

ORDINANCE NO. 20190307-045

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. C14-2017-0100, on file at the Planning and Zoning Department, as follows:

Tract 1:

Being all of that certain 23.558 acre tract of land, situated partially in the William Porter Survey, Abstract Number 7, and partially in the Thomas H. Mays Survey, No. 89, Abstract Number 562, both in Travis County, Texas, said 23.558 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 3.277 acre tract of land, situated partially in the William Porter Survey, Abstract Number 7, and partially in the Thomas H. Mays Survey, No. 89, Abstract Number 562, both in Travis County, Texas, said 3.277 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

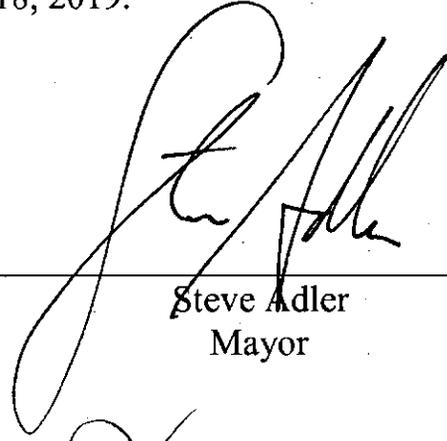
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single-family residence small lot (SF-4A) district, community commercial (GR) district and other applicable requirements of the City Code.

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

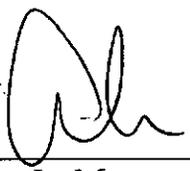
PASSED AND APPROVED

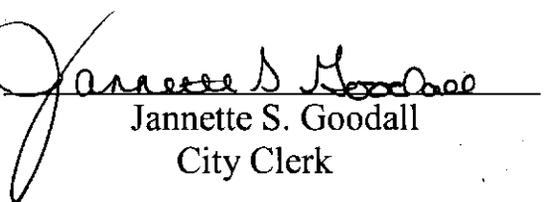
March 7, 2019

§
§
§



Steve Adler
Mayor

APPROVED: _____

Anne L. Morgan
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

C14-2017-0100
Tract 3

FIELD NOTES

BEING ALL OF THAT CERTAIN 23.558 ACRE TRACT OF LAND, SITUATED PARTIALLY IN THE WILLIAM PORTER SURVEY, ABSTRACT NUMBER 7, AND PARTIALLY IN THE THOMAS H. MAYS SURVEY, NUMBER 89, ABSTRACT NUMBER 562, BOTH IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF VALLEY SIDE HEIGHTS SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), ALSO BEING A PORTION OF A CALLED 38.8 ACRE TRACT OF LAND CONVEYED TO RICHARD RAYMOND PETERSON IN VOLUME 10775, PAGE 757, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 23.558 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point in the northeast right-of-way line of Braker Lane (R.O.W. Varies), same being at the west corner of Lot 1, Walnut Ridge Subdivision, Section 1, recorded in Volume 80, Page 317, Plat Records of Travis County, Texas, also being at the south corner of Lot 8 of the above-mentioned Valley Side Heights Subdivision, for the southernmost corner and the POINT OF BEGINNING of the herein described tract,

THENCE, N60°43'00"W, with the common line of said Braker Lane and said Valley Side Heights, a distance of 341.04 feet to a calculated point in the southwest line of Lot 5 of said Valley Side Heights,

THENCE, over and across said 38.8 acre tract and said Valley Side Heights, the following three (3) courses and distances, numbered 1 through 3,

- 1) N28°49'04"E, passing the northeast line of said Lot 5 and continuing for a total distance of 170.60 feet to a calculated point,
- 2) N33°52'33"E, a distance of 201.14 feet to a calculated point, and
- 3) N60°47'45"W, passing the southeast line of Lot 1, Block D of said Valley Side Heights, and continuing for a total distance of 384.83 feet to a calculated point in the southeast right-of-way line of Wedgewood Drive (60' R.O.W.), same being in the northwest line of said Lot 1, Block D, for the westernmost corner of the herein described tract of land,

THENCE, with the common line of said Wedgewood Drive and said Valley Side Heights, the following twenty-eight (28) courses and distances,

- 1) N37°04'00"E, a distance of 166.19 feet to a calculated point, at the beginning of a curve to the right,
- 2) Along said curve to the right, having a radius of 22.92 feet, an arc length of 32.89 feet, and a chord that bears N78°10'00"E, a distance of 30.14 feet to a calculated point,
- 3) S60°43'00"E, a distance of 62.25 feet to a calculated point,
- 4) N55°24'00"E, a distance of 55.67 feet to a calculated point,
- 5) N60°43'00"W, a distance of 80.00 feet to a calculated point, at the beginning of a curve to the right,
- 6) Along said curve to the right, having a radius of 17.45 feet, an arc length of 29.73 feet, and a chord that bears N11°39'15"W, a distance of 26.26 feet to a calculated point,
- 7) N37°04'00"E, a distance of 89.82 feet to a calculated point, at the beginning of a curve to the right,

