

ORDINANCE NO. 20061214-077

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 101-103 EAST BRAKER LANE FROM LIMITED OFFICE (LO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 limited office (LO) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-06-0120, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.403 acre tract of land, more or less, out of Lots 1 and 2, N.A. Giblin Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 101-103 East Braker Lane, in the City of Austin, Travis County, Texas, and 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:

1. The following uses are prohibited uses of the Property:

Service station	Food sales
Guidance services	Business or trade schools
Off-site accessory parking	Consumer convenience services
Restaurant (limited)	

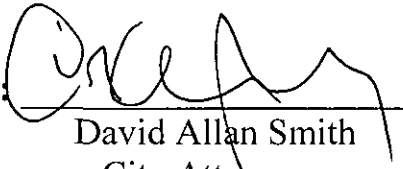
2. Vehicular access for ingress/egress shall be limited to one driveway cut on the Property.

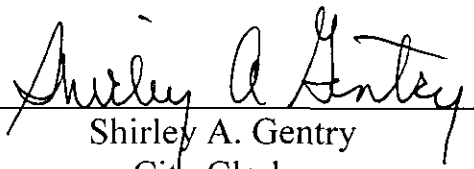
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 25, 2006.

PASSED AND APPROVED

December 14, 2006 §
§
§
Will Wynn
Mayor

APPROVED: 
David Allan Smith
City Attorney

ATTEST: 
Shirley A. Gentry
City Clerk

FIELD NOTES
FOR

0.403 ACRE

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, N.A. GIBLIN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK 16, PAGE 62 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron pin found at the common South corner of Lots 2 and 3 of said N.A. Giblin Subdivision for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of said Lots 1 and 2, N 64°03'15" W for a distance of 105.00 feet to a ½ inch capped iron pin set at the Southwest corner of said Lot 1, being in the East r.o.w. line of Georgian Drive for the Southwest corner hereof;

THENCE along the West line of said Lot 1, being along the East r.o.w. line of Georgian Drive, N 27°13'57" E for a distance of 166.06 feet to a ½ inch iron pin set at the Southwest corner of that certain 0.0383 acre tract conveyed for street purposes by Volume 10242, Page 840 of the Real Property Records of Travis County, Texas, being in the South r.o.w. line of Braker Lane for the Northwest corner hereof;

THENCE along the South r.o.w. line of Braker Lane, S 63°48'39" E for a distance of 49.85 feet to a capped iron pin found at the Southeast corner of said 0.0383 acre tract, being in the common line of said Lots 1 and 2;

THENCE continuing along the South r.o.w. line of Braker Lane, being along the common line of said Lots 1 and 2, N 27°10'56" E for a distance of 3.00 feet to a ½ inch capped iron pin set at the Southwest corner of that certain 0.0390 acre tract conveyed for street purposes by Volume 10800, Page 1170 of the Real Property Records of Travis County, Texas;

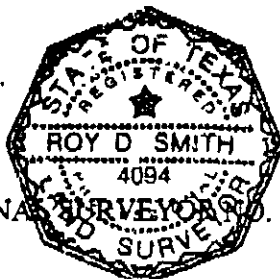
THENCE continuing along the South r.o.w. line of Braker Lane, S 63°48'39" E for a distance of 55.10 feet to an "X" set in concrete at the Southeast corner of said 0.0390 acre tract, being in the common line of said Lots 2 and 3 for the Northeast corner hereof;

THENCE along the common line of said Lots 2 and 3, S 27°13'06" W at a distance of 3.00 feet passing a p.k. nail found in concrete and continuing for a total distance of 168.62 feet to the PLACE OF BEGINNING and containing 0.403 acre of land, more or less.

SURVEYED BY:
Roy D. Smith Surveyors, P.C.

