

**ORDINANCE NO. 20210610-109**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11300, 11302, 11304, 11306, 11308, 11310, 11400, 11402, 11404, 11406, AND 11408 WEDGEWOOD DRIVE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT ON TRACT 1 AND FROM SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-MU-V-CO) COMBINING 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 and single family residence small lot (SF-4A) district to multifamily residence low density (MF-2) district on Tract 1 and from single family residence small lot (SF-4A) district and community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay (GR-MU-V-CO) combining district on Tract 2 on the property described in Zoning Case No. C14-2021-0028, on file at the Housing and Planning Department, as follows:

**Tract 1:**

1.891 acres of land in the J.C. Harrelson Survey No. 78, Abstract No. 352, Travis County, Texas, being a portion of that certain called 38.128 acres of land described in Warranty Deed with Three Vendor's Lien to Big Opp Zone, LLC recorded in Document No. 2020033183, said 1.891 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

**Tract 2:**

1.503 acres of land in the J.C. Harrelson Survey No. 78, Abstract No. 352, Travis County, Texas, being a portion of that certain called 38.128 acres of land described in Warranty Deed with Three Vendor's Lien to Big Opp Zone, LLC recorded in Document No. 2020033183, said 1.503 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 11300, 11302, 11304, 11306, 11308, 11310, 11400, 11402, 11404, 11406, and 11408 Wedgewood Drive 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  
Pawn shop services

Bail bond services  
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 community commercial (GR) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on June 21, 2021.

**PASSED AND APPROVED**

June 10, 2021

§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk



### FIELD NOTES DESCRIPTION

DESCRIPTION OF 1.891 ACRES OF LAND IN THE J.C. HARRELSON SURVEY NO. 78, ABSTRACT NO. 352, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 38.128 ACRES OF LAND DESCRIBED IN THE WARRANTY DEED WITH THREE VENDOR'S LIEN TO BIG OPP ZONE, LLC OF RECORD IN DOCUMENT NO. 2020033183, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.891 ACRES, ALSO BEING A PORTION OF LOT 6 AND ALL OF LOTS 7, 8, 9, 10 AND 11, BLOCK "A", VALLEY SIDE HEIGHTS, SEC. 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.891 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½-inch iron rod found in the intersecting west right-of-way line of Wedgewood Drive, a 60-foot right-of-way as shown on said Valley Side Heights, Sec. 1 and the south right-of-way line of Plaza Drive, a 50-foot right-of-way as shown on said Valley Side Heights, Sec. 1, at a point-of-tangency in the east line of said Lot 11, Block "A", Valley Side Heights, Sec. 1, for the **POINT OF BEGINNING** of the tract described herein,

**THENCE**, crossing the said 38.128 acre tract, with the west right-of-way line of said Wedgewood Drive, with the east lines of said Lots 6, 7, 8, 9, 10 and 11, Block "A", Valley Side Heights, Sec. 1, with the east line of the tract described herein, the following three (3) courses and distances:

1. S 42°17'43" W, a distance of 21.47 feet to a ½-inch iron rod found at a point-of-curvature in the west line of said Lot 11, Block "A", Valley Side Heights, Sec. 1,
2. with the arc of a curve to the left, having a radius of 3,337.72 feet, an arc distance of 368.98 feet, and a chord which bears S 38°51'28" W, a distance of 368.79 feet to a ½-inch iron rod found at a point-of-tangency in the west line of said Lot 8, Block "A", Valley Side Heights, Sec. 1, and
3. S 35°41'02" W, at a distance of 141.44 feet passing a ½-inch iron rod found at the common east corner of said Lot 7 and Lot 6, Block "A", Valley Side Heights, Sec. 1, and continuing for a total distance of 223.20 feet to a calculated point in the east line of said Lot 6, Block "A", Valley Side Heights, Sec. 1, for the southeast corner of the tract described herein, from which a ½-inch iron rod found in the west right-of-way line of said Wedgewood Drive, at the southeast corner of said Lot 6, Block "A", Valley Side Heights, Sec. 1, same being the northeast corner of Lot 5, Block "A", said Valley Side Heights, Sec. 1, bears S 35°41'02" W, a distance of 18.37 feet;

