

**ORDINANCE NO. 20161110-052**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1308 EAST BRAKER LANE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) 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 single-family residence standard lot (SF-2) district to multifamily residence district low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2016-0068, on file at the Planning and Zoning Department, as follows:

0.919 acres (approximately 40,011 sq. ft.), being a portion of Lot 2, Braker Oaks Subdivision, a subdivision of record on Volume 64, Page 8 of the Plat Records of Travis County, Texas; said 0.919 acre tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1308 East Braker Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**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 not permitted uses for the Property:

Multifamily residential

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) district and other applicable requirements of the City Code.

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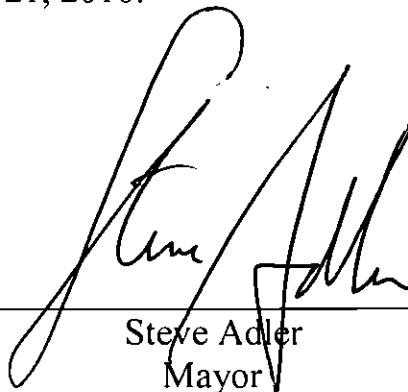
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 21, 2016.

**PASSED AND APPROVED**

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November 10, 2016

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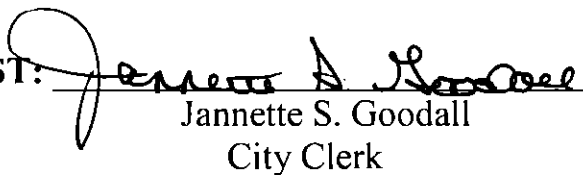
  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**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

**0.919 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.919 ACRES (APPROXIMATELY 40,011 SQ. FT.), BEING A PORTION OF LOT 2, BRAKER OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 64, PAGE 8 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.919 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a mag nail with "Chaparral" washer set at the intersection of the northwest right-of-way line of Cameron Road (right-of-way width varies) and the southwest right-of-way line of May Drive (60' right-of-way width) as shown on said Braker Oaks Subdivision, being also the easternmost corner of said Lot 2;

**THENCE** South 59°48'09" West with the northwest right-of-way line of Cameron and the southeast line of said Lot 2, a distance of 117.43 feet to a 5/8" rebar found for the easternmost corner of Lot 1, of said Braker Oaks Subdivision;

**THENCE** with the common line of said Lot 1 and said Lot 2, the following two courses and distances:

1. North 63°27'46" West, a distance of 141.83 feet to a 3/8" rebar found for the northernmost corner of said Lot 1;
2. South 26°32'14" West, a distance of 117.11 feet to a 1/2" rebar with "Chaparral" cap set in the northeast right-of-way line of Braker Lane (right-of-way width varies), being the southernmost corner of said Lot 2, being also the westernmost corner of said Lot 1;

**THENCE** North 63°30'23" West with the northeast right-of-way line of Braker Lane and the southwest line of said Lot 2, a distance of 106.57 feet to a 1/2" rebar with "RJ Surveying" cap found for the southernmost corner of a 0.5856 acre tract described in Document No. 2015158046 of the Official Public Records of Travis County, Texas, from which a mag nail found at the intersection of the northeast right-of-way line of Braker Lane and the east right-of-way line of June Drive (60' right-of-way width) as shown on said Braker Oaks Subdivision, being also the westernmost corner of said Lot 2, same being the westernmost corner of the said 0.5856 acre tract, bears North 63°30'23" West, a distance of 85.70 feet;

**THENCE** North 26°29'31" East crossing Lot 2 and with the southeast line of the said 0.5856 acre tract, a distance of 215.10 feet to a calculated point in the southwest right-


of-way line of May Drive, being in the northeast line of said Lot 2, being also the easternmost corner of the said 0.5856 acre tract, from which a 1/2" rebar found, bears North 26°29'31" East, a distance of 0.24 feet and an additional 1/2" rebar found in the southwest right-of-way line of May Drive, being in the northeast line of said Lot 2, same being the northeast line of the said 0.5856 acre tract, bears North 63°30'51" West, a distance of 132.38 feet;

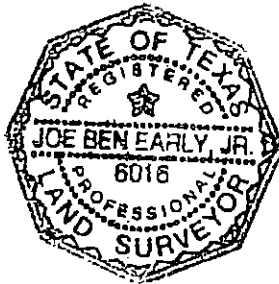
**THENCE** South 63°30'51" East with the southwest right-of-way line of May Drive and the northeast line of said Lot 2, a distance of 312.98 feet to the **POINT OF BEGINNING**, containing 0.919 acres of land, more or less.

