

**ORDINANCE NO. 20171005-046**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8916 BRODIE LANE, SUITE 500 FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) 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 and community commercial (GR) district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-2017-0095, on file at the Planning and Zoning Department, as follows:

0.031 acres (approximately 1,348 square feet) being a portion of Lot 1B, Block D, replat of Deerfield at Brodie Subdivision Section II, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 201400141 of the Official Public Records of Travis County, Texas; said 0.031 acre tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 8916 Brodie Lane, Suite 500 in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on October 16, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_, 2017  
October 5

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

§  
§  
§

\_\_\_\_\_  
Steve Adler  
Mayor

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

C14-2017-0095

**0.031 ACRES**  
**TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.031 ACRES (APPROXIMATELY 1,348 SQ. FT.) BEING A PORTION OF LOT 1B, BLOCK D, REPLAT OF DEERFIELD AT BRODIE SUBDIVISION SECTION II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201400141 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a Mag nail with "Chaparral" washer found in the west right-of-way line of Brodie Lane (100' right-of-way width), same being the northeast corner of Lot 1B, also being the southeast corner of Lot 1A, Block D, Replat of Deerfield at Brodie Subdivision Section II, from which a 1/2" rebar with "Chaparral" cap found in the west right-of-way line of Brodie Lane, for a point of curvature in the east line of Lot 1B, bears South 28°24'39" West, a distance of 137.43 feet, and a marked "X" on a manhole lid found for the northwest corner of Lot 1B, same being the southwest corner of Lot 1A, also being in the east line of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II, bears North 61°35'21" West, a distance of 237.40 feet;

**THENCE** North 70°49'31" West, crossing Lot 1B, a distance of 145.55 feet to the northeast corner of an existing one story stone and stucco building, for the northeast corner of the herein described tract, and the true **POINT OF BEGINNING** hereof;

**THENCE** continuing across Lot 1B, the following six (6) courses and distances:

1. South 28°30'54" West, with the east face of the building, a distance of 26.60 feet to a calculated point;
2. North 61°41'01" West, crossing the building, a distance of 51.14 feet to a calculated point in the building;
3. North 28°29'14" East, in part crossing the building and in part with the west face of the building, a distance of 26.22 feet to the northwest corner of the building;
4. South 61°25'15" East, with the north face of the building, a distance of 23.99 feet to a calculated point;
5. North 28°34'50" East, with the north face of the building, a distance of 0.35 feet to a calculated point;

**EXHIBIT A**

6. South  $61^{\circ}58'20''$  East, with the north face of the building, a distance of 27.16 feet to the **POINT OF BEGINNING**, containing 0.031 acres of land, more or less.

Surveyed on the ground July 10, 2017. Bearing Basis: Texas State Plane Coordinate System, Central Zone (NAD-83 HARN) datum, established from City of Austin reference point(s): "EUD169", "C-12-3002", and "B-17-4002".

Attachments: Drawing 562-025-STE

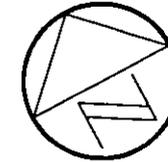
*Eric J. Dannheim*      7/26/17

Eric J. Dannheim                      Date  
Registered Professional Land Surveyor  
State of Texas No. 6075  
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.031 ACRES (APPROXIMATELY 1,348 SQ. FT.) BEING A PORTION OF LOT 1B, BLOCK D, REPLAT OF DEERFIELD AT BRODIE SUBDIVISION SECTION II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201400141 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 1A  
BLOCK D  
REPLAT OF DEERFIELD  
AT BRODIE SUBDIVISION  
SECTION II  
(201400141)

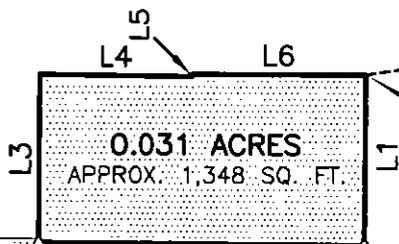


1" = 30'

N61°35'21"W 237.40'

P.O.C.

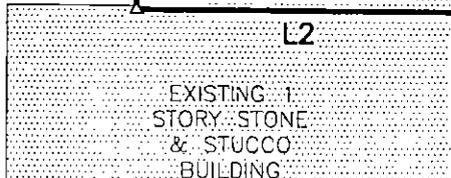
LOT 1C  
BLOCK D  
REPLAT OF  
DEERFIELD AT  
BRODIE  
SUBDIVISION  
SECTION II  
(201400141)



P.O.B.