**THENCE** N 54°39'57" W, leaving the west right-of-way line of said Wedgewood Drive, continuing across the said 38.128 acre tract, crossing said Lot 6, Block "A", Valley Side Heights, Sec. 1, with the south line of the tract described herein, a distance of 130.10 feet to a calculated point in the west line of the said 38.128 acre tract, in the west line of said Lot 6, Block "A", Valley Side Heights, Sec. 1, and in the east line of Lot 1, Braker Lane Center, Section Three, a subdivision according to the plat or map of record in Volume 85, Pages 168D and 169A, Plat Records of Travis County, Texas, for the southwest corner of the tract described herein, from which a ½-inch iron rod found in the west line of the said 38.128 acre tract and the east line of said Lot 1, Braker Lane Center, Section Three, at the common west corner of said Lots 5 and 6, Block "A", Valley Side Heights, Sec. 1, bears S 35°42'40" E, a distance of 17.58 feet;

**THENCE** N 35°42'40" E, with the west line of the said 38.128 acre tract, with the west lines of said Lots 6, 7, 8, 9, 10 and 11, Block "A", Valley Side Heights, Sec. 1, with the east line of said Lot 1, Braker Lane Center, Section Three, with the west line of the tract described herein, passing at a distance of 82.42 feet a ½-inch iron rod found at the common west corner of said Lots 6 and 7, Block "A", Valley Side Heights, Sec. 1, and continuing for a total distance of 597.46 feet to ½-inch iron rod found at the southeast corner of a certain called 0.832 of one acre tract designated as Plaza Drive and described in the deed to Travis County, Texas, of record in Volume 2766, Page 503, Deed Records of Travis County, Texas, same being an angle point in the west line of the said 38.128 acre tract, at the northeast corner of said Lot 1, Braker Lane Center, Section Three, for an angle point in the west line of the tract described herein;

**THENCE** N 35°31'34" E, continuing with the west line of the said 38.128 acre tract and the west line of said Lot 11, Block "A", Valley Side Heights, Sec. 1, with the east line of the said 0.832 acre tract, continuing with the west line of the tract described herein, a distance of 5.07 feet to a calculated point in the south right-of-way line of said Plaza Drive, Valley Side Heights, Sec. 1, at the northwest corner of said Lot 11, Block "A", Valley Side Heights, Sec. 1, for the northwest corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "CAPITOL SURVEYING" found at an angle point in the north right-of-way line of said Plaza Drive, at an angle point in the west line of the said 38.128 acre tract,

at the southeast corner of Lot 17, Block A, North Oaks, Section 3 Phase 1, a subdivision according to the plat or map of record in Volume 22, Page 35, Plat Records of Travis County, Texas, and at the northeast corner of the said 0.832 acre tract, bears N 35°31'34" E, a distance of 54.94 feet;

**THENCE**, crossing the said 38.128 acre tract, with the south right-of-way line of said Plaza Drive, with the north line of said Lot 11, Block "A", Valley Side Heights, Sec. 1, with the north line of the tract described herein, the following three (3) courses and distances:

1. S 54°28'26" E, a distance of 7.09 feet to a calculated point-of-curvature,
2. with the arc of a curve to the left, having a radius of 361.36 feet, an arc distance of 131.93 feet, and a chord which bears S 64°45'52" E, a distance of 131.20 feet to a ½-inch iron rod found at a point of reverse curvature, and
3. with the arc of a curve to the right, having a radius of 12.19 feet, an arc distance of 25.21 feet, and a chord which bears S 16°42'47" E, a distance of 20.95 feet to the **POINT OF BEGINNING** and containing 1.891 acres of land, more or less.

**BEARING BASIS:** Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of November and December, 2020 and February, 2021.

