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ORDINANCE NO.	
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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3421 WEST WILLIAM CANNON DRIVE, SUITE 115 FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY(CS-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 general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2019-0158, on file at the Planning and Zoning Department, as follows:

1,815 square feet out of Lot 2, Cannon Oaks, a subdivision of record in Volume 87, Page 32A, Plat Records of Travis County, Texas, said 1,815 square feet of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3421 West William Cannon Drive, Suite 115 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
Commercial blood plasma center
Exterminating services

Bail bond services

Drop-off recycling collection facility
Pawn shop 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 general commercial services (CS) base district and other applicable requirements of the City Code.

FIELD NOTES TO ACCOMPANY MAP OF SURVEY FOR ZONING PURPOSES CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 1815 SQUARE FEET OUT OF LOT 2, CANNON OAKS, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE, 32A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID LOT 2 BEING CONVEYED TO CANNON OAKS LLC BY SPECIAL WARRANTY DEED DATED SEPTEMBER 12, 2016 AND RECORDED IN DOCUMENT NUMBER 2016151593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 1815 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the southerly most or southeast corner of an existing building located on the said Lot 2;

THENCE, in a northeasterly direction, with the outside face of the building wall, a distance of 126.5 feet to an angle point;

THENCE, continuing in a northeasterly direction and outside face of the building wall, a distance of 122.0 feet to the **POINT OF BEGINNING** of the herein described 1815 square feet;

THENCE, in a northwesterly direction and perpendicular, through the building, a distance of 70.9 feet to a point on the outside face of the building wall;

THENCE, in a northeasterly direction and perpendicular, along the outside face of the building wall, a distance of 25.6 feet to a point;

THENCE, in a southeasterly direction and perpendicular, through the building, a distance of 70.9 feet to a point on the outside face of the building wall;

THENCE, in a southwesterly direction and perpendicular, along the outside face of the building wall, a distance of 25.6 feet to the PLACE OF BEGINNING, containing 1815 square feet, more or less.

THIS DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY.

NOVEMBER 12, 2019

Timothy A. Lenz, R.P.L.S. No. 4393

Lenz & Associates, Inc. Firm No. 100290-00

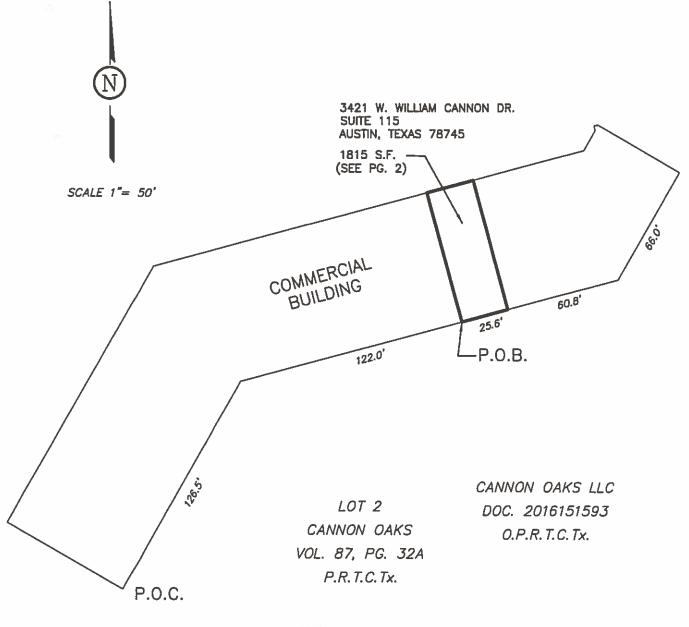
4150 Freidrich Lane, Suite A-1

Austin, Texas 78744 (512) 443-1174

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MAP TO ACCOMPANY FIELD NOTES



