AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED 4400-1/2 EAST WILLIAM CANNON DRIVE FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING 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 community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2019-0005, on file at the Planning and Zoning Department, as follows:

Being 0.04 acres (approximately 1,600 square feet) of that certain tract of land as described in Doc No. 2016180923 in the Official Public Records of Travis County, Texas lying in the Santiago Del Valle Grant, Abstract No. 24, said 0.04 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 4400-1/2 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 on the Property:

Automotive rentals  Automotive repair services
Automotive sales  Automotive washing (of any type)
Club or lodge  College and university facilities
Communication service facilities  Custom manufacturing
Drop-off recycling collection  Exterminating services
Funeral services  Guidance services
Hospital services (general)  Pawn shop services
Plant nursery  Private secondary educational facilities
Public secondary educational facilities
Service station
Theater
Residential treatment
Special use historic
Urban farm

B. The maximum height of a building or structure on the Property shall not exceed 45 feet, except that a telecommunications tower on the Property shall not exceed 100 feet.

C. Drive-in service as an accessory use to commercial uses is prohibited on the Property.

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) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on April 8, 2019.

PASSED AND APPROVED

March 28, 2019

Steve Adler
Mayor

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk
EXHIBIT "A"

PROPOSED ZONING BOUNDARY
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Being a portion of that certain tract of land as described in Deed No. 2016180923 in the Official Public Records of Travis County, Texas lying in the Santiago Del Valle Grant, Abstract No. 24, said Travis County and being more particularly described as follows:

Commencing at a capped rebar found (illegible) on the northeasterly right-of-way line of E. William Cannon Drive at the southeast corner of above said certain tract of land; thence run N 45°04’11” E for a distance of 183.86 feet to a capped rebar found (illegible) at the northeast corner of said tract of land; thence N 68°00’40” W for a distance of 11.64 feet to a 5/8” capped rebar set and the Point of Beginning;

thence S 32°14’21” W for a distance of 40.00 feet to a 5/8” capped rebar set;

thence N 57°45’39” W for a distance of 40.00 feet to a 5/8” capped rebar set;

thence N 32°14’21” E for a distance of 40.00 feet to a 5/8” capped rebar set;

thence S 57°45’39” E for a distance of 40.00 feet to the Point of Beginning. Said above described Tract of Land contains 1,600.0 square feet or 0.04 acres, more or less.

SURVEYOR’S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge, information, and belief.

William H. Sommerville, III
Texas License No. 6094
Licensed Surveying Firm No. 10194430

01/04/2019

Date
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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 1/18/2019