Exhibit A

- 8) Along said curve to the right, having a radius of 3277.72 feet, an arc length of 142.37 feet, and a chord that bears N38°18'40"E, a distance of 142.36 feet to a calculated point, at the beginning of a curve to the right,
- 9) Along said curve to the right, having a radius of 23.94 feet, an arc length of 33.52 feet, and a chord that bears N79°26'00"E, a distance of 30.85 feet to a calculated point,
- 10) S60°43'00"E, a distance of 66.99 feet to a calculated point,
- 11) N67°49'45"E, a distance of 63.95 feet to a calculated point,
- 12) N60°43'00"W, a distance of 97.23 feet to a calculated point, at the beginning of a curve to the right;
- 13) Along said curve to the right, having a radius of 16.24 feet, an arc length of 28.73 feet, and a chord that bears N09°47'00"W, a distance of 25.13 feet to a calculated point, at the beginning of a curve to the right,
- 14) Along said curve to the right, having a radius of 3277.72 feet, an arc length of 128.96 feet, and a chord that bears N42°16'22"E, a distance of 128.95 feet to a calculated point,
- 15) N43°24'00"E, a distance of 52.36 feet to a calculated point, at the beginning of a curve to the right,
- 16) Along said curve to the right, having a radius of 32.81 feet, an arc length of 38.04 feet, and a chord that bears N74°46'00"E, a distance of 35.95 feet to a calculated point,
- 17) S73°51'15"E, a distance of 65.75 feet to a calculated point,
- 18) N74°23'45"E, a distance of 94.99 feet to a calculated point,
- 19) N73°51'15"W, a distance of 122.86 feet to a calculated point, at the beginning of a curve to the right,
- 20) Along said curve to the right, having a radius of 12.19 feet, an arc length of 23.02 feet, and a chord that bears N15°14'00"W, a distance of 19.75 feet to a calculated point,
- 21) N43°24'00"E, with the common line of said Wedgwood drive, a distance of 529.91 feet to a calculated point, at the beginning of a curve to the left,
- 22) Along said curve to the left, having a radius of 808.82 feet, an arc length of 136.01 feet, and a chord that bears N38°34'58"E, a distance of 135.85 feet to a calculated point, at the beginning of a curve to the right,
- 23) Along said curve to the right, having a radius of 18.98 feet, an arc length of 31.14 feet, and a chord that bears N80°34'00"E, a distance of 27.76 feet to a calculated point,
- 24) S52°37'15"E, a distance of 96.87 feet to a calculated point,
- 25) N05°14'45"E, a distance of 59.07 feet to a calculated point,
- 26) N52°37'15"W, a distance of 73.44 feet to a calculated point, at the beginning of a curve to the right,
- 27) Along said curve to the right, having a radius of 21.40 feet, an arc length of 31.71 feet, and a chord that bears N09°48'00"W, a distance of 28.89 feet to a calculated point, at the beginning of a curve to the right, and
- 28) Along said curve to the right, having a radius of 263.75 feet, an arc length of 112.86 feet, and a chord that bears N44°06'37"E, a distance of 112.00 feet to a calculated point, for the northernmost corner of the herein described tract of land, same being at the west corner of Lot 1, Block M, North Oaks Hillside, Section 2-B, recorded in Volume 62, Page 11, Plat Records of Travis County, Texas, also being in the northeast line of the aforementioned 38.8 acre tract, and being the north corner of Lot 1, Block H of said Valley Side Heights,

23.558 ACRES
WILLIAM PORTER SURVEY, ABSTRACT NO. 7
THOMAS H. MAYS SURVEY, NO. 89, ABSTRACT NO. 562
TRAVIS COUNTY, TX
ZONING TRACT

THENCE, with the common line of said 38.8 acres, aforesaid Walnut Hills, Section 1, and Walnut Ridge, Section 2, a subdivision recorded in Volume 81, Page 371, Plat Records of Travis County, Texas, the following three (3) courses and distances, numbered 1 through 3,

- 1) S62°22'00"E, with the common line of said Valley Side Heights and said North Oaks Hillside, distance of 95.00 feet to a calculated point, at the east corner of said Lot 1, Block H, of said Valley Side Heights, same being in the south line of said Lot 1 Block M,
- 2) S63°03'02"E, with the common line of said North Oaks Hillside, distance of 268.40 feet to a calculated point, at the common northern corner of Lots 10 and 11, , for the easternmost corner of the herein described tract of land, and
- 3) S28°54'26"W, adjacent and coincident to the line of said Walnut Ridge, Section 2 and aforesaid Walnut Ridge, Section 1 Subdivision, a distance of 2,073.89 feet to the POINT OF BEGINNING and containing 23.558 acres of land.

Prepared by:

 18 Oct 2017

AARON V. THOMASON, R.P.L.S. NO. 6214

Carlson, Briggance and Doering, Inc.

