ORDINANCE NO. 20181213-060

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9100 BROWN LANE FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE (CS-MU) 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 limited industrial services (LI) district to general commercial services-mixed use (CS-MU) combining district on the property described in Zoning Case No. C14-2018-0043, on file at the Planning and Zoning Department, as follows:

An 8.0762 acre tract out of the John Applegate Survey No. 58, Abstract No. 29, Travis County, Texas, said 8.0762 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 9100 Brown Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on December 24, 2018.

PASSED AND APPROVED

December 13, 2018

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Steve Adler
Mayor

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

APPROVED: ATTEST:
FIELD NOTES FOR A 8.0752 ACRE TRACT OUT OF THE JOHN
APPLEGATE SURVEY NO. 58, ABSTRACT NO. 35, TRAVIS COUNTY,
TEXAS, BEING ALL OF A CALLED 8.0752 ACRE TRACT, CONVEYED TO
ROBERT TIMMERMAN BY DEED RECORDED IN DOCUMENT NO.
2004173769 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set on the West ROW line of Brown Lane, at the Southeast corner
of Lot 2, Cecil Ray Loflin Subdivision, a subdivision recorded in Volume 47, Page 80, Plat Records,
Travis County, Texas, for the Northeast corner and POINT OF BEGINNING of this tract, from which a
1/2" iron rod found at the Northeast corner of Lot 1 of said Cecil Ray Loflin subdivision, bears
N27°17'25"E, a distance of 160.04 feet.

THENCE S32°17'50"W with the West ROW line of Brown Lane, a distance of 661.37 feet to a
1/2" iron rod found at the Northeast corner of Lot 1, Neapolitan East, a subdivision recorded in Book 86 Pg.
44D, Plat Records of Travis County, Texas for the Southeast corner of this tract.

THENCE N62°41'25"W with the North line of said Lot 4, a distance of 656.36 feet to a 1/2" iron
rod found on the East line of Lot 1 Block A Cameron Industrial Park, a subdivision recorded in Doc No.
20010002, Official Records of Travis County, Texas, at the Northwest corner of said Lot 4, for the
Southwest corner of this tract.

THENCE N46°57'43"E with the East line of said Lot 1 Block A, a distance of 635.99 feet to a
1/2" iron pin found being the Northeast corner of said Lot 1 Block A also being the Southeast corner of a
0.9423 acre tract conveyed to RCCG Salvation Center Inc. in Doc No. 201008148, Official Public
Records of Travis County, Texas.

THENCE N60°26'13"E with the East line of said Lot 2, a distance of 371.17 feet to a
1/2" iron pin found being the Southwest corner of said Lot 2 Cecil Ray Loflin Subdivision for the
Northwest corner of this tract.

THENCE S02°34'07"E with the South line of said Lot 2, a distance of 438.31 feet to the
POINT OF BEGINNING and containing 8.0752 acres, more or less.

BEARING BASIS - STATE PLANE COORDINATES (NAD 83), CENTRAL TEXAS ZONE (4203)

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under
my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal February 6, 2018

Herman Crichoton, R.P.L.S. 4046
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Exhibit A