Surveyed on the ground April 13, 2016.

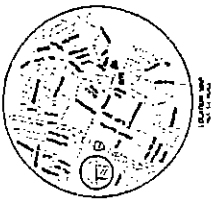
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 040-111-BASE

 5/24/16  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
TBPLS Firm No. 10124500



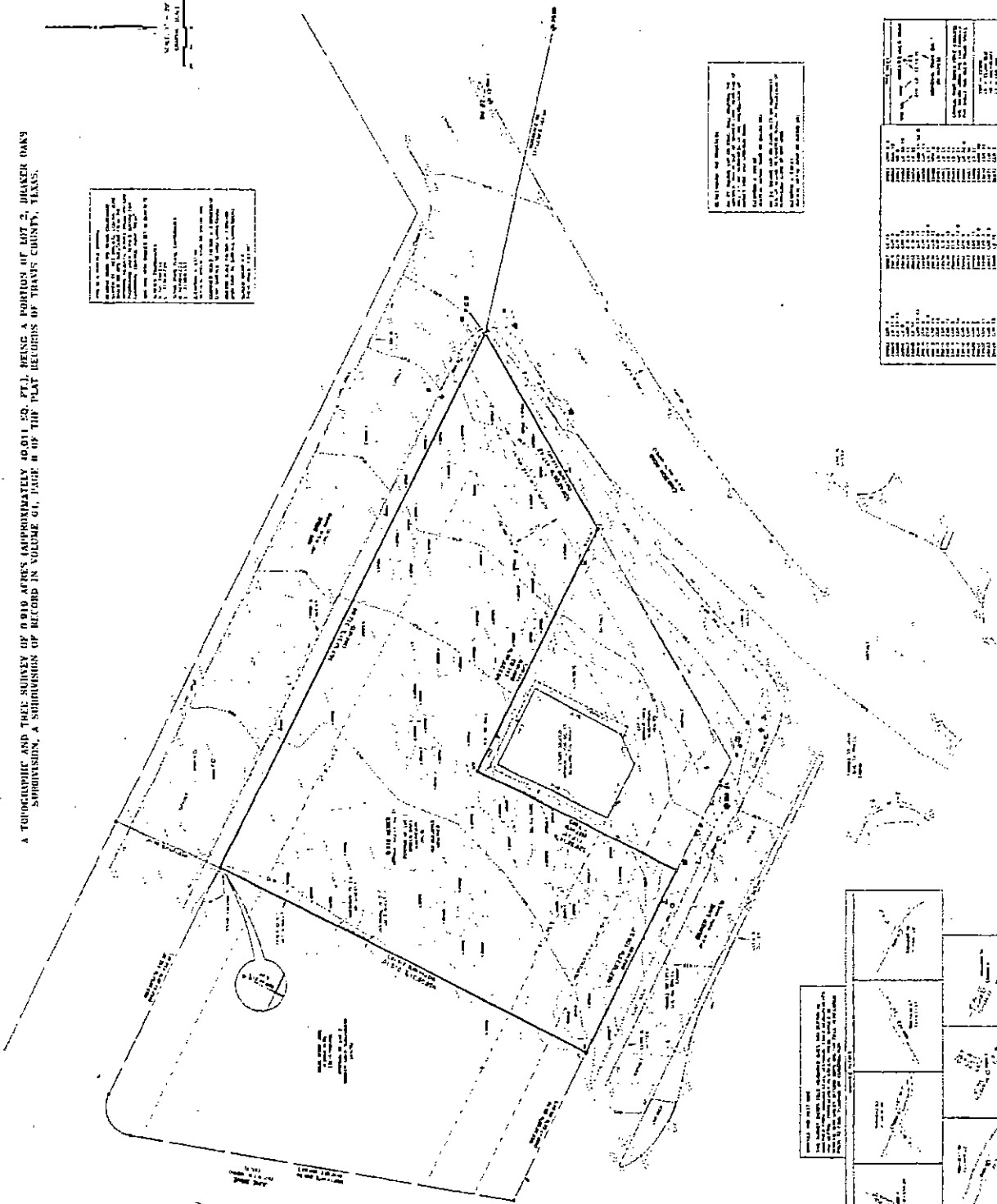
A TOPOGRAPHIC AND TREE SURVEY OF 0.010 ACRES (APPROXIMATELY 10,011 SQ. FT.), BEING A PORTION OF LOT 2, BRASER OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 61, PAGE 11 OF THE PLAT RECORDS OF THAVIS COUNTY, TEXAS.



