

**ORDINANCE NO. 050203-Z-1**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6001 WEST WILLIAM CANNON DRIVE FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0184, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.048 acre tract of land, more or less, out of the Thomas Anderson Survey No. 7, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 6001 West William Cannon Drive, in the City of Austin, Travis County, Texas, and 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:

1. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Business or trade school	Business support services
Commercial off-street parking	Communications services
Research services	Theater
Funeral services	Personal improvement services
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Drop-off recycling collection facility
Residential treatment	Exterminating services
General retail sales (general)	

## EXHIBIT "A"

0.048 ACRE  
(2080 SQUARE FEET)

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE THOMAS ANDERSON SURVEY NO. 7, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 1, BLOCK "A" OF LEGEND OAKS SECTION 7B, A SUBDIVISION RECORDED IN VOLUME 92, PAGE 119 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 0.048 ACRE (2080 SQUARE FEET) OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at an iron rod found at the northwest corner of said Lot 1, Block "A", being also at the northeast corner of Legend Oaks Section 7A, a subdivision recorded in Volume 92, Page 117 of the Plat Records of Travis County, Texas, being also in the south right-of-way line of William Cannon Drive West, a 120-foot wide right-of-way dedicated to the public, for the **POINT OF REFERENCE** of the herein described tract,

**THENCE** with the west line of said Lot 1, Block "A", S27°22'09"W, a distance of 119.88 feet to a point,

**THENCE**, crossing said Lot 1, Block "A", the following two (2) courses and distances, numbered 1 and 2,

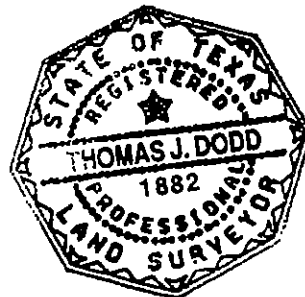
1. S57°28'24"E, a distance of 159.66 feet to a point, and
2. S57°28'24"E, a distance of 108.14 feet to a point, for the northwest corner and **POINT OF BEGINNING** of the herein described 0.048 acre tract of land,

**THENCE**, continuing across said Lot 1, Block "A", the following four (4) courses and distances, numbered 1 through 4,

1. S57°28'24"E, a distance of 32.00 feet to a point,
2. S32°31'36"W, a distance of 65.00 feet to a point,,
3. N57°28'24"W, a distance of 32.00 feet to a point, and
4. N32°31'36"E, a distance of 65.00 feet to the **POINT OF BEGINNING** and containing 0.048 Acre of Land.

Prepared by:

Thomas J. Dodd ~ R.P.L.S. No. 1882  
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# SKETCH TO ACCOMPANY FIELD NOTES

LEGEND OAKS SECTION 7A  
VOL. 92 PAGE 117



SCALE: 1" = 100'

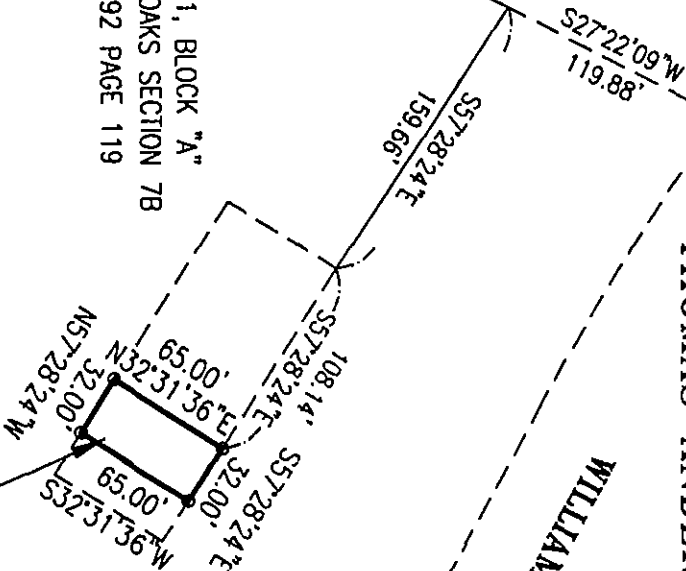
LEGEND

- POINT
- IRON PIN FOUND

LOT 1, BLOCK "A"  
LEGEND OAKS SECTION 7B  
VOL. 92 PAGE 119

THOMAS ANDERSON SURVEY NO. 7

WILLIAM CANNON DRIVE WEST  
(120' R.O.W.)