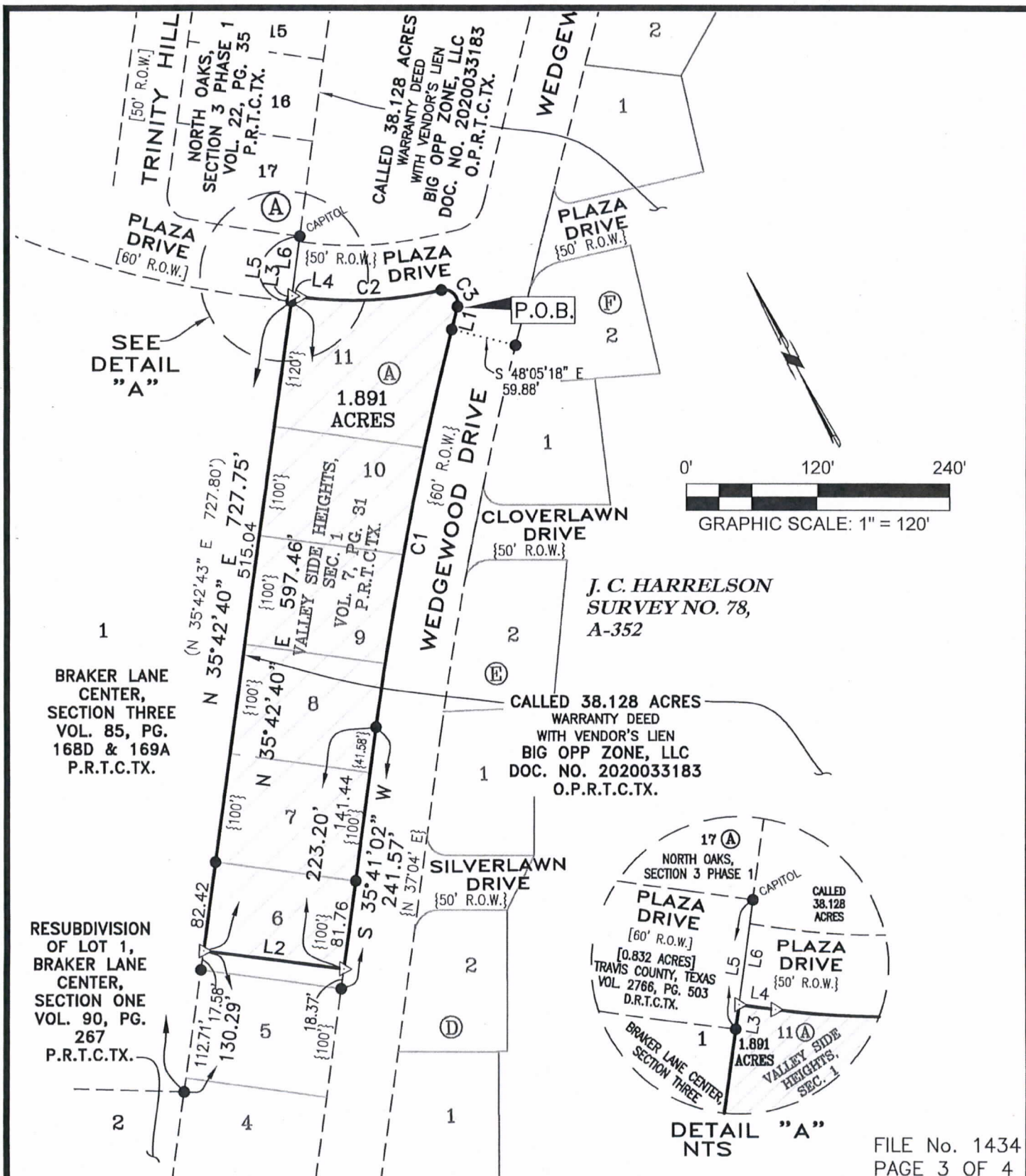
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 3<sup>rd</sup> day of March 2021 A.D.

