

**ORDINANCE NO. 20190307-044**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 914 EAST BRAKER LANE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT ON TRACT 1 AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) DISTRICT ON TRACT 2.**

**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 single-family residence standard lot (SF-2) district to single-family residence small lot (SF-4A) district on Tract 1 and community commercial-conditional overlay (GR-CO) district on Tract 2 on the property described in Zoning Case No. C14-2017-0066, on file at the Planning and Zoning Department, as follows:

Tract 1:

Being all of that certain 1.906 acre tract of land, situated in the William Porter Survey, Abstract Number 7, Travis County, Texas, said 1.906 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

Being all of that certain 1.150 acre tract of land, situated in the William Porter Survey, Abstract Number 7, Travis County, Texas, said 1.150 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (cumulatively referred to as the "Property"),

locally known as 914 East Braker Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

**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 prohibited uses on Tract 2 of the Property:

- |                                |                       |
|--------------------------------|-----------------------|
| Alternative financial services | Bail bond services    |
| Pawn shop services             | Residential treatment |
| Service station                |                       |

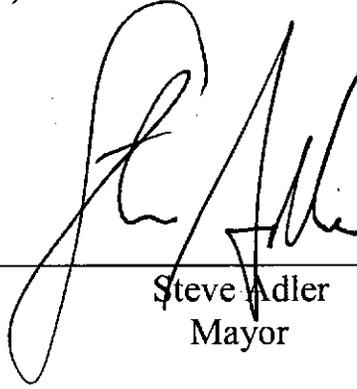
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single-family residence small lot (SF-4A) district, community commercial (GR) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on March 18, 2019.

**PASSED AND APPROVED**

March 7, 2019

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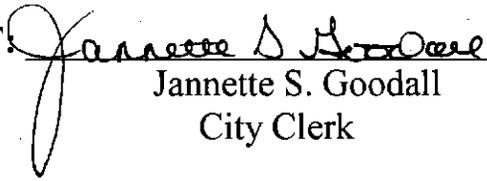
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

1.906 ACRES  
WILLIAM PORTER SURVEY, ABSTRACT NO. 7  
TRAVIS COUNTY, TX  
ZONING TRACT

C14-2017-0066  
Tract 1

FIELD NOTES

BEING ALL OF THAT CERTAIN 1.906 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM PORTER SURVEY, ABSTRACT NUMBER 7, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF BLOCK A, VALLEY SIDE HEIGHTS, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID 1.906 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point being the south corner of Lot 5, and the east corner of Lot 4 of said Block A, Valley Side Heights, Section One, same being in the northwest right-of-way line of Wedgewood Drive (R.O.W. Varies), for the south corner and the POINT OF BEGINNING of the herein described tract,

THENCE, N61°34'54"W, across said Lot 4, a distance of 131.49 feet to a calculated point in the southeast line of Lot 2, Resubdivision of Lot 1, Braker Lane Center Section One, a subdivision recorded in Volume 90, Page 267 (P.R.T.C.TX.), for the western corner of the herein described tract of land,

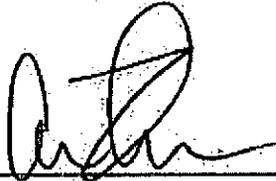
THENCE, N37°04'00"E, passing the east corner of said Lot 2 and the common south corner of Lot 1, Braker Lane Center, Section 1, recorded in Volume 85, Page 168, Plat Records of Travis County, Texas, and continuing for a total distance of 640.50 feet to a calculated point, for the north corner of the herein described tract,

THENCE, S52°46'00"E, crossing said Block A, a distance of 141.65 feet to a calculated point, for the east corner of the herein described tract, same being in the northwest right-of-way line of said Wedgewood Drive, and at a point of curvature of a curve to the left,

THENCE, along said curve to the left and with the common line of said Wedgewood Drive and said Block "A", having a radius of 3337.72 feet, an arc length of 279.00 feet, and a chord that bears S39°27'41"W,, a distance of 278.92 feet to a calculated point,

THENCE, S37°04'00"W, with the common line of said Wedgewood Drive and said Block A, a distance of 341.64 feet to the POINT OF BEGINNING and containing 1.906 acres of land.

