

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 9333 BROWN LANE AND CHANGING THE
3 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
4 LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO)
5 COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim rural residence (I-RR) district to limited industrial
11 service-conditional overlay (LI-CO) combining district on the property described in
12 Zoning Case No. C14-2010-0003, on file at the Planning and Development Review
13 Department, as follows:
14

15 A 0.317 acre tract of land and a 0.358 acre tract of land, more or less, out of the
16 John Applegate Survey No. 58, in Travis County, the tracts of land being more
17 particularly described by metes and bounds in Exhibit "A" incorporated into this
18 ordinance (the "Property"),
19

20 locally known as 9333 Brown Lane, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "B".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A. A site plan or building permit for the Property may not be approved,
27 released, or issued, if the completed development or uses of the Property,
28 considered cumulatively with all existing or previously authorized
29 development and uses, generate traffic that exceeds 2,000 trips per day.
30

31 B. The following uses of the Property are prohibited uses:
32

33 Vehicle storage

Scrap and salvage
34

35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the limited industrial service (LI)
37 base district, and other applicable requirements of the City Code.

1
2 **PART 3.** This ordinance takes effect on _____, 2010.
3

4
5 **PASSED AND APPROVED**
6

7
8
9 _____, 2010

§
§
§

10 _____
11 Lee Leffingwell
12 Mayor
13

14 **APPROVED:** _____

ATTEST: _____

15 David Allan Smith
16 City Attorney

Shirley A. Gentry
City Clerk

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
DEEPAK BAJAJ
CS-MU ZONING

BEING PART OF THE JOHN APPLGATE SURVEY NO. 58 IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO DEEPAK BAJAJ BY DEED RECORDED IN DOCUMENT NO. 2008141508 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (TCOPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the southeast corner of the above described Bajaj property, also an interior ell corner of the Draper Partners, Ltd. 15.00 acres described in Document No. 2001005482 of the TCOPR, for the southeast corner and PLACE OF BEGINNING hereof;

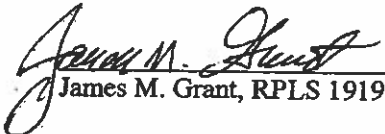
THENCE with Bajaj's south line, also a northerly line of said 15.00 acres, N 61°05'28" W 97.50 feet to a 1/2" rebar found at Bajaj's southwest corner, also the southeast corner of the Commercial Square, Ltd. property described in Volume 12862, Page 460 of the Travis County Real Property Records, for the southwest corner hereof;

THENCE with the common line between Bajaj and Commercial Square, N 28°47'49" E 140.00 feet to the northwest corner hereof;

THENCE, crossing through Bajaj, S 61°05'28" E 99.85 feet to a point on Bajaj's east line, in common with a line of said 15.00 acres, for the northeast corner hereof;

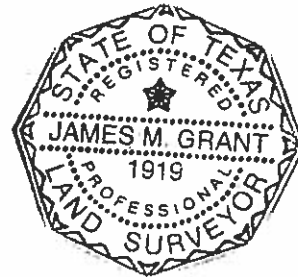
THENCE with Bajaj's east line, in common with said 15.00 acres, S 29°45'35" W 140.02 feet to the PLACE OF BEGINNING and containing 0.317 acre of land, more or less.

As surveyed by:
Harris-Grant Surveying, Inc.
1700 S. Lamar, Ste. 332
Austin, Texas 78704
(512) 444-1781


James M. Grant, RPLS 1919

January 7, 2010

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SCANNED

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
DEEPAK BAJAJ
LI ZONING

BEING PART OF THE JOHN APPLGATE SURVEY NO. 58 IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO DEEPAK BAJAJ BY DEED RECORDED IN DOCUMENT NO. 2008141508 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (TCOPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found at the northeast corner of the above described Bajaj property, also the southeast corner of the C & T Investments 4.54 acre tract described in Volume 8961, Page 794 of the Travis County Real Property Records, on a westerly line of the Draper Partners, Ltd. 15.00 acres described in Document No. 2001005482 of the TCOPR, for the northeast corner and PLACE OF BEGINNING hereof;

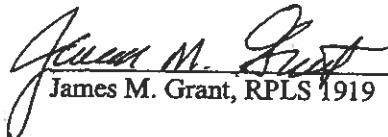
THENCE with the common line between Bajaj and Draper, S 29°45'35" W 154.04 feet to the southeast corner hereof, from which point a ½" rebar found at Bajaj's southeast corner bears S 29°45'35" W 140.02 feet;

THENCE, crossing through said Bajaj property, N 61°05'28" W 99.85 feet to a point on Bajaj's west line, also the east line of the Commercial Square, Ltd. property as described in Volume 12862, Page 460 of the Travis County Real Property Records, for the southwest corner hereof;

THENCE N 28°47'49" E, with the common line between Bajaj and Commercial Square, 154.19 feet to a ½" rebar found at the common northerly corner between said tracts, on the south line of the above described 4.54 acres, for Bajaj's northwest corner and the northwest corner hereof;

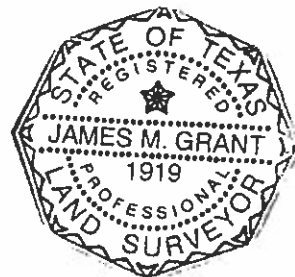
THENCE with the common line between Bajaj and said 4.54 acres, S 61°00'10" E 102.44 feet to the PLACE OF BEGINNING and containing 0.358 acre of land, more or less.

