

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1206 WEST SLAUGHTER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2007-0059, on file at the Neighborhood Planning and Zoning Department, more fully described as follows:

All that certain tract located in Travis County, Texas, as described on Exhibit "A" attached and incorporated for all purposes;

locally known as 1206 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified on the 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 site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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

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PART 3. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

_____, 2007

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§

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

"EXHIBIT A"

C14-2007-0059

A FIELD NOTE DESCRIPTION OF A PORTION OF LOT 5, BLOCK G, WESTWOOD HEIGHTS, SECTION 1, AS RECORDED IN VOLUME 10, PAGE 95, SAME BEING THE PORTION OF LOT 5, AS CONVEYED TO HESTER E. BARFIELD, JR. IN VOLUME 3911, PAGE 2311 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID PORTION OF LOT 5 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING at a 1/2" rebar found, said point being the northwest corner of a save & except portion of the aforementioned Lot 5, as described in Volume 12880, Page 835 of the Real Property Records of Travis County, Texas (hereinafter the "South save & except tract"), same being the current North r-o-w of Slaughter Lane West, same being the southeast corner of a called 0.466 acre tract of land as conveyed to Chester W. and Alice Anderson in Volume 9111, Page 478 of the Deed Records of Travis County, Texas, same being the southwest corner of the aforementioned Lot 5, for the southwest corner hereof;

THENCE, N 00° 02' 00" E (Bearing Basis for this survey), along the East line of the aforementioned Anderson tract, same being the West line of the aforementioned Lot 5, for a distance of **175.32 feet** to a 1/2" rebar found, said point being in the South line of Lot 4, Block B, Texas Oaks, recorded in Volume 80, Page 212 of the Plat Records of Travis County, Texas, same being the northeast corner of the said Anderson tract, the northwest corner of the said Lot 5, and the northwest corner hereof;

THENCE, S 87° 17' 42" E, along the South line of the aforementioned Lot 4, Block B, and passing the southerly common corner of Lots 4 & 5, Block B, of the said Texas Oaks subdivision, same being the North line of the aforementioned Lot 5, Westwood Heights, for a distance of **128.16 feet** to a 1/2" rebar found, said point being the northwest corner of a save & except portion of the said Lot 5, as recorded in Volume 2269, Page 302 of the Deed Records of Travis County, Texas (hereinafter the "East save & except tract"), for the northeast corner hereof;

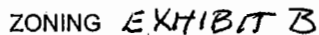
THENCE, S 02° 41' 34" W, through the interior of the aforementioned Lot 5, Westwood Heights, same being the West line of the aforementioned along the aforementioned East save & except tract, for a distance of **175.13 feet** to a 1/2" rebar found, said point being in the aforementioned current North r-o-w of Slaughter Lane West, same being northeast corner of the aforementioned South save & except tract, for the southeast corner hereof;

THENCE, N 87° 17' 41" W, along the aforementioned current North r-o-w of Slaughter Lane West, same being the South line of the aforementioned Lot 5, for a distance of **120.03 feet**, to the **PLACE OF BEGINNING**, more or less.


VICTOR M. GARZA R.P.L.S. NO. 4740
B & G SURVEYING, INC.
1404 W. NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
(512) 458 - 6969
B0714006

7/24/06
DATE





Subject Tract



Zoning Boundary



Pending Cases

$$1'' = 400'$$

CASE#: C14-2007-0059
ADDRESS: 1206 W SLAUGHTER LANE
SUBJECT AREA: 0.46 ACRES
GRID: E14
MANAGER: W. WALSH



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.