Prepared by:

  
18 Oct 2017

AARON V. THOMASON, R.P.L.S. NO. 6214  
Carlson, Brigrance and Doering, Inc.  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165

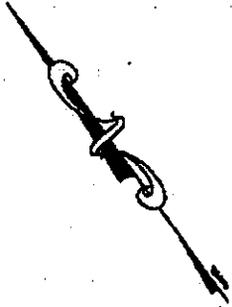


BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Exhibit A

# SKETCH TO ACCOMPANY FIELD NOTES

MATCH LINE SHEET 2  
MATCH LINE SHEET 1



SCALE: 1" = 50'

LOT 1  
BRAKER LANE CENTER  
SECTION ONE  
VOL. 85, PG. 168  
P.R.T.C.TX.

WILLIAM PORTER SURVEY  
ABSTRACT NO. 7

VALLEY SIDE HEIGHTS, SECTION ONE

VOL. 7, PG. 31.  
P.R.T.C.TX.  
BLOCK "A"

LOT 7

LOT 6

1.906 ACRES

S37°04'00"W 341.64'

WEDGEWOOD DRIVE  
(R.O.W. VARIES)

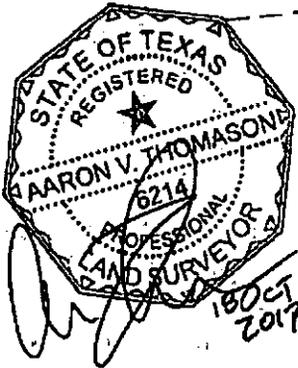
LOT 5

POINT OF BEGINNING  
1.906 ACRES

N61°34'54"W 131.49'

LOT 4

LOT 2  
RESUBDIVISION OF  
LOT 1  
BRAKER LANE CENTER  
SECTION ONE  
VOL. 90, PG. 257  
P.R.T.C.TX.



## LEGEND

- △ CALCULATED POINT
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	279.00	3337.72	S38°27'41"W	278.92	139.58	4°47'22"

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.TX.

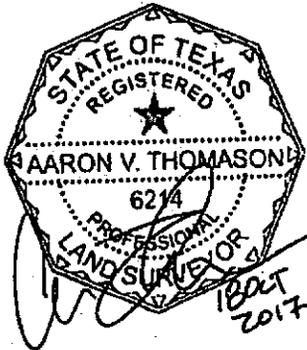
**Carlson, Brigançe & Doering, Inc.**  
PRM 32 873791    ABG. # 1003400

Civil Engineering    Surveying  
 2501 West William Cannon    Austin, Texas 78749  
 Phone No. (512) 280-5160    Fax No. (512) 280-5165