LANDDEV CONSULTING, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

  
Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas







# LAND DEV

CONSULTING, LLC  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
OFFICE: 512.872.6696  
TBPLS FIRM NO. 10194101

## SURVEY SKETCH to Accompany Description:

1.891 ACRES OUT OF THE  
THE J.C. HARRELSON SURVEY NO. 78, A-352  
TRAVIS COUNTY, TEXAS

### CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	3,337.72' {3,337.72'}	368.98' {368.94'}	S 38°51'28" W	368.79'
C2	361.36' {361.36'}	131.93' {132.02'}	S 64°45'52" E {S 63°24' E}	131.20' {131.29'}
C3	12.19' {12.19'}	25.21' {24.95'}	S 16°42'47" E {N 15°14' W}	20.95' {20.82'}

### LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 42°17'43" W {N 43°24' E}	21.47' {21.5'}
L2	N 54°39'57" W	130.10'
L3	N 35°31'34" E (N 35°27'52" E)	5.07' (5.04')
L4	S 54°28'26" E {S 52°56' E}	7.09' {7.09'}
L5	N 35°31'34" E (N 35°27'52" E)	60.01' (60.04')
L6	N 35°31'34" E (N 35°27'52" E)	54.94'

### LEGEND

●	1/2" IRON ROD FOUND
●	CAPITOL 1/2" IRON ROD W/ A PLASTIC CAP STAMPED "CAPITOL SURVEYING" FOUND
△	CALCULATED POINT
{ }	RECORD INFORMATION PER VOL. 7, PG. 31, P.R.T.C.TX.
( )	RECORD INFORMATION PER DOC. NO. 2020033183, O.P.R.T.C.TX.
[ ]	ADJOINER INFORMATION
P.O.B.	POINT OF BEGINNING
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
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
R.O.W.	RIGHT-OF-WAY

### NOTES:

- SURVEYOR MAKES NO EXPRESSED OR IMPLIED WARRANTIES AS TO THE FEE OWNERSHIP OF THE PROPERTY.
- BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999127400.

FILE No. 1434

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# LAND DEV

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### FIELD NOTES DESCRIPTION

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**BEGINNING** at a ½-inch iron rod with a 1.5 inch aluminum cap stamped "CUNNINGHAM ALLEN" found in the north right-of-way line of East Braker Lane, a variable width right-of-way, in the west line of Lot 1, Block "A", said Valley Side Heights, Sec. 1, at the southwest corner of the said 38.128 acre tract, same being the northwest corner of that certain called 0.0298 acre tract of land described in the Judgement in Absence of Objections to Travis County, Texas, of record in Volume 10908, Page 171, Real Property Records of Travis County, Texas, at the southeast corner of Lot 3, Resubdivision of Lot 1, Braker Lane Center, Section One, a subdivision according to the plat or map of record in Volume 90, Page 267, Plat Records of Travis County, Texas, for the southwest corner and **POINT OF BEGINNING** of the tract described herein, from which a ½-inch iron rod found in the north right-of-way line of Braker Lane, at the southwest corner of said Lot 3, Resubdivision of Lot 1, Braker Lane Center, Section One, same being the southerly southeast corner of Lot 2, said Resubdivision of Lot 1, Braker Lane Center, Section One bears N 61°21'24" W, a distance of 257.97 feet;

**THENCE** N 35°40'08" E, leaving the north right-of-way line of East Braker Lane, with the west line of the said 38.128 acre tract, with the west line of said Lots 1, 2, 3 and 4, Block "A", Valley Side Heights, Sec. 1, with the east line of Lots 3 and 2, said Resubdivision of Lot 1, Braker Lane Center, Section One, with the west line of the tract described herein, a distance of 380.56 feet to ½-inch iron rod found at an angle point in the west line of the said 38.128 acre tract, at the northeast corner of said Lot 2, Resubdivision of Lot 1, Braker Lane Center, Section One, same being the southeast corner of Lot 1, Braker Lane Center, Section Three, a subdivision according to the plat or map of record in Volume 85, Pages 168D and 169A, Plat Records of Travis County, Texas, for an angle point in the west line of the tract described herein;