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

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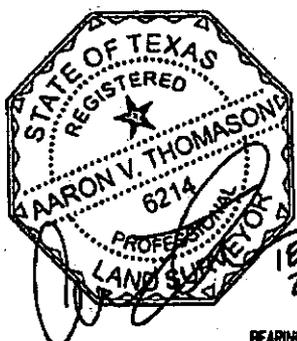
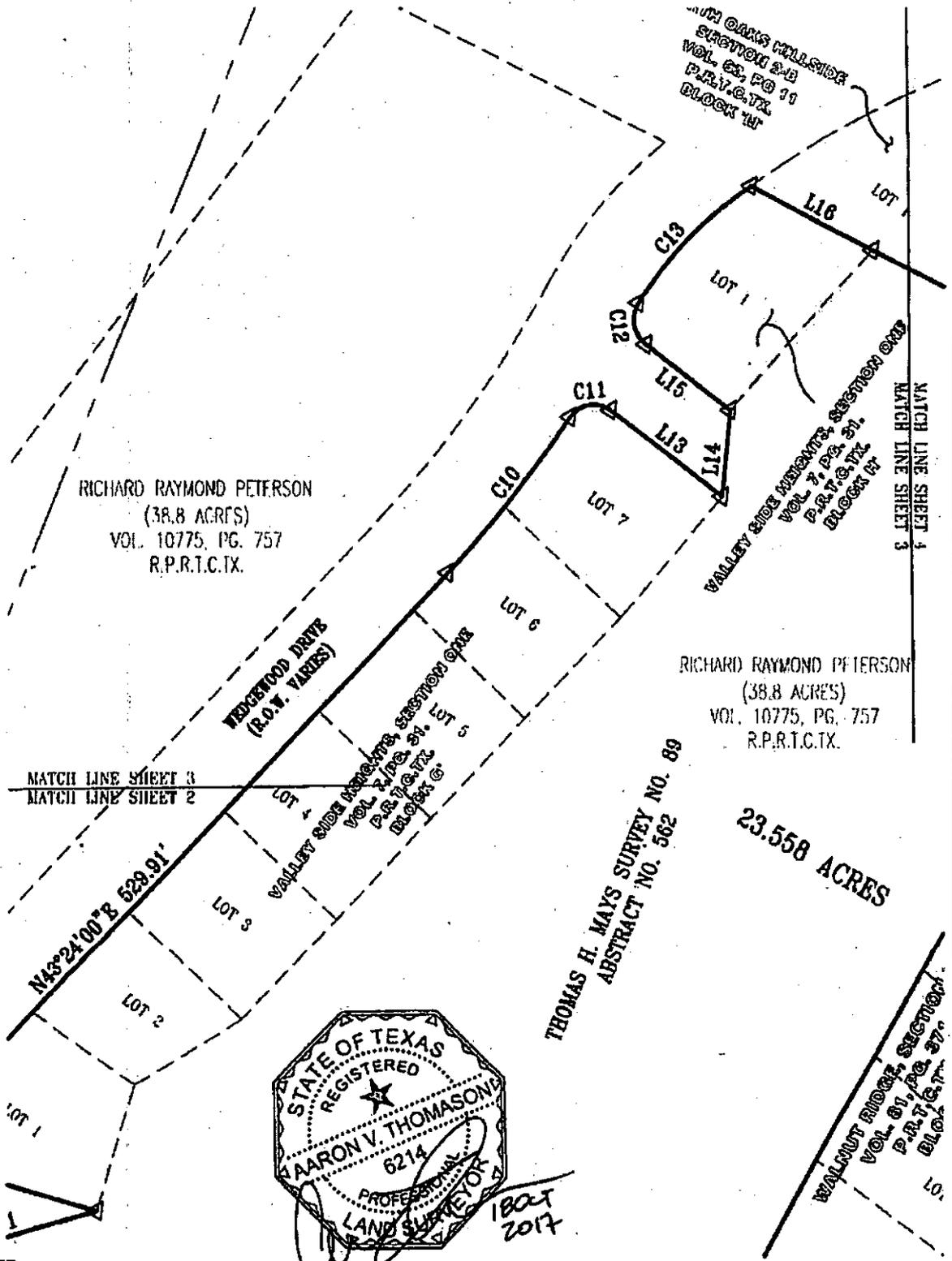


BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'



1807
2017

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

SHEET 3 OF 7

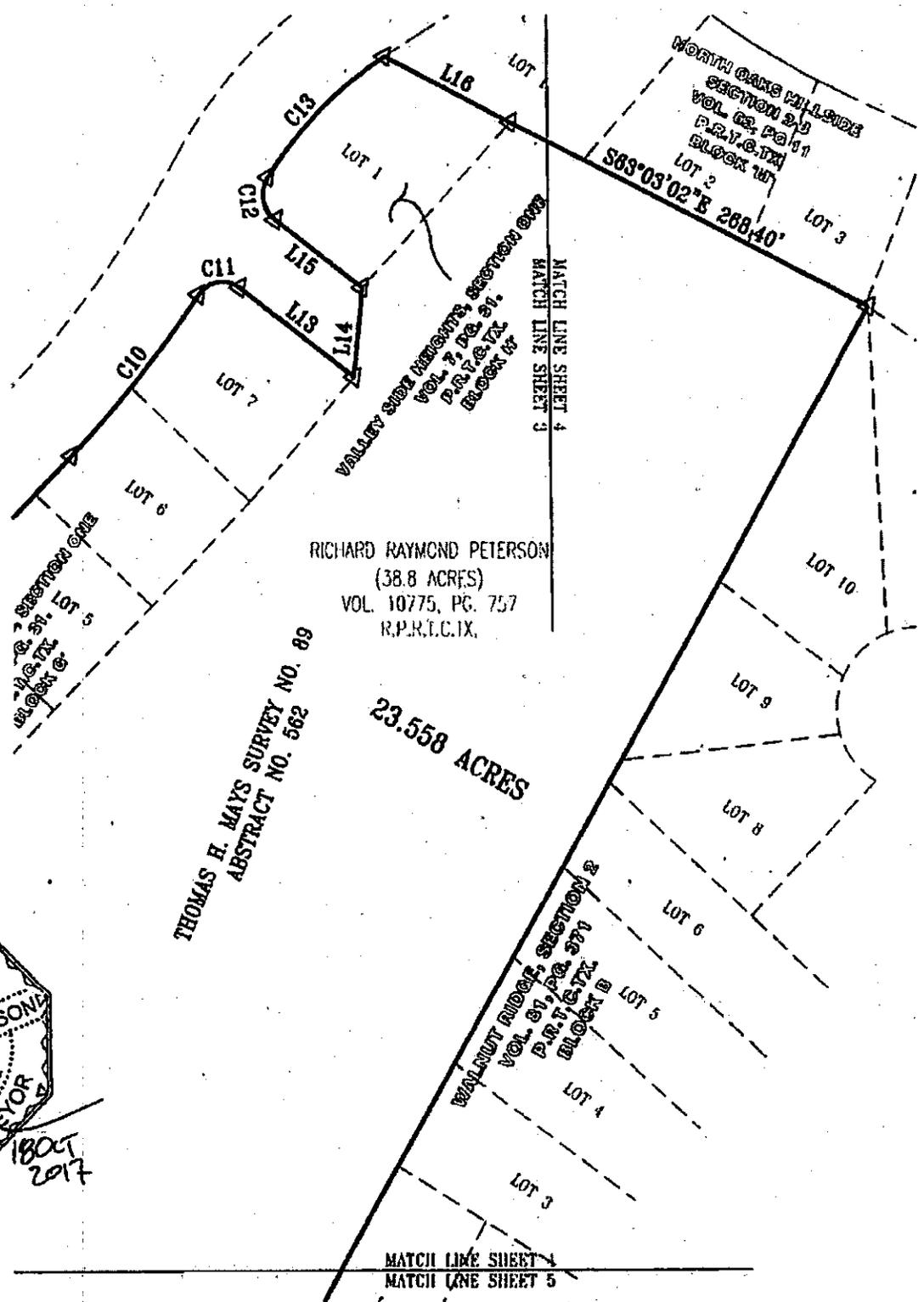
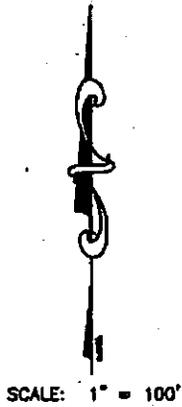
BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.TX.