PAGE 1 OF 2

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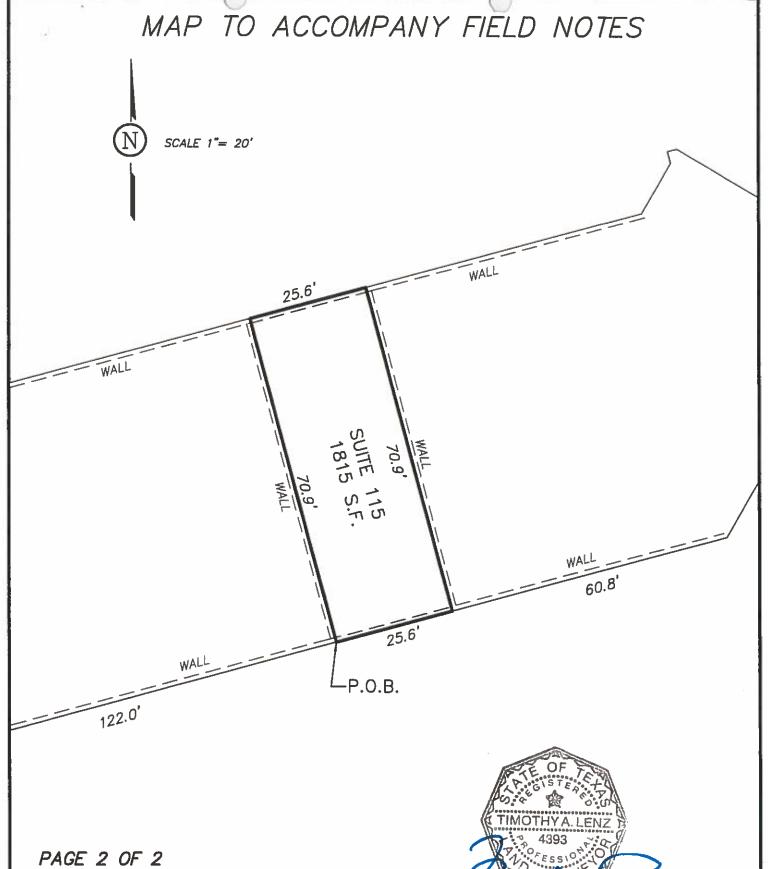
LEGEND

P.O.C. POINT OF COMMENCEMENT P.O.B.. POINT OF BEGINNING

D.R.T.C.Tx DEED RECORDS TRAVIS COUNTY TEXAS

O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS

P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS

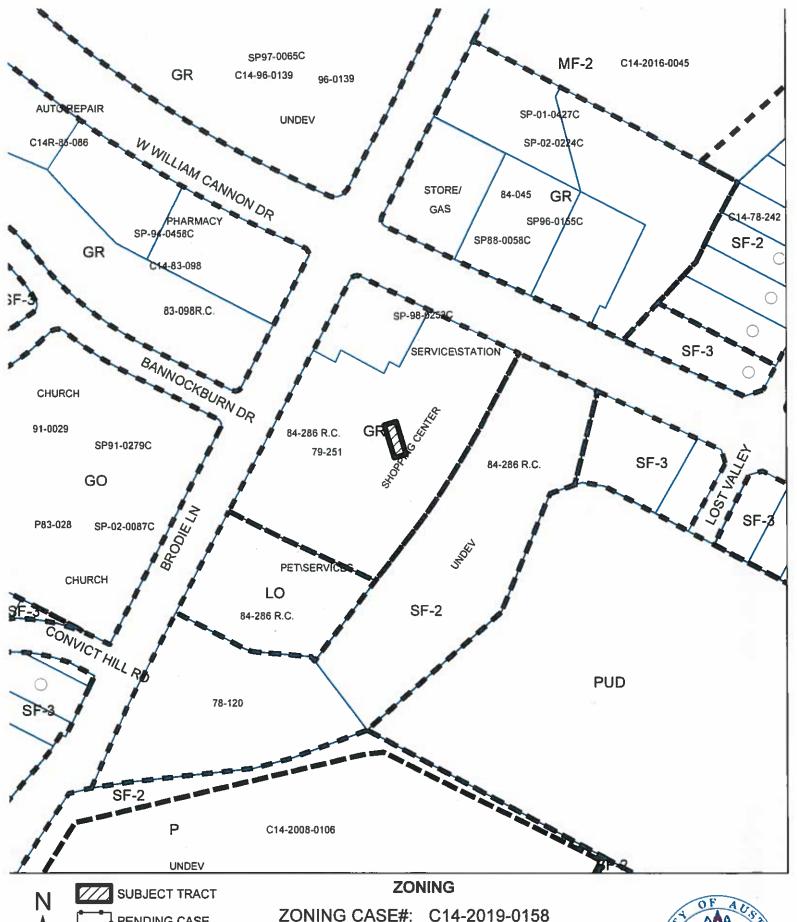


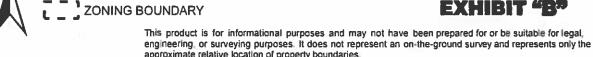
LENZ & ASSOCIATES, INC.

FIRM No. 100290-00 512/443-1174 4150 FREIDRICH LANE, SUITE A-1 AUSTIN, TEXAS 78744



11-12-2019





approximate relative location of property boundaries.



PENDING CASE

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: 11/25/2019