

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1901 WEST WILLIAM CANNON DRIVE, SUITE 165 FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 (GR) district to commercial liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2019-0064, on file at the Planning and Zoning Department, as follows:

A 2,406 square foot tract, more or less, being a portion of Lot 2, Towne Square Center, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 78, Page 130, Plat Records of Travis County, Texas, said 2,406 square feet of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1901 West William Cannon Drive, Suite 165 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 not permitted uses on the Property:

Adult-oriented businesses
Cocktail lounge

Bail bond services

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

C14-2019-0064

Grady Field
2406 Sq. Ft. Tract
03/27/2019

Travis County, Texas
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FN19040

**METES AND BOUNDS DESCRIPTION
(SUITE #165)**

OF A 2406 SQUARE FOOT TRACT, MORE OR LESS, BEING OVER A PORTION OF LOT 2, TOWNE SQUARE CENTER, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGE 130 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2406 SQUARE FOOT TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A CALCULATED POINT IN THE SOUTH LINE OF WILLIAM CANNON DRIVE (120' RIGHT-OF-WAY - 78/130) FOR THE POINT OF CURVATURE IN SAID SOUTH LINE, FROM WHICH A "X" FOUND CUT IN CONCRETE FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 2 BEARS, N 74°45'35" W, A DISTANCE OF 205.54 FEET, AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2 BEARS, S 69°46'56" E, A DISTANCE OF 311.71 FEET;

THENCE, S 42°03'08" W, INTO THE INTERIOR OF SAID LOT 2, A DISTANCE OF 157.53 FEET TO FACE OF A ONE-STORY BRICK AND STUCCO BUILDING FOR THE CENTER OF A CONCRETE DIVISION WALL FOR THE NORTHEAST CORNER HEREOF AND PLACE OF BEGINNING;

THENCE, S 06°20'23" W, ALONG THE EAST FACE OF SAID BUILDING, A DISTANCE OF 48.2 FEET TO A POINT FOR THE SOUTHEAST CORNER OF HEREOF;

THENCE, N 83°39'37" W, ALONG THE FACE OF SAID BUILDING, A DISTANCE OF 50.0 FEET TO A POINT IN THE CENTER OF THE WEST DIVISION WALL FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 06°20'23" E, ALONG THE CENTER OF SAID WEST DIVISION WALL, A DISTANCE OF 48.2 FEET TO A POINT IN THE CENTER OF THE NORTH DIVISION WALL FOR THE NORTHWEST CORNER HEREOF;

THENCE, S 83°39'37" E, ALONG THE CENTER OF SAID NORTH DIVISION WALL, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2406 SQUARE FEET, MORE OR LESS.

BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.99994789 AND CONVERGENCE ANGLE 01°18'06".

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 03-27-2019
FRED L. DODD, JR., SURVEYOR, INC.
8019 W. GRAND PKWY.
SUITE 1060 #464
RICHMOND, TX 77407



Fred L. Dodd Jr.
FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS

EXHIBIT "A"