Carlson, Brigance & Doering, Inc.

FIRM ID W3791 REG. # 10024900

Civil Engineering Surveying
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Phone No. (512) 280-3160 Fax No. (512) 280-3165

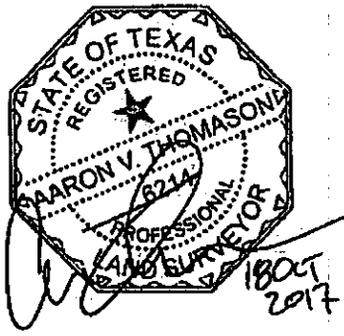
SKETCH TO ACCOMPANY FIELD NOTES



RICHARD RAYMOND PETERSON
(38.8 ACRES)
VOL. 10775, PG. 757
R.P.R.T.C.TX.

THOMAS H. MAYS SURVEY NO. 89
ABSTRACT NO. 562

23.558 ACRES



LEGEND

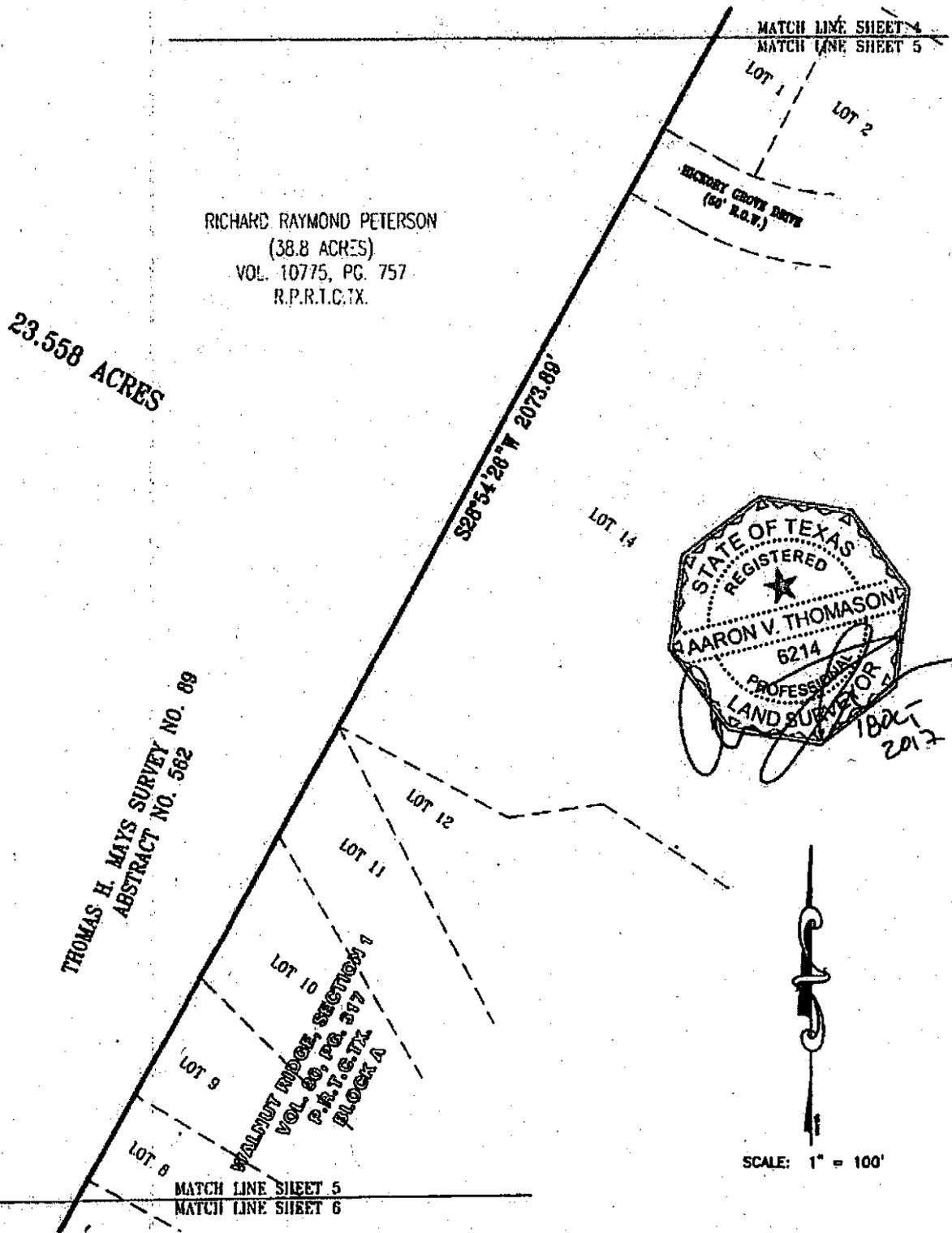
- ▲ CALCULATED POINT
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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

