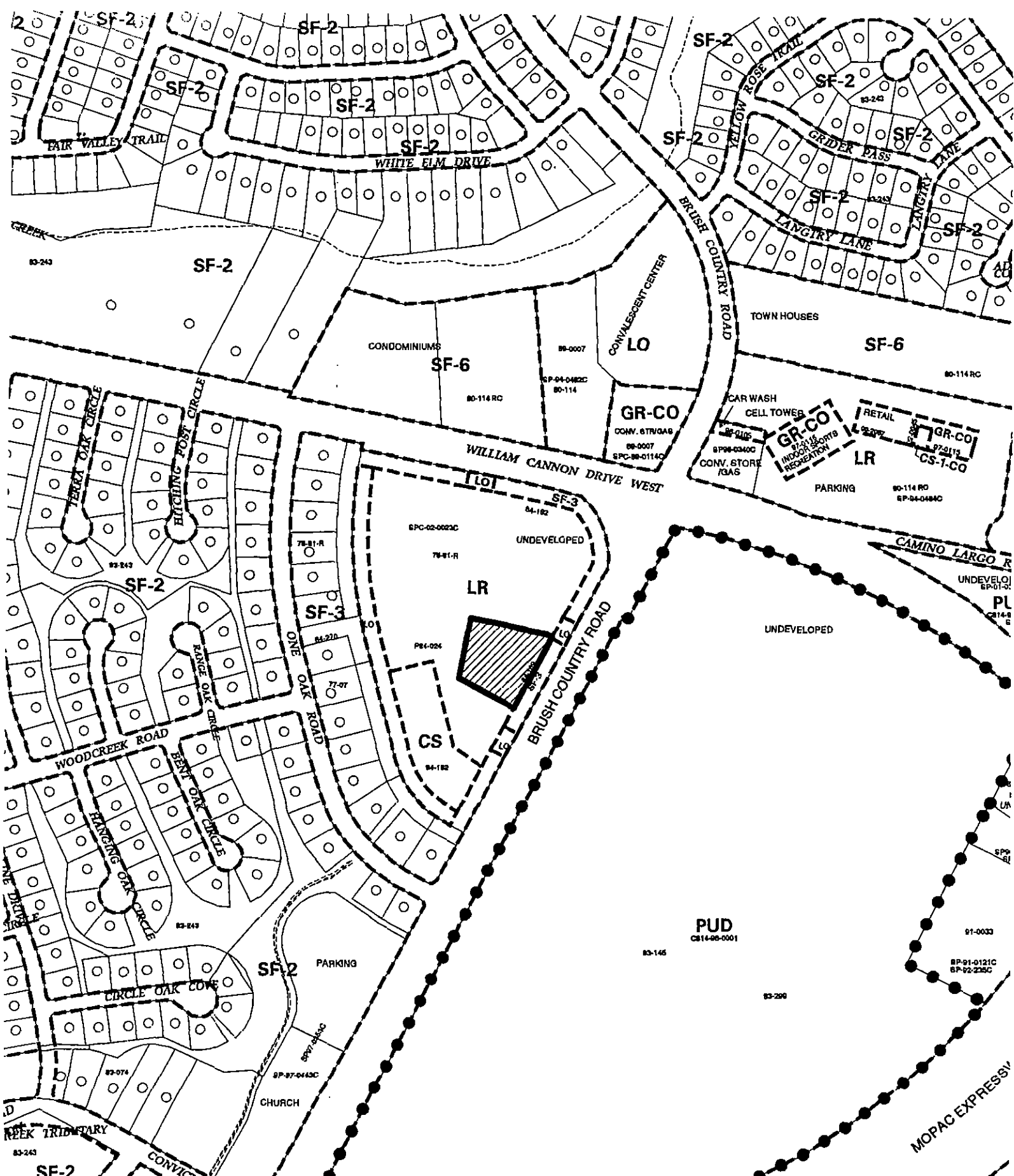


BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION

DATE OF SURVEY: SEPT 2001
 PLOT DATE: 12/03/03
 DRAWING NO.: 69-022 STUDIO
 PROJECT NO.: 069-022

Chaparral



 1" = 400'	SUBJECT TRACT	 CASE MGR: W.WALSH	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER D18
	PENDING CASE		CASE #: C14-03-0178	DATE: 03-12	
	ADDRESS: 4825 W.WILLIAM CANNON		INTLS: TRC		
	SUBJECT AREA (acres): 1.248				