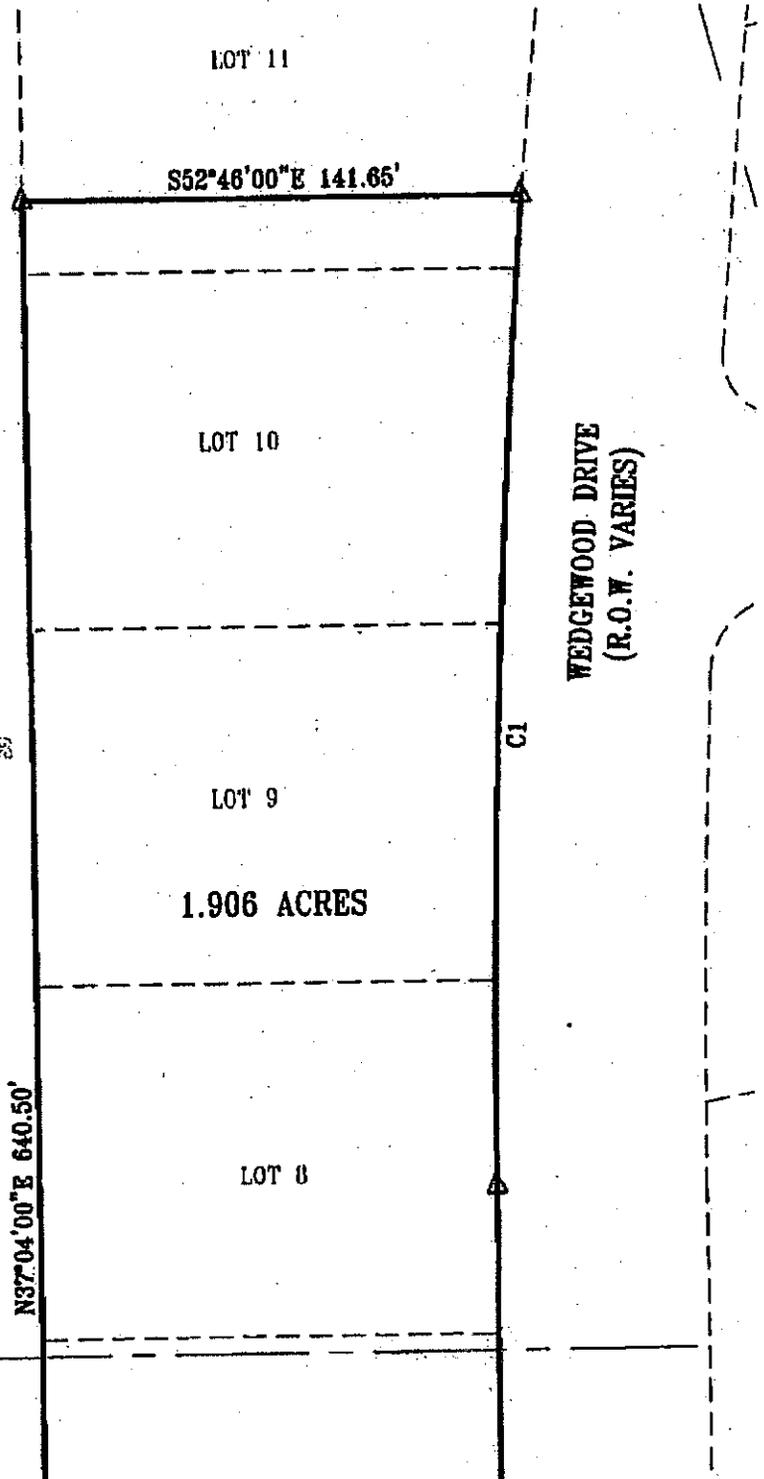
# SKETCH TO ACCOMPANY FIELD NOTES

WILLIAM PORTER SURVEY  
ABSTRACT NO. 7

LOT 1  
BRAIKER LANE CENTER  
SECTION ONE  
VOL. 90, PG. 287  
P.R.T.C.T.X.



MATCH LINE SHEET 2  
MATCH LINE SHEET 1



## LEGEND

- △ CALCULATED POINT
- P.R.T.C.T.X. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.T.X.

**Carlson, Bringance & Doering, Inc.**  
 FIRM ID #73791    REG. # 10024900

Civil Engineering    Surveying  
 5501 West Willow Canyon    Austin, Texas 78749  
 Phone No. (512) 280-5100    Fax No. (512) 280-5103

PATH: -J:\AC2004LP\4923\SURVEY\FN - ZONING TRACT # 2 - 1.906 ACRES

1.150 ACRES  
WILLIAM PORTER SURVEY, ABSTRACT NO. 7  
TRAVIS COUNTY, TX  
ZONING TRACT

C14-2017-0066  
Tract 2

FIELD NOTES

BEING ALL OF THAT CERTAIN 1.150 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM PORTER SURVEY, ABSTRACT NUMBER 7, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF BLOCK A, VALLEY SIDE HEIGHTS, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID 1.150 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a calculated point being the westernmost corner of said Block A, Valley Side Heights, Section One, same being the southernmost corner of Lot 3, Resubdivision of Lot 1, Braker Lane Center Section One, a subdivision recorded in Volume 90, Page 267 (P.R.T.C.TX.), and being also a point in the northeast right-of-way line of Braker Lane (R.O.W. Varies), for the western corner and the **POINT OF BEGINNING** of the herein described tract,