Carlson, Brigance & Doering, Inc.
FORM ID #P3791 REG. # 10024903

Civil Engineering	• Surveying
5301 West William Cannon	• Austin, Texas 78749
Phone No. (512) 280-5160	• Fax No. (512) 280-5165

SKETCH TO ACCOMPANY FIELD NOTES



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, Brigance & Doering, Inc.

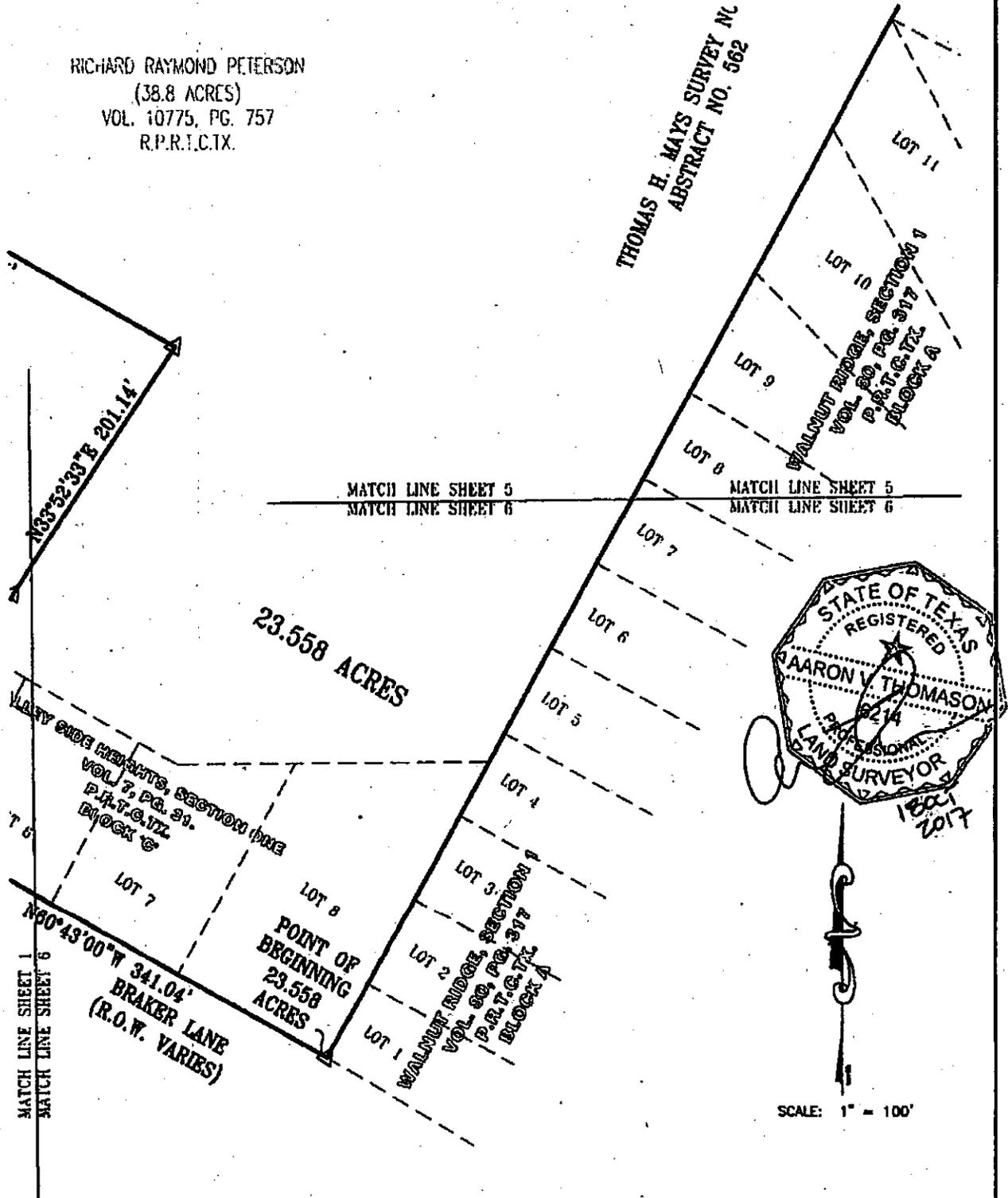
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Civil Engineering	• Surveying
1501 West William Cannon	• Amode, Texas 78749
Phone No. (512) 280-5160	• Fax No. (512) 280-5165

SKETCH TO ACCOMPANY FIELD NOTES

RICHARD RAYMOND PETERSON
 (38.8 ACRES)
 VOL. 10775, PG. 757
 R.P.R.T.C.TX.

