ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 611 EAST BRAKER LANE IN THE NORTH LAMAR COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) 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 community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0114, on file at the Planning and Zoning Department, as follows:

A 0.7415 acre of land to be re-zoned out of the John Applegait Survey No. 58, Abstract No. 29, in Travis County, Texas, and being a portion of the remainder of that certain (1.74 acre) tract of land as conveyed to MP Braker, LP, by Special Warranty Deed recorded in Document No. 2000056544 of the Official Public Records of Travis County, Texas, same being a portion of Lot 6, Eddie Ludwig Subdivision, a recorded subdivision in Travis County, Texas, and being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 611 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 prohibited uses for the Property:

Commercial blood plasma center
Transitional housing
Drop-off recycling collection facility

Outdoor entertainment
Transportation terminal
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20100624-111 that established zoning for the North Lamar neighborhood plan combining district.

PART 5. This ordinance takes effect on ________________, 2018.

PASSED AND APPROVED

______________________________
Steve Adler
Mayor

APPROVED:__________________  ATTEST:__________________
Anne L. Morgan  Jannette S. Goodall
City Attorney  City Clerk
FIELD NOTE DESCRIPTION OF 0.7415 ACRE OF LAND TO BE RE-ZONED OUT OF THE JOHN
APPLEGAIT SURVEY NO. 58, ABSTRACT NO. 29, IN TRAVIS COUNTY, TEXAS, AND BEING A
PORTION OF THE REMAINDER OF THAT CERTAIN (1.74 ACRE) TRACT OF LAND AS CONVEYED
TO MP BRAKER, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2000056544
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF
LOT 8, EDDIE LUDWIG SUBDIVISION, AN UNRECORDED SUBDIVISION IN TRAVIS COUNTY, AND
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with a plastic cap imprinted "Baker-Acklen" found in the South right-of-way
line of East Braker Lane, same being a point in the East line of the remainder of that certain (1.74 acre)
tract of land as conveyed to MP Braker, LP by Special Warranty Deed recorded in Document No.
2000056544 of the Official Public Records of Travis County, Texas, also being a point in the West line of
Lot 1, C.L. Daniel, Jr. Subdivision, a subdivision in Travis County, Texas, according to the map or plat
thereof recorded in Volume 59, Page 87 of the Plat Records of Travis County, Texas and also being the
Southeast corner of that certain (640 square feet) tract of land as conveyed to the City of Austin by Street
Deed recorded in Document No. 2012130937 of the Official Public Records of Travis County, Texas, and
also being the Southwest corner of that certain (0.0398 acre) tract of land as conveyed to the City of
Austin by Street Deed recorded in Document No. 2009053897 of the Official Public Records of Travis
County, Texas and the Northeast corner and PLACE OF BEGINNING of the herein described tract;

THENCE leaving the South right-of-way line of East Braker Lane with the West line of Lot 1 and Lot 3,
C.L. Daniel, Jr. Subdivision and with the East line of said MP Braker, LP (1.74 acre remainder) tract, S 27
deg. 40'23" W 171.47 ft. to a calculated point for the Southeast corner of the herein described tract,
from which a 1/2" iron rod found in the North right-of-way line of Farley Drive at the Southwest corner of Lot
5, C.L. Daniels, Jr. Subdivision bears, S 27 deg. 40'23" W 189.99 ft.;

THENCE crossing through the interior of said MP Braker, LP (1.74 acre remainder) tract, N 64 deg.
25'42" W 189.92 ft. to a calculated point in the West line of said MP Braker, LP (1.74 acre remainder)
tract;

THENCE with the West line of said MP Braker, LP (1.74 acre remainder) tract, N 27 deg. 42'00" E 173.39
ft. to an iron rod found with an aluminum cap found in the South right-of-way line of East Braker Lane at
the Northwest corner of said MP Braker, LP (1.74 acre remainder) tract, same being the West corner of
said City of Austin (640 square feet) tract, also being the Southwest corner of that certain (0.1186 acre)
tract of land as conveyed to the City of Austin by General Warranty Deed Recorded in Volume 10264,
Page 45 of the Real Property Records of Travis County, Texas, and also being the Southeast corner of
that certain (0.0109 acre) tract of land as conveyed to Travis County by General Warranty Deed recorded
in Volume 10043, Page 203 of the Real Property Records of Travis County, Texas the Northwest corner of
the herein described tract;

0.7415 Acre
End of Page 1 of 2
THENCE re-crossing the interior of said MP Braker, LP (1.74 acre remainder) tract with the South line of said City of Austin (640 square feet) tract, and with the South right-of-way line of East Braker Lane, the following four courses:

1.) S 61 deg. 40'47" E 94.00 ft. to a ½" iron rod with a plastic cap imprinted "Dean Woodley" found at a point of curvature;
2.) Along a curve to the left with a radius of 308.50 ft. for an arc length of 15.04 ft. and which chord bears, S 63 deg. 31'34" E 15.04 ft. to a calculated point of tangency;
3.) S 64 deg. 11'17" E 9.99 ft. to a ½" iron rod with a plastic cap imprinted "Dean Woodley" found at a point of curvature;
4.) Along a curve to the left with a radius of 808.50 ft. for an arc length of 70.94 ft. and which chord bears, S 66 deg. 44'54"E 70.92 ft. to the PLACE OF BEGINNING and containing 0.7415 acre of land.

All bearings cited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

SURVEYED: JULY 29th, 2017

Holt Carson
Registered Professional Land Surveyor No. 5165
see accompanying map: C1014020
SKETCH TO ACCOMPANY DESCRIPTION OF
0.7415 ACRE OF LAND TO BE RE-ZONED OUT OF THE JOHN APPLEGAI SURVEY NO.58,
ABSTRACT NO.26, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN
TRACT OF LAND AS CONVEYED TO HP BRAKER, LP BY SPECIAL WARRANTY DEED RECORDED
IN DOCUMENT NO. 20000556414 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
LOCATED AT 611 EAST BRAKER LANE

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1984 FORTVIEW ROAD
AUSTIN, TX 78741