**THENCE** N 35°42'40" E, continuing with the west line of the said 38.128 acre tract, continuing with the west line of said Block A, Valley Side Heights, Sec. 1, with the east line of said Lot 1, Braker Lane Center, Section Three, continuing with the west line of the tract described herein, at a distance of 112.71 feet passing a ½-inch iron rod found at the common west corner of said Lots 5 and 6, Block "A", Valley Side Heights, Sec. 1, and continuing for a total distance of 130.29 feet to a calculated point in the west line of said Lot 6, Block "A", Valley Side Heights, Sec. 1, for the northwest corner of the tract described herein, from which a ½-inch iron rod found at the northwest corner of said Lot 6, Block "A", Valley Side Heights, Sec. 1, same being the southwest corner of Lot 7, Block "A", said Valley Side Heights, Sec. 1, bears N 35°42'40" E, a distance of 82.42 feet;

**THENCE** S 54°39'57" E, leaving the east line of said Lot 1, Braker Lane Center, Section Three, crossing the said 38.128 acre tract, crossing said Lot 6, Block "A", Valley Side Heights, Sec. 1, with the north line of the tract described herein, a distance of 130.10 feet to a calculated point in the west right-of-way line of Wedgewood Drive, a 60-foot right-of-way as shown on said Valley Side Heights, Sec. 1, same being the east line of said Lot 6, Block "A", Valley Side Heights, Sec. 1, for the northeast corner of the tract described herein, from which a ½-inch iron rod found in the west right-of-way line of said Wedgewood Drive, at the common east corner of said Lots 6 and 7, Block "A", Valley Side Heights, Sec. 1, bears N 35°40'53" E, a distance of 81.76 feet;

**THENCE**, continuing across the said 38.128 acre tract, with the west right-of-way line of said Wedgewood Drive, with the east lines of said Lots 6, 5, 4, 3, 2 and 1, Block "A", Valley Side Heights, Sec. 1, with the east line of the tract described herein, the following two (2) courses and distances:

1. S 35°40'53" W, at a distance of 18.37 feet passing a ½-inch iron rod found at the common east corner of said Lots 6 and 5, Block "A", Valley Side Heights, Sec. 1, and continuing for a total distance of 485.40 feet to a ½-inch iron rod found at a point-of-curvature in the east line of said Lot 1, Block "A", Valley Side Heights, Sec. 1, and

2. with the arc of a curve to the right, having a radius of 22.92 feet, an arc distance of 11.90 feet, and a chord which bears S 49°52'14" W, a distance of 10.80 feet to a calculated point in the intersecting west right-of-way line of said Wedgewood Drive and the north right-of-way line of said East Braker Lane, in the south line of the said 38.128 acre tract, at the east corner of the said 0.0298 acre tract, for the southeast corner of the tract described herein;

**THENCE** N 61°22'26" W, with the north right-of-way line of said East Braker Lane and the south line of the said 38.128 acre tract; crossing said Lot 1, Block "A", Valley Side Heights, Sec. 1, with the north line of the said 0.0298 acre tract, with the south line of the tract described herein, a distance of 128.41 feet to the **POINT OF BEGINNING** and containing 1.503 acres of land, more or less.

**BEARING BASIS:** Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of November and December, 2020 and February, 2021.