THOMAS H. MAYS SURVEY NO.
 ABSTRACT NO. 562



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

SHEET 6 OF 7

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



Carlson, Brigance & Doering, Inc.

FIRM ID #P3791 REG. # 10024900

Civil Engineering Surveying
 3501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-3160 Fax No. (512) 280-3160

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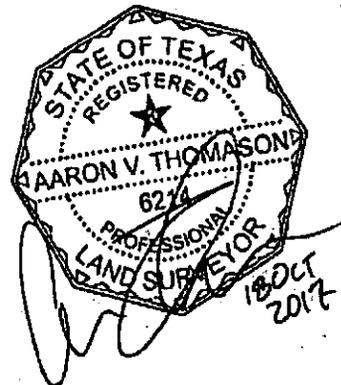
SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	62.25	S60°43'00"E
L2	55.67	N55°24'00"E
L3	80.00	N60°43'00"W
L5	89.82	N37°04'00"E
L6	66.99	S60°43'00"E
L7	63.95	N67°49'45"E
L8	97.23	N60°43'00"W
L9	52.36	N43°24'00"E
L10	65.75	S73°51'15"E
L11	94.99	N74°23'45"E
L12	122.86	N73°51'15"W
L13	96.87	S52°37'15"E
L14	59.07	N05°14'45"E
L15	73.44	N52°37'15"W
L16	95.00	S62°22'00"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	32.89	22.92	N78°10'00"E	30.14	20.00	82°13'11"
C2	29.73	17.45	N11°39'15"W	26.26	19.94	97°37'25"
C3	142.37	3277.72	N38°18'40"E	142.36	71.20	2°29'19"
C4	33.52	23.94	N79°26'00"E	30.85	20.17	80°13'21"
C5	28.73	16.24	N09°47'00"W	25.13	19.82	101°20'57"
C6	128.96	3277.72	N42°16'22"E	128.95	64.49	2°15'15"
C7	38.04	32.81	N74°46'00"E	35.95	21.48	66°25'46"
C9	23.02	12.19	N15°14'00"W	19.75	16.85	108°13'18"
C10	136.01	808.82	N38°34'58"E	135.85	68.16	9°38'04"
C11	31.14	18.98	N80°34'00"E	27.76	20.36	94°00'43"
C12	31.71	21.40	N09°48'00"W	28.89	19.57	84°53'42"
C13	112.86	263.75	N44°06'37"E	112.00	57.31	24°31'01"

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



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

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 1002490

Civil Engineering Surveying
 3901 West Wilson Canyon Austin, Texas 78749
 Phone No. (512) 290-5160 Fax No. (512) 290-5165

C14-2017-0100
Tract 4

FIELD NOTES

BEING ALL OF THAT CERTAIN 3.277 ACRE TRACT OF LAND, SITUATED PARTIALLY IN THE WILLIAM PORTER SURVEY, ABSTRACT NUMBER 7, AND PARTIALLY IN THE THOMAS H. MAYS SURVEY, NUMBER 89, ABSTRACT NUMBER 562, BOTH IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF VALLEY SIDE HEIGHTS SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), ALSO BEING A PORTION OF A CALLED 38.8 ACRE TRACT OF LAND CONVEYED TO RICHARD RAYMOND PETERSON IN VOLUME 10775, PAGE 757, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.277 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point in the northeast right-of-way line of Braker Lane (R.O.W. Varies), same being in the southwest line of Block C of the above-mentioned Valley Side Heights Subdivision, for the southernmost corner and the POINT OF BEGINNING of the herein described tract,

THENCE, N60°43'00"W, with the common line of said Braker Lane and said Block C, a distance of 400.77 feet to a calculated point, for a western corner of the herein described tract of land, same being at the beginning of a curve to the right,

THENCE, along said curve to the right and with the common line of said Block C, having a radius of 17.45 feet, an arc length of 29.77 feet, and a chord that bears N11°48'27"W, a distance of 26.29 feet to a calculated point, for a western corner of the herein described tract of land, same being in the southeast line of Wedgewood Drive (R.O.W. Varies),

THENCE, with the common line of said Block C and said Wedgewood Drive,

- 1) N37°04'00"E, a distance of 207.29 feet to a calculated point, at the beginning of a curve to the right,
- 2) along said curve to the right, having a radius of 22.92 feet, an arc length of 32.95 feet, and a chord that bears N78°07'44"E, a distance of 30.19 feet to a calculated point,
- 3) S60°43'00"E, a distance of 63.58 feet to a calculated point, at the east corner of Lot 9, Block C, of said Valley Side Heights,
- 4) N62°56'15"E, a distance of 59.96 feet to a calculated point, at the south corner of Lot 1, Block D, of said Valley Side Heights,
- 5) N60°43'00"W, a distance of 90.00 feet to a calculated point, at the beginning of a curve to the right,
- 6) along said curve to the right, having a radius of 17.45 feet, an arc length of 29.84 feet, and a chord that bears N11°44'07"W, a distance of 26.33 feet to a calculated point, same being in the southeast line of Wedgewood Drive, and
- 7) N37°04'00"E, with the common line of said Wedgewood Drive, a distance of 56.23 feet to a calculated point, for the northernmost corner of the herein described tract of land,