N70°49'31"W 145.55'

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S28°30'54"W | 26.60'   |
| L2         | N61°41'01"W | 51.14'   |
| L3         | N28°29'14"E | 26.22'   |
| L4         | S61°25'15"E | 23.99'   |
| L5         | N28°34'50"E | 0.35'    |
| L6         | S61°58'20"E | 27.16'   |

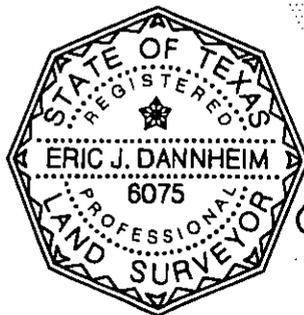


LOT 1B  
BLOCK D  
REPLAT OF DEERFIELD  
AT BRODIE SUBDIVISION  
SECTION II  
(201400141)

S28°24'39"W 137.43'  
BRODIE LANE  
(100' R.O.W. WIDTH)

LEGEND

- <sup>CH</sup> 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ▲ MAG NAIL WITH "CHAPARRAL" WASHER FOUND
- ⊗ MARKED "X" ON MANHOLE LID FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION



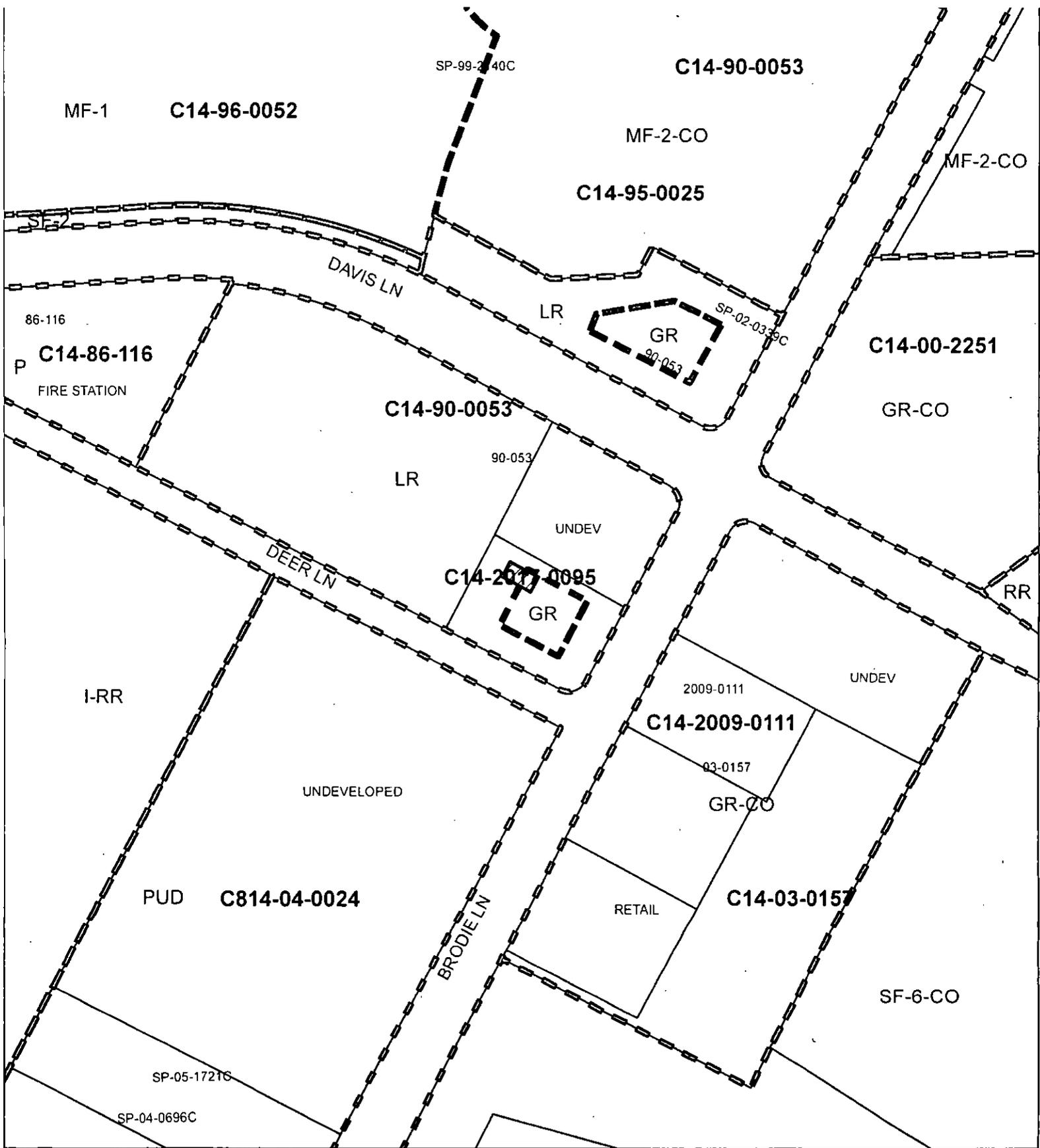
*Eric J. Dannheim*  
7/26/17

**Chaparral**

DATE OF SURVEY: 7/10/17  
PLOT DATE: 7/26/17  
DRAWING NO.: 562-025-STE  
PROJECT NO.: 562-025  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JPA  
SHEET 1 OF 1

BEARING BASIS: BEARINGS NOTED ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, TEXAS, CENTRAL ZONE (NAD-83 HARN) DATUM. THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT(S): "EUD169", "C-12-3002", AND "B-17-4002".

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 562-025-STE



**ZONING**

Zoning Case: C14-2017-0095

**EXHIBIT B**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