**THENCE**, N37°04'00"E, with the common boundary line of said Block A, passing the common southerly corner of said Lot 3 and Lot 2 of said Resubdivision of Lot 1, and continuing for a total distance of 384.91 feet to a calculated point, for the north corner of the herein described tract,

**THENCE**, S61°34'54"E, crossing Lot 4 of said Valley Side Heights, a distance of 131.49 feet to a calculated point, for the east corner of the herein described tract, same being in the northwest right-of-way line of Wedgewood Drive (R.O.W. Varies),

**THENCE**, S37°04'00"W, with the common line of said Wedgewood Drive and said Block A, a distance of 367.10 feet to a calculated point, for a southerly corner of the herein described tract of land, same being a the beginning of a curve to the right,

**THENCE**, along said curve to the right, having a radius of 22.92 feet, an arc length of 32.38 feet, and a chord that bears S78°10'00"W, a distance of 29.75 feet to a calculated point, being in a southern boundary line of said Block A, and also being in the northern right-of-way line of aforesaid Braker Lane, for the southernmost corner of the herein described tract,

**THENCE**, N60°45'00"W, with the common boundary line of said Block A and said Braker Lane, a distance of 111.48 feet to the **POINT OF BEGINNING** and containing 1.150 acres of land.

Prepared by:  18 Oct 2017

AARON V. THOMASON, R.P.L.S. NO. 6214  
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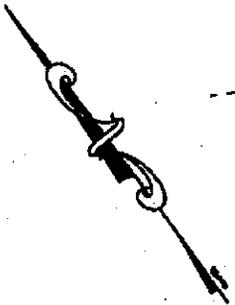
BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Exhibit B

# SKETCH TO ACCOMPANY FIELD NOTES

LOT 1  
 BRAKER LANE CENTER  
 SECTION ONE  
 VOL. 88, PG. 188  
 P.R.T.C.TX.

LOT 5



SCALE: 1" = 50'

LOT 2

VALECY SIDE HEIGHTS, SECTION ONE  
 VOL. 7, PG. 31.  
 P.R.T.C.TX.  
 BLOCK 'A'

LOT 4

WILLIAM PORTER SURVEY  
 ABSTRACT NO. 7

LOT 3

Line Table		
Line #	Length	Direction
L1	131.49	S61°34'54"E
L2	111.48'	N60°45'00"W

RESUBDIVISION OF LOT 1  
 BRAKER LANE CENTER SECTION ONE  
 VOL. 90, PG. 257  
 P.R.T.C.TX.

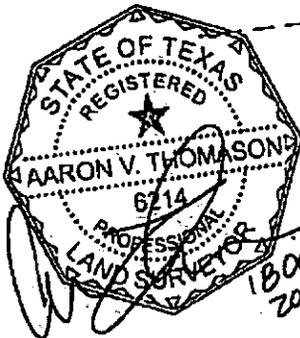
N37°04'00"E 384.91'

S37°04'00"W 367.10'

1.15  
 ACRES

LOT 2

WEDGEWOOD DRIVE  
 (R.O.W. VARIES)