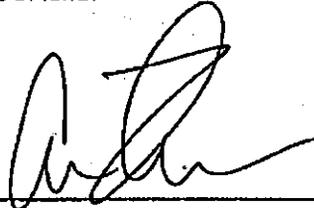
THENCE, over and across said 38.8 acres and said Valley Side Heights, the following three (3) courses and distances, numbered 1 through 3,

Exhibit B

3.277 ACRES
WILLIAM PORTER SURVEY, ABSTRACT NO. 7
THOMAS H. MAYS SURVEY, NO. 89, ABSTRACT NO. 562
TRAVIS COUNTY, TX
ZONING TRACT

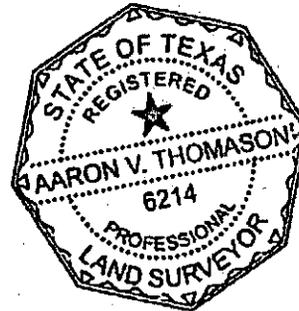
- 1) S60°47'45"E, passing the southeast line of said Lot 1, Block D, and continuing for a total distance of 384.83 feet to a calculated point, for the easternmost corner of the herein described tract of land,
- 2) S33°52'33"W, a distance of 201.14 feet to a calculated point, and
- 3) S28°49'04"W, passing the northeast line of Lot 5, Block C of said Valley Side Heights, and continuing for a total distance of 170.60 feet to the POINT OF BEGINNING and containing 3.277 acres of land.

Prepared by:



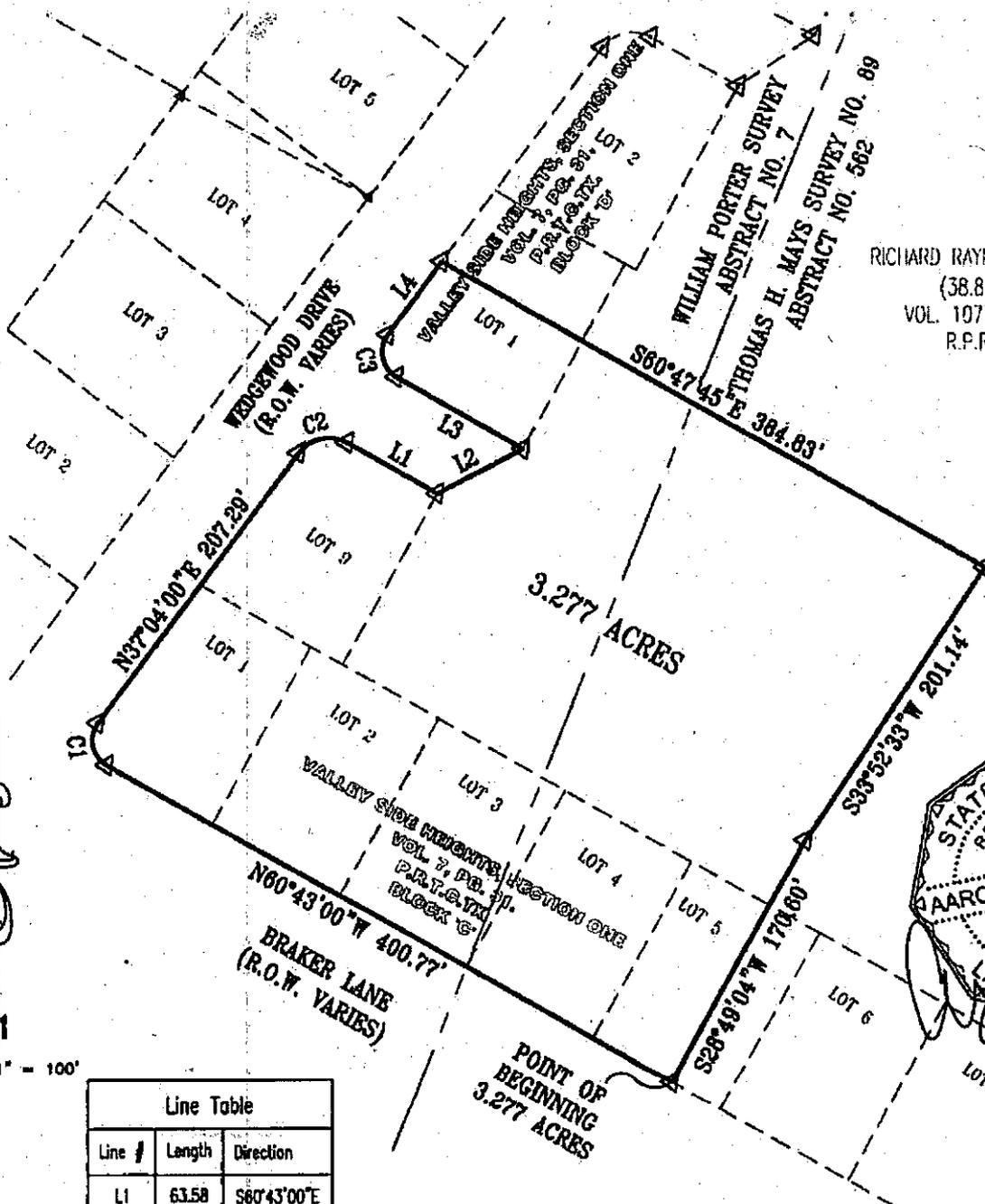
18OCT2017

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5501 West William Cannon
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BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY FIELD NOTES



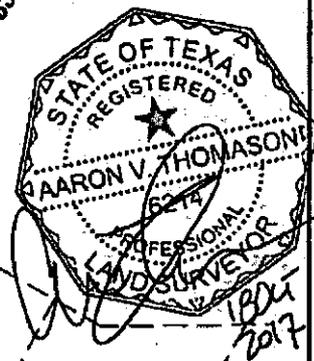
RICHARD RAYMOND PETERSON
(38.8 ACRES)
VOL. 10775, PG. 757
R.P.R.T.C.TX.



