

ORDINANCE NO. 20200123-097

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	Bail bond services
Commercial blood plasma center	Drop-off recycling collection facility
Exterminating services	Pawn shop services

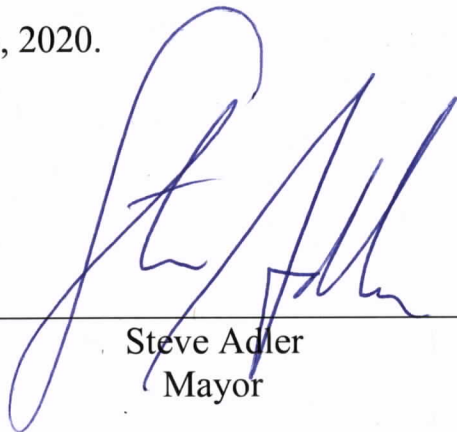
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on February 3, 2020.


PASSED AND APPROVED

January 23, 2020

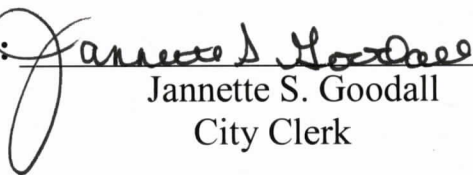
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Steve Adler
Mayor

APPROVED: 

Anne L. Morgan
City Attorney

ATTEST: 

Jannette S. Goodall
City Clerk

**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

2019-1030.doc



EXHIBIT "A"

