

**ORDINANCE NO. 20190328-066**

**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 facility	Exterminating services
Funeral services	Guidance services
Hospital services (general)	Pawn shop services
Plant nursery	Private secondary educational facilities

Public secondary educational facilities	Residential treatment
Service station	Special use historic
Theater	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.

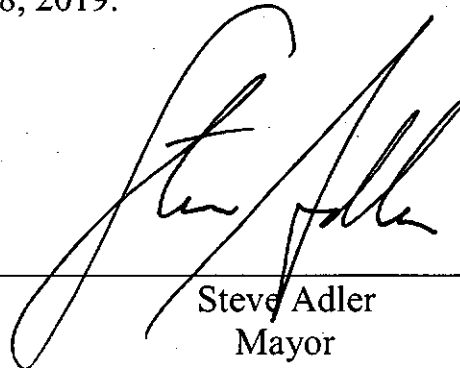
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

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


**PASSED AND APPROVED**

\_\_\_\_\_, March 28, 2019

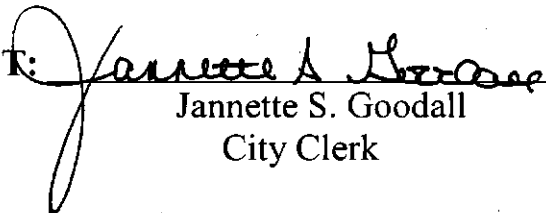
§  
§  
§

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

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
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**

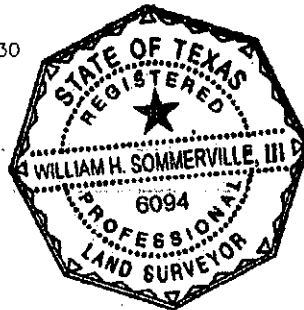
I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge, information, and belief.

*William H. Sommerville, III*

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

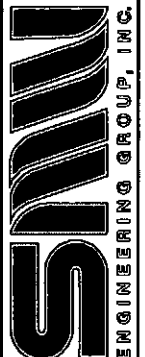
01/04/2019

Date



<b>VICINITY MAP</b> 		<b>PROJECT NO.</b> 18-10342 <b>DRAWN BY:</b> PWK <b>CHECKED BY:</b> PWK <b>FIELD CREW:</b> GC <b>APPROVED BY:</b> MKO <b>DATE:</b> 01/03/19 <b>SCALE:</b> N.T.S. <b>SHEET 1 OF 2</b>
<b>TEXAS CENTRAL</b> <b>GRID NORTH</b> <b>GRID TO TRUE NORTH CONVERGENCE</b> 1°19'40.66941" <b>TRUE NORTH TO MAGNETIC DECLINATION</b> 3°44'02.4" E <b>COMBINED SCALE FACTOR</b> 0.999982496		<b>SMW Engineering Group, Inc.</b> 158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.smweng.com
<b>LEGEND</b> ○ = 5/8" REBAR SET ● = FOUND PROPERTY MARKER		

**AREA TO BE REZONED**  
OUT OF THE SANTIAGO DEL VALLE GRANT,  
ABST. NO. 24  
TRAVIS COUNTY, TEXAS



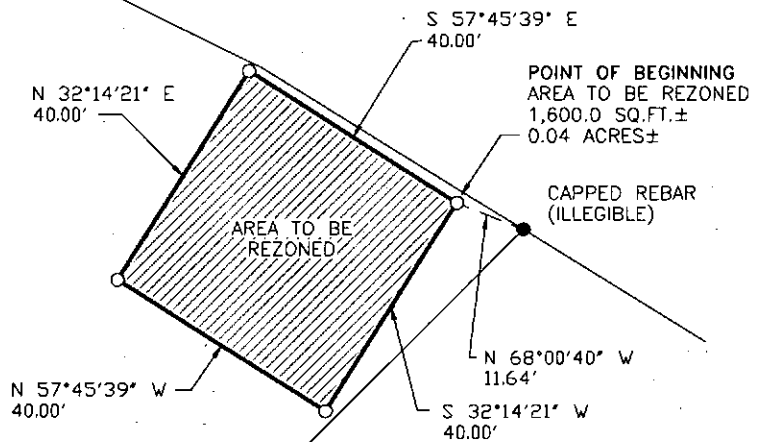
PROPERTY ID: 337679  
LDG DEVELOPMENT LLC  
DEED NO. 2016138157

PARENT TRACT  
PROPERTY ID: 339055  
LDG DEVELOPMENT LLC  
DEED NO. 2016180923



01/04/2019

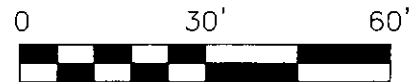
*William H. Sommerville, III*



N 57°45'39" W  
40.00'

N 45°04'11" E 183.86'

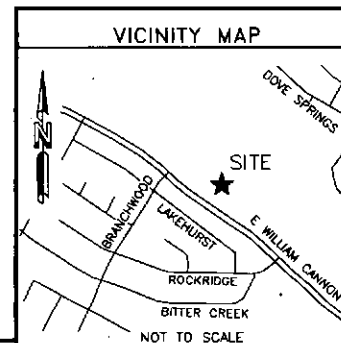
PROPERTY ID: 339056  
GARCIA, DANIEL  
DEED NO. 2003287160



SCALE: 1" = 30'

ROW  
E. WILLIAM CANNON DRIVE  
120' PUBLIC RIGHT-OF-WAY  
34' (AS SCALED FROM COUNTY TAX MAP)  
WIDE CONCRETE ROAD (WEST BOUND)  
ROW  
ROW

POINT OF COMMENCEMENT  
CAPPED REBAR  
(ILLEGIBLE)



PROJECT NO.  
18-10342

DRAWN BY: PWK  
CHECKED BY: PWK  
FIELD CREW: CG  
APPROVED BY: MKO  
DATE: 01/03/19  
SCALE: AS SHOWN  
SHEET 2 OF 2

SMW Engineering Group, Inc.  
158 Business Center Drive  
Birmingham, Alabama 35244  
Ph: 205-252-6985  
www.smweng.com



PARENT TRACT OVERVIEW

NOT TO SCALE

PROPERTY ID: 337679  
LDG DEVELOPMENT LLC  
DEED NO. 2016138157

AREA OF  
INTEREST

PARENT TRACT  
PROPERTY ID: 339055  
LDG DEVELOPMENT LLC  
DEED NO. 2016180923

PROPERTY ID: 339056  
GARCIA, DANIEL  
DEED NO. 2003287160

E. WILLIAM CANNON DRIVE

POINT OF  
COMMENCEMENT

TEXAS CENTRAL

GRID NORTH  
GRID TO TRUE NORTH  
CONVERGENCE  
1°19'40.66941"  
TRUE NORTH TO MAGNETIC  
DECLINATION  
3°44'02.4" E  
COMBINED SCALE FACTOR  
0.999982496

LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER

AREA TO BE REZONED  
OUT OF THE SANTIAGO DEL VALLE GRANT,  
ABST. NO. 24  
TRAVIS COUNTY, TEXAS

MF-3

84-312

SP-00-2194C

APARTMENTS

MF-2

SF-3

UNDEV

82-009

GR-MU-CO  
C14-2016-0004

GR-CO  
C14-01-0089  
C14-2017-0130  
00-21

81-174RC

CS TIRE SALES  
91-003

AUTO REPAIRS

87-077(A)

UNDEV

E WILLIAM CANNON DR

RIPPLE RUN

SF-3

## ZONING

ZONING CASE#: C14-2019-0005

Exhibit B

N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 300'

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



Created: 1/18/2019