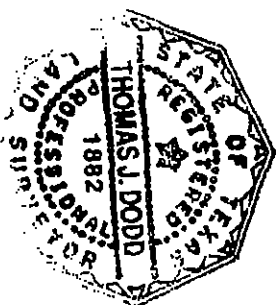


0.048 ACRE (2080 SQUARE FEET)  
ONE-STORY ROCK/CINDERBLOCK/METAL  
FRAME RETAIL BUILDING

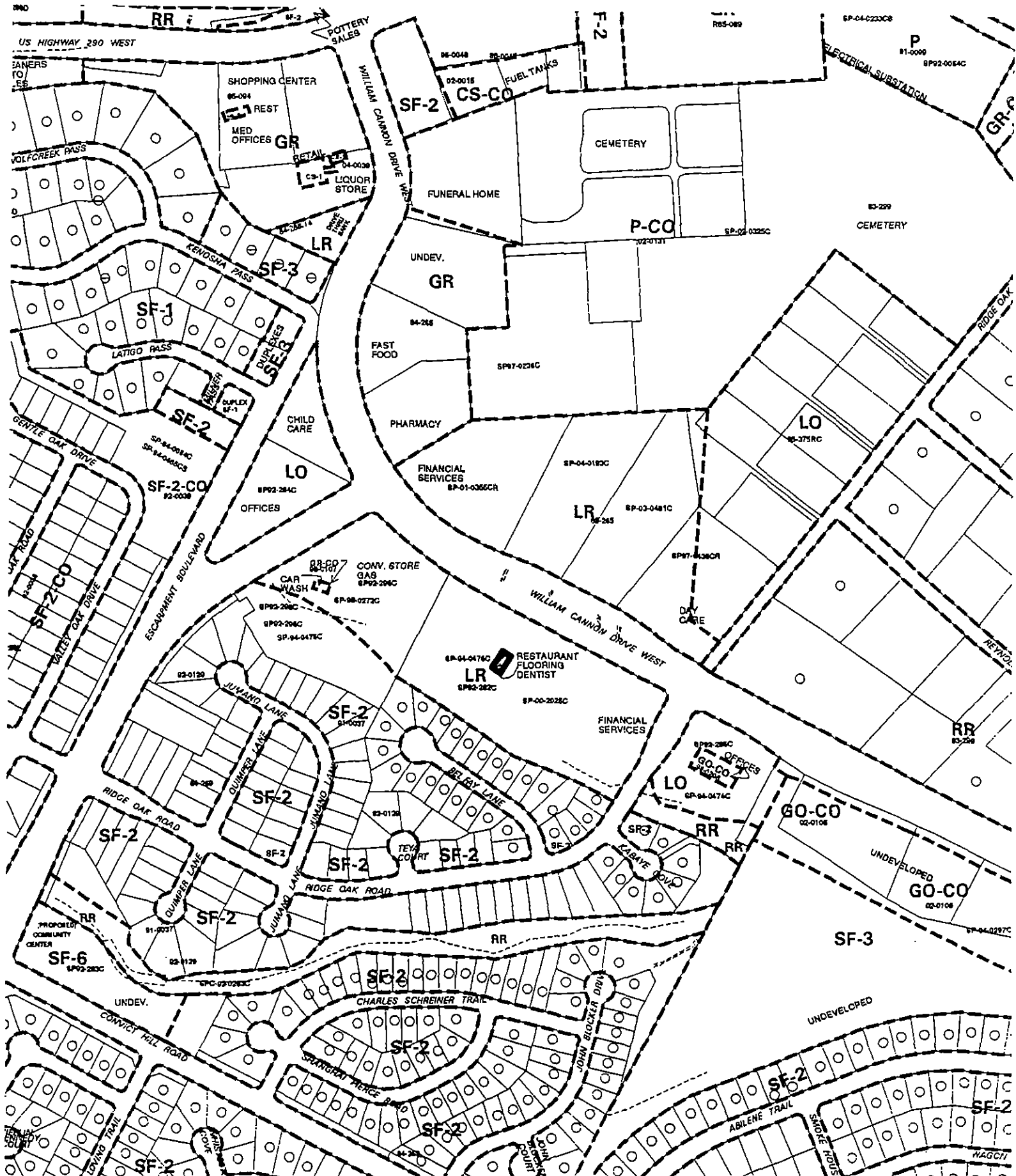
PREPARED BY

*[Signature]*

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 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER  C19
	PENDING CASE				
	ZONING BOUNDARY				
	CASE #: C14-04-0184				
	CASE MGR: W. WALSH	ADDRESS: 8001 W WILLIAM CANNON	DATE: 04-12		
SUBJECT AREA (acres): 0.048		INTLS: SM			