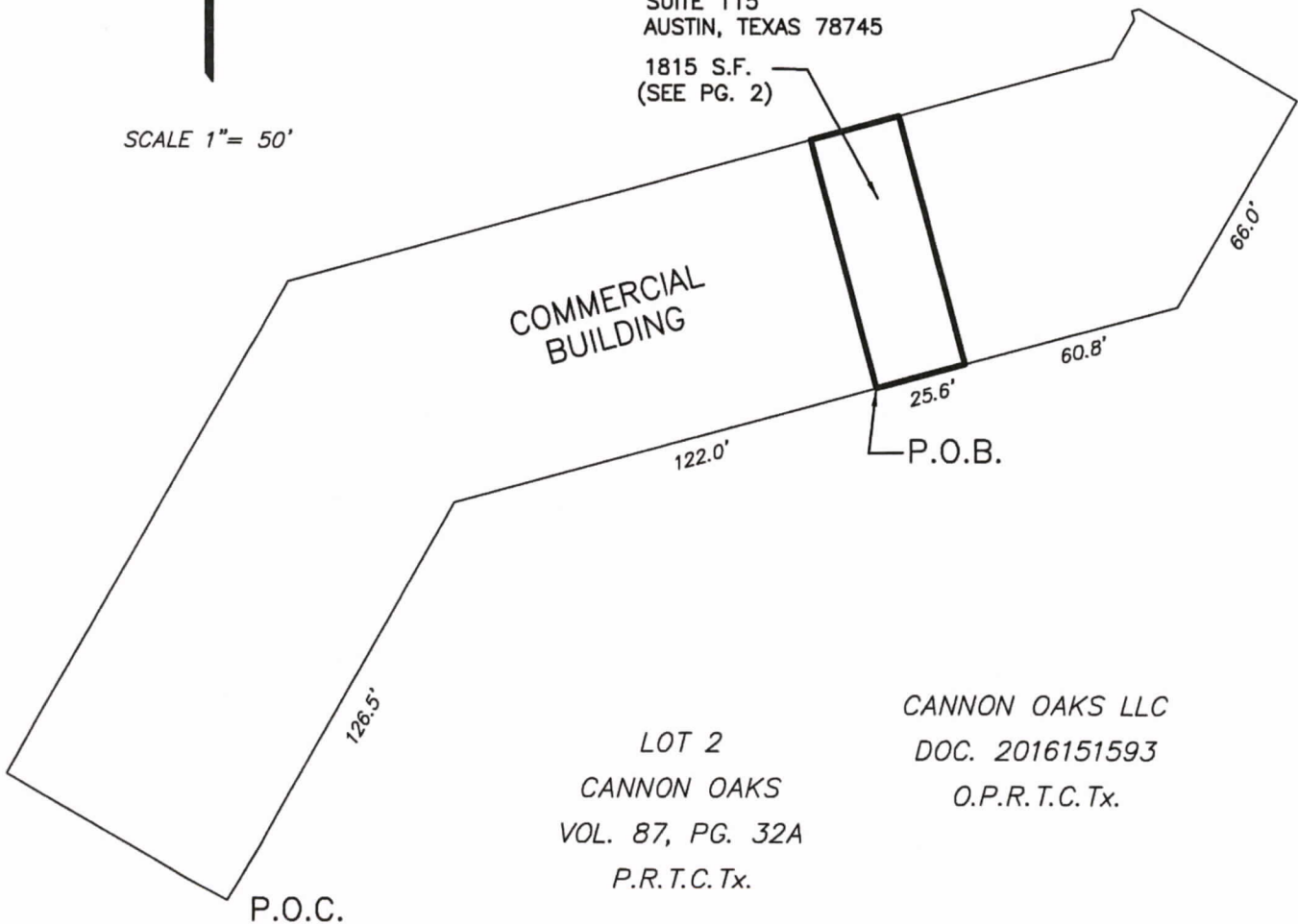
MAP TO ACCOMPANY FIELD NOTES



SCALE 1"= 50'

3421 W. WILLIAM CANNON DR.
SUITE 115
AUSTIN, TEXAS 78745

1815 S.F.
(SEE PG. 2)



PAGE 1 OF 2

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

512/443-1174

4150 FREIDRICH LANE, SUITE A-1
AUSTIN, TEXAS 78744

11-12-2019

LEGEND

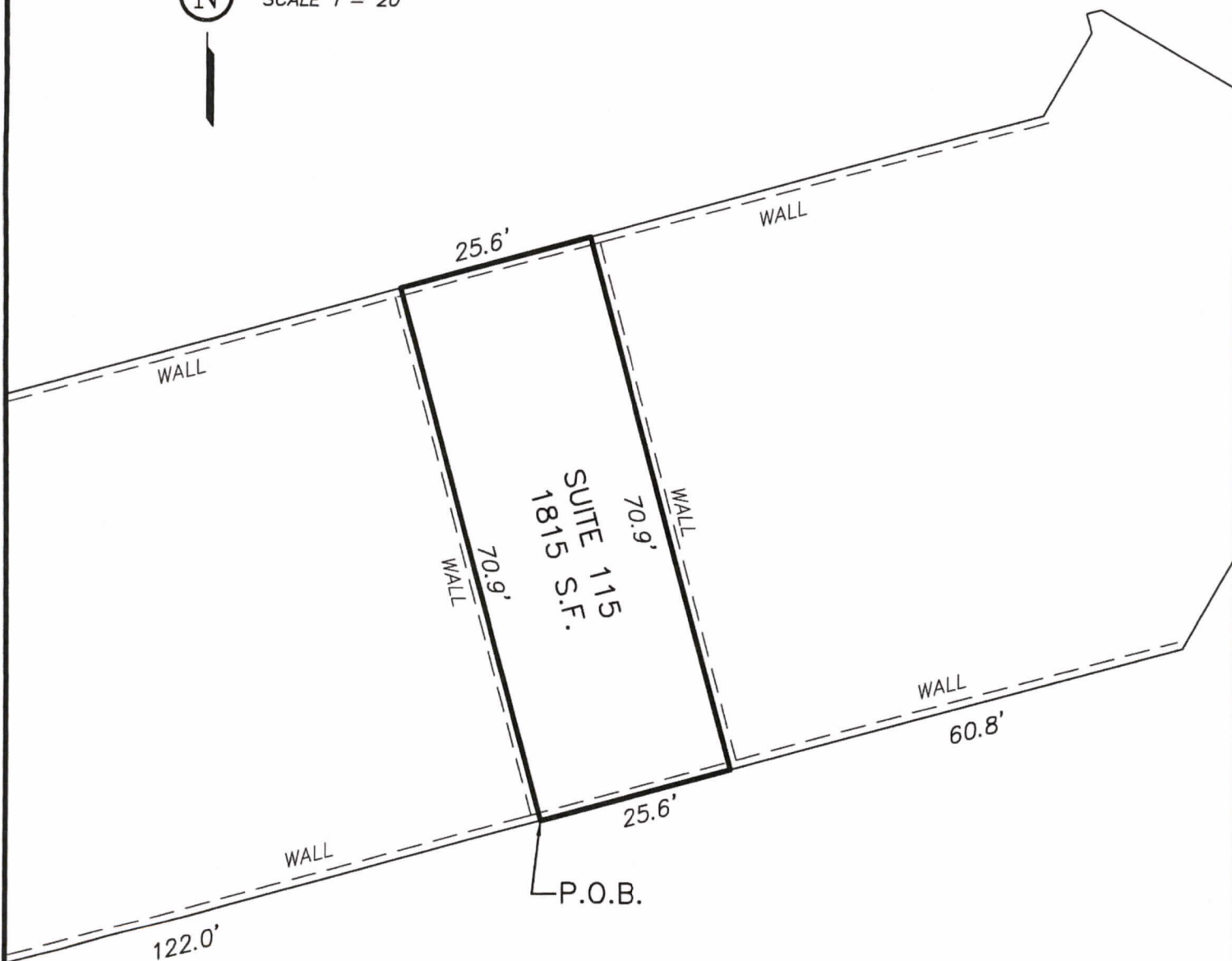
P.O.C. POINT OF COMMENCEMENT
P.O.B.. POINT OF BEGINNING

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

MAP TO ACCOMPANY FIELD NOTES



SCALE 1" = 20'



PAGE 2 OF 2

LENZ & ASSOCIATES, INC.