Scale: 1" = 40'  
 0 10 20 30 40 Feet

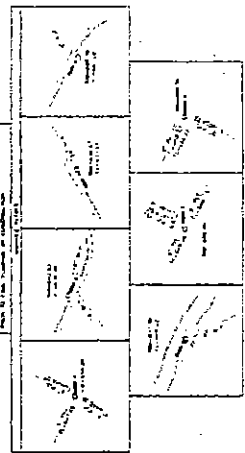
Surveyed by: [Name]  
 Date: [Date]  
 [Additional survey details and notes]

Symbol	Description
[Symbol]	1. 1/4" Scale Map of the Survey Area
[Symbol]	2. 1/4" Scale Map of the Survey Area
[Symbol]	3. 1/4" Scale Map of the Survey Area
[Symbol]	4. 1/4" Scale Map of the Survey Area
[Symbol]	5. 1/4" Scale Map of the Survey Area
[Symbol]	6. 1/4" Scale Map of the Survey Area
[Symbol]	7. 1/4" Scale Map of the Survey Area
[Symbol]	8. 1/4" Scale Map of the Survey Area
[Symbol]	9. 1/4" Scale Map of the Survey Area
[Symbol]	10. 1/4" Scale Map of the Survey Area
[Symbol]	11. 1/4" Scale Map of the Survey Area
[Symbol]	12. 1/4" Scale Map of the Survey Area
[Symbol]	13. 1/4" Scale Map of the Survey Area
[Symbol]	14. 1/4" Scale Map of the Survey Area
[Symbol]	15. 1/4" Scale Map of the Survey Area
[Symbol]	16. 1/4" Scale Map of the Survey Area
[Symbol]	17. 1/4" Scale Map of the Survey Area
[Symbol]	18. 1/4" Scale Map of the Survey Area
[Symbol]	19. 1/4" Scale Map of the Survey Area
[Symbol]	20. 1/4" Scale Map of the Survey Area



Surveyed by: [Name]  
 Date: [Date]  
 [Additional survey details and notes]

Tree	Species	Height	DBH	Location
1	Live Oak	12	10	NE Corner
2	Live Oak	15	12	SE Corner
3	Live Oak	18	14	SW Corner
4	Live Oak	20	16	NW Corner
5	Live Oak	22	18	Center
6	Live Oak	24	20	Center
7	Live Oak	26	22	Center
8	Live Oak	28	24	Center
9	Live Oak	30	26	Center
10	Live Oak	32	28	Center
11	Live Oak	34	30	Center
12	Live Oak	36	32	Center
13	Live Oak	38	34	Center
14	Live Oak	40	36	Center
15	Live Oak	42	38	Center
16	Live Oak	44	40	Center
17	Live Oak	46	42	Center
18	Live Oak	48	44	Center
19	Live Oak	50	46	Center
20	Live Oak	52	48	Center



Surveyed by: [Name]  
 Date: [Date]  
 [Additional survey details and notes]

Professional Land Surveyor  
 State of Texas  
 License No. [Number]

Chapman  
 Professional Land Surveyors, Inc.  
 Surveying and Mapping  
 1000 [Address]  
 [City, State, Zip]