As surveyed by:
Harris-Grant Surveying, Inc.
1700 S. Lamar, Ste. 332
Austin, Texas 78704
(512) 444-1781

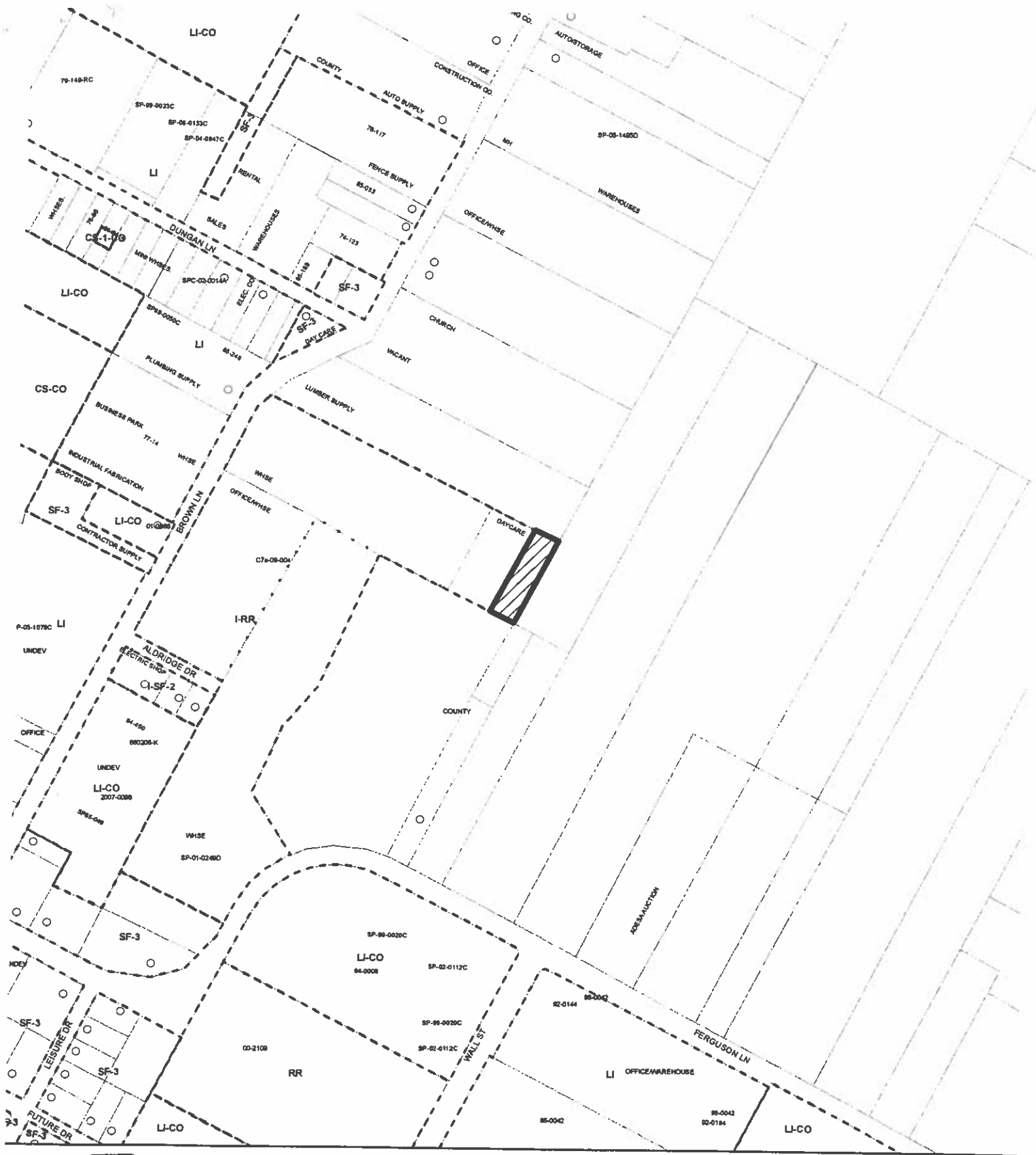

James M. Grant, RPLS 1919

January 7, 2010




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SCANNED



1" = 400'

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

ZONING EXHIBIT B

ZONING CASE#: C14-2010-0003
ADDRESS: 9333 BROWN LANE
SUBJECT AREA: 0.675 ACRES
GRID: M29
MANAGER: J. HARDEN



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.