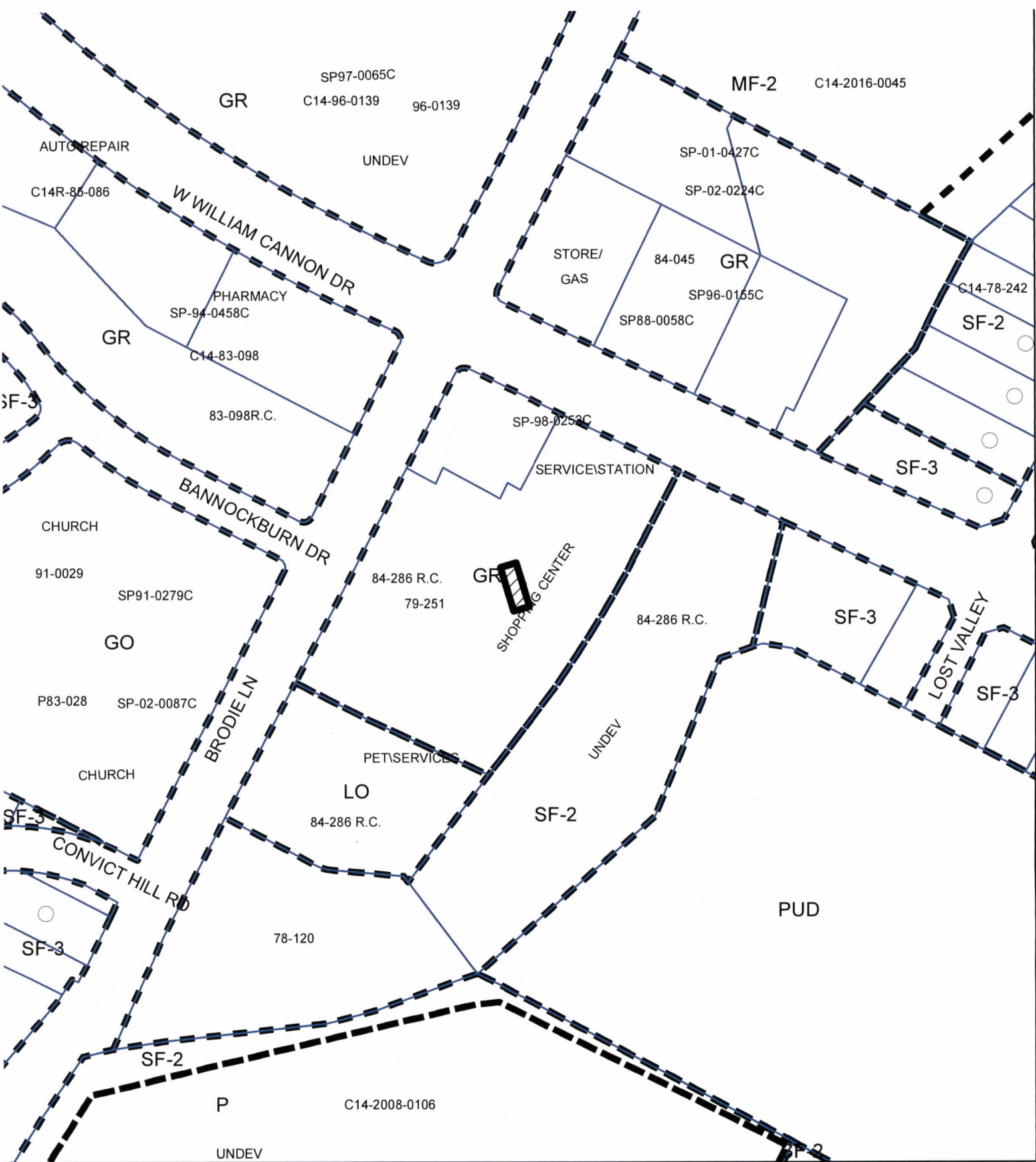
FIRM No. 100290-00

512/443-1174

4150 FREIDRICH LANE, SUITE A-1
AUSTIN, TEXAS 78744



11-12-2019



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0158

EXHIBIT "B"

1" = 200'

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: 11/25/2019