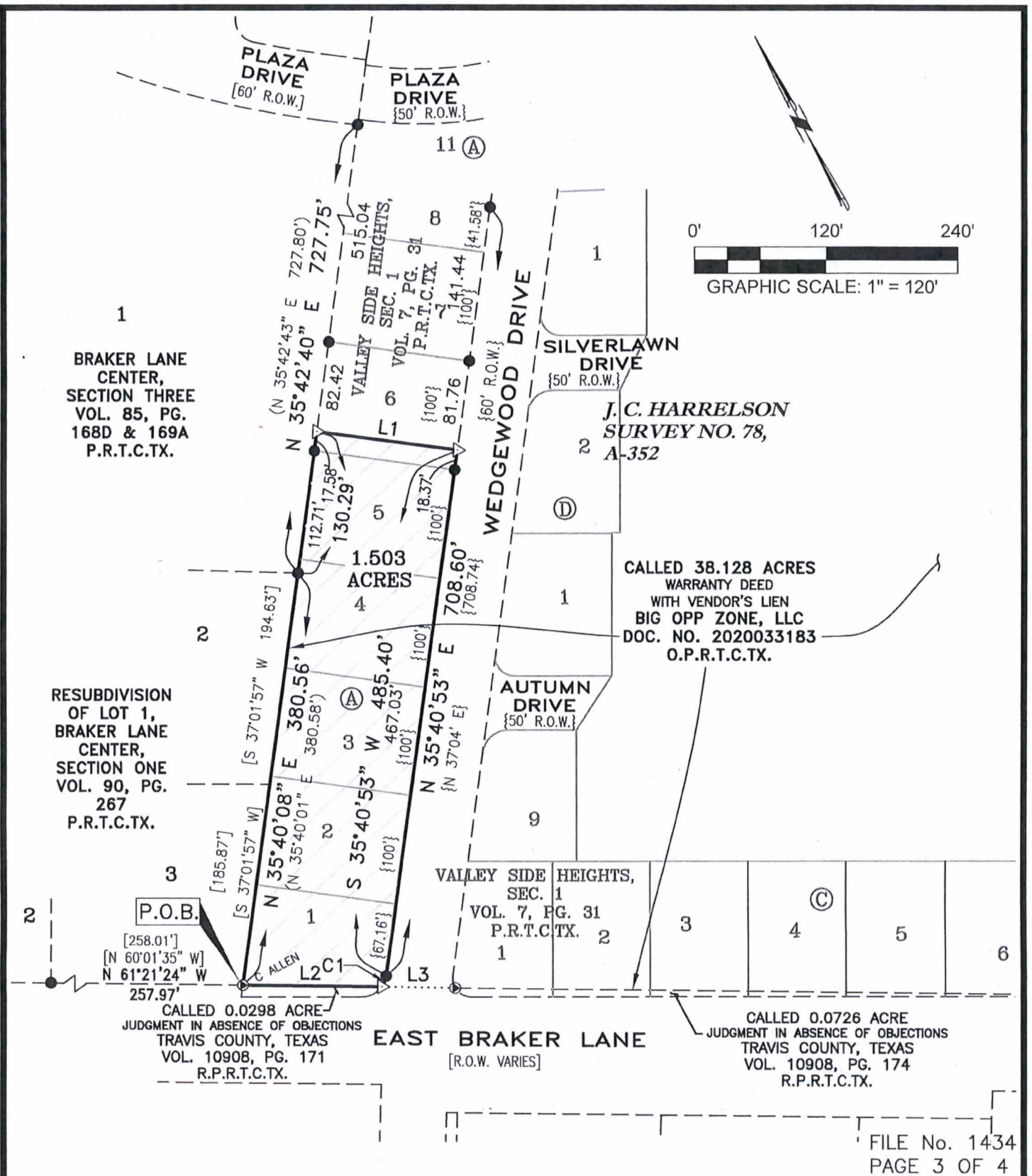
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 3<sup>rd</sup> day of March 2021 A.D.

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5508 Highway 290 West, Suite 150  
Austin, Texas 78735

  
Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas







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CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	22.92' {22.92'}	11.90'	S 49°52'14" W	10.80'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 54°39'57" E (S 52°56' E)	130.10' (130')
L2	N 61°22'26" W [S 61°25'40" E]	128.41' [128.41']
L3	S 61°06'22" E	66.83'

#### LEGEND

●	1/2" IRON ROD FOUND
⊙ C ALLEN	IRON ROD W/ 1.5" ALUMINUM CAP STAMPED "CUNNINGHAM ALLEN" FOUND
⊙	IRON ROD W/ ILLEGIBLE 1.5" ALUMINUM CAP FOUND
△	CALCULATED POINT
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