Roy D. Smith
ROY D. SMITH

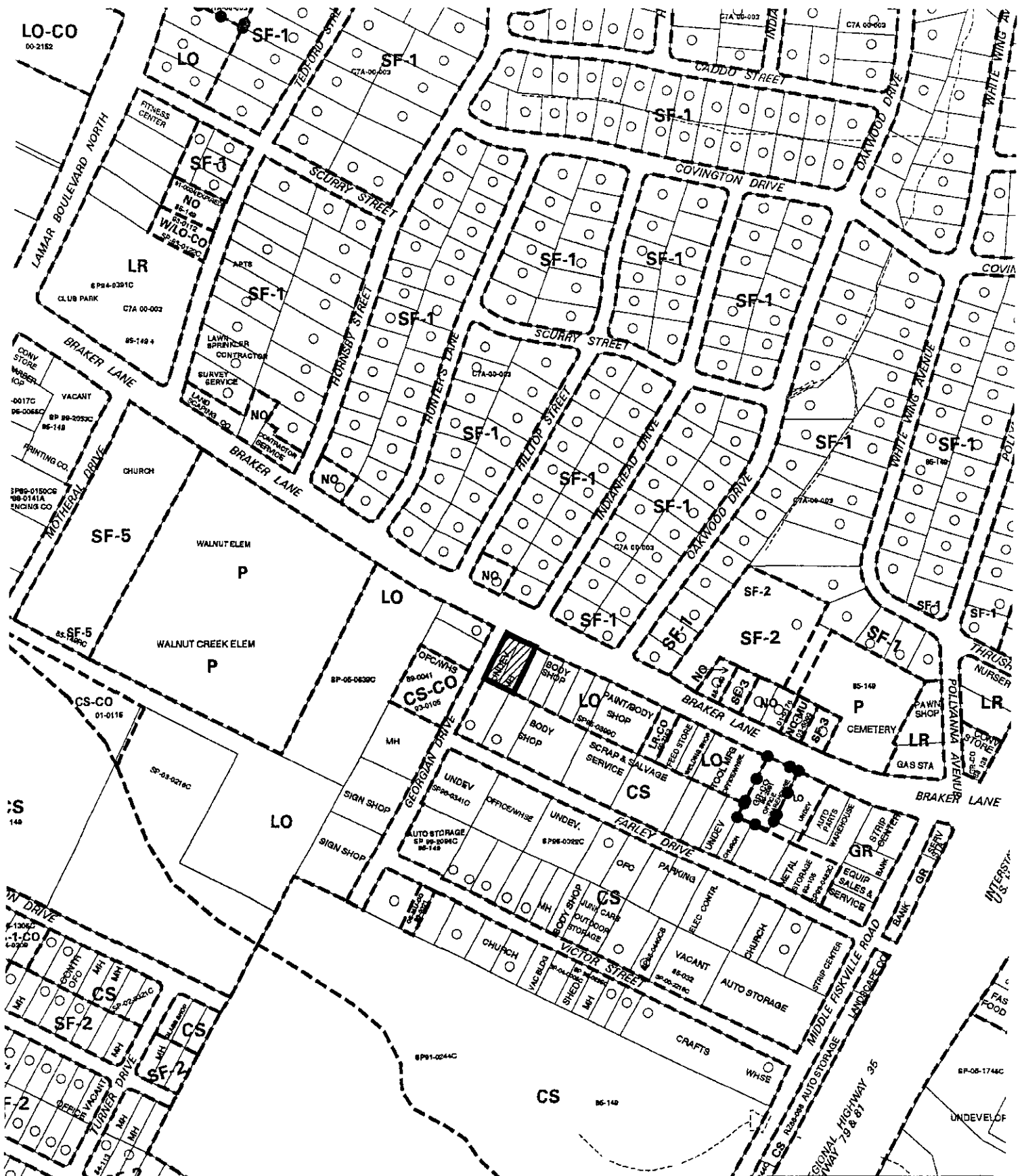
REGISTERED PROFESSIONAL SURVEYOR No. 4094
November 29, 2005



Martin - Lots 1 & 2

EXHIBIT A

Cooper - Dean | Subdivision



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER M31
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-06-0120 ADDRESS 101 & 103 BRAKER LANE SUBJECT AREA (acres): 0.398	DATE: 06-07 INTLS: SM	
	CASE MGR: J. ROUSSELIN			