LOT 3

## LEGEND

- △ CALCULATED POINT
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

POINT OF BEGINNING  
 1.15 ACRES

LOT 1

L2

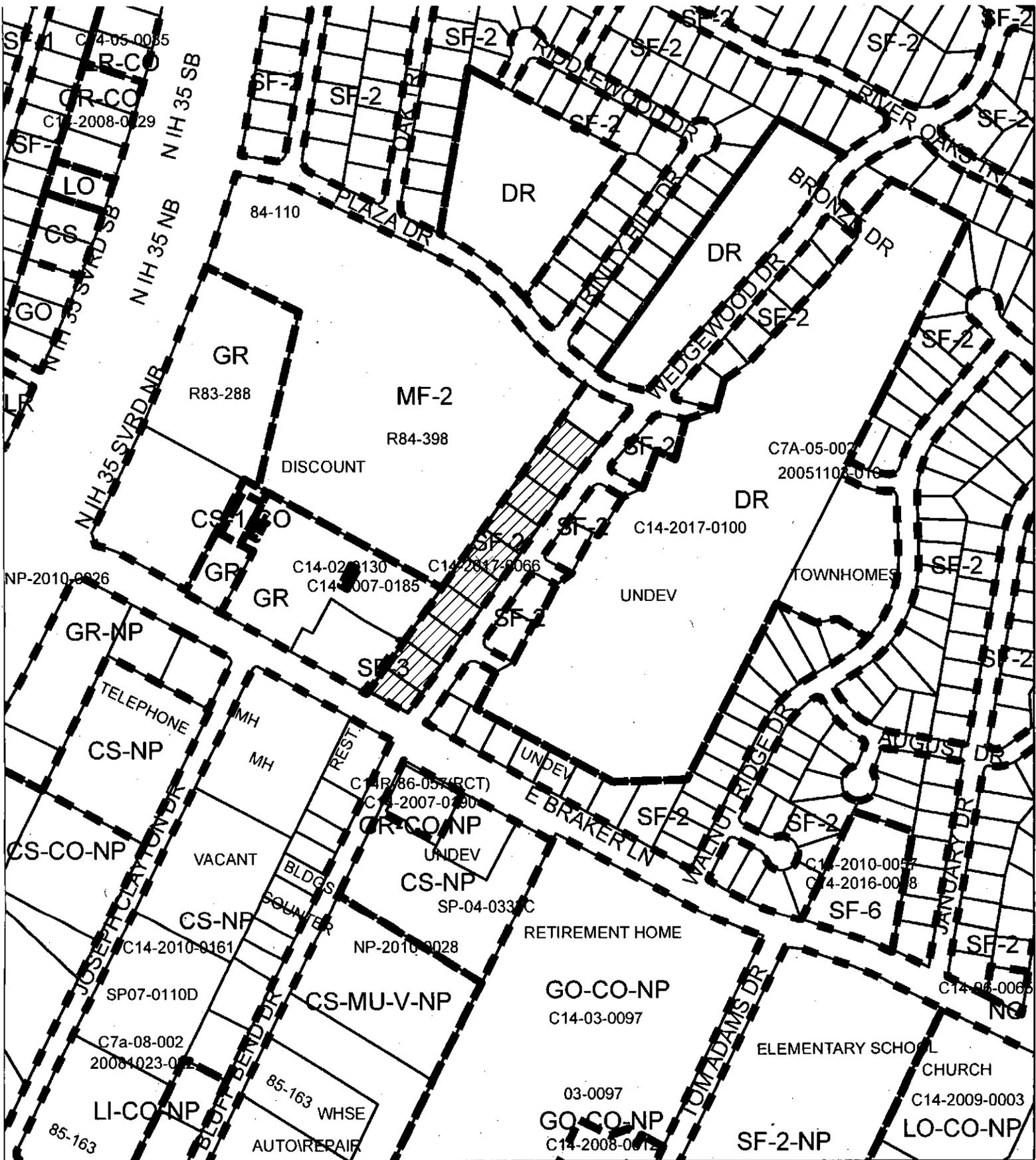
BRAKER LANE  
 (R.O.W. VARIES)

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	32.38	22.92	S78°10'00"W	29.75	19.56	80°56'50"

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.TX.

**Carlson, Brigance & Doering, Inc.**  
 FIRM ID #F3791    REG. # 10024900

Civil Engineering    Surveying  
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 Phone No. (512) 280-5160    Fax No. (512) 280-5165



**Zoning Exhibit C**

Zoning Case: C14-2017-0066

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 375'

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.