SCALE: 1" = 100'

Line Table		
Line #	Length	Direction
L1	63.58	S60°43'00"E
L2	59.96	N62°56'15"E
L3	90.00	N60°43'00"W
L4	56.23	N37°04'00"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	29.77	17.45	N11°48'27"W	26.29	19.98	97°44'16"
C2	32.95	22.92	N76°07'44"E	30.19	20.05	82°22'11"
C3	29.84	17.45	N11°44'07"W	26.33	20.07	97°58'39"



LEGEND

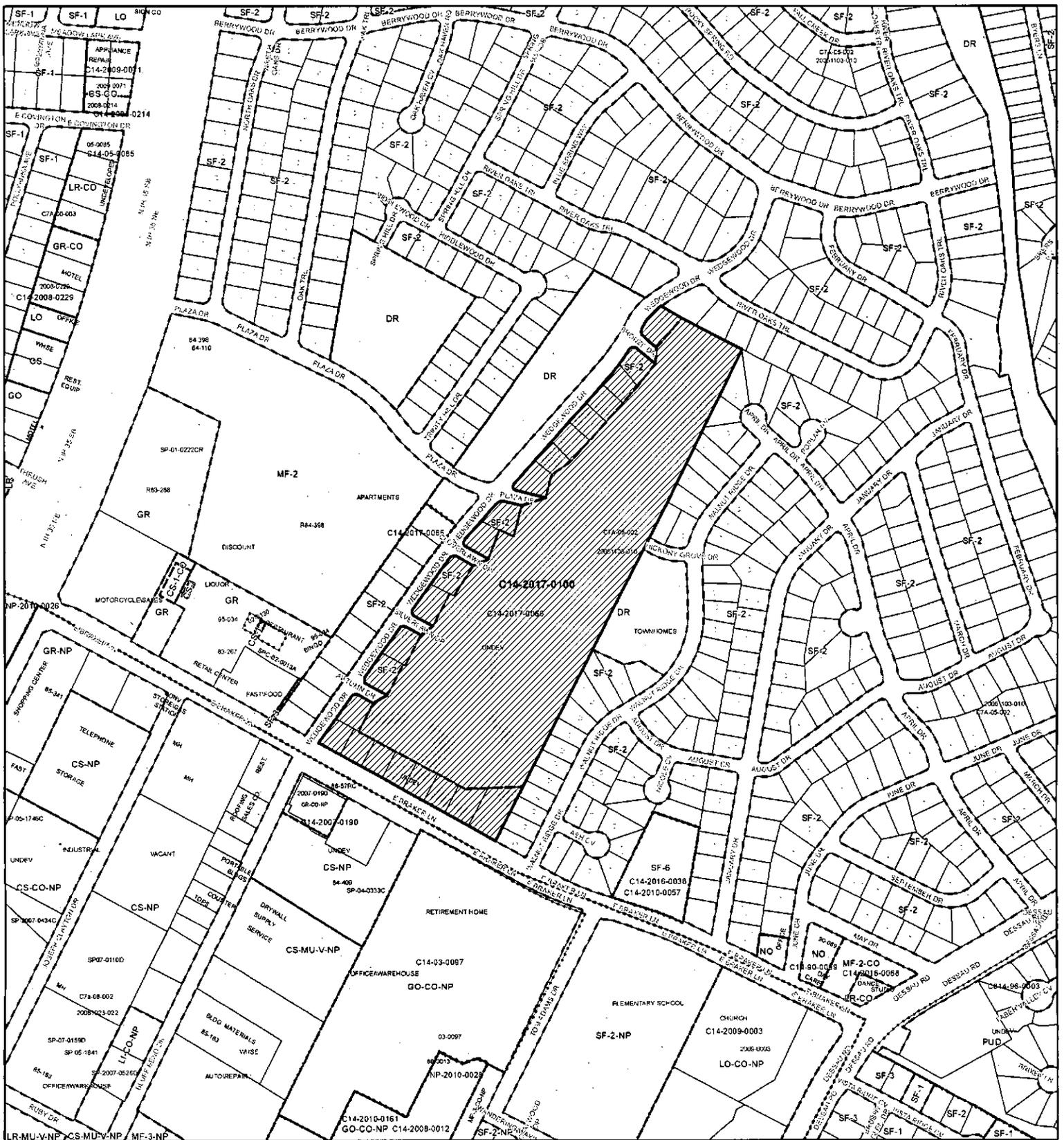
- △ CALCULATED POINT
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- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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



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 FIRM ID #73791 REG. # 10034900
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 1501 West William Cannon Acacia, Texas 78749
 Phone No. (512) 280-3160 Fax No. (512) 280-5165

PATH: -JAC2004LP\4923\SURVEY\FN - ZONING TRACT # 4 - 3.277 ACRES



ZONING

Exhibit C

Case#: C14-2017-0100

N
 Subject Tract
 Pending Case
 Zoning Boundary
 Railroads



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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1" = 500'