

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 5701 WEST SLAUGHTER LANE FROM  
3 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)  
4 COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL  
5 OVERLAY (GR-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from community commercial-conditional overlay (GR-CO)  
11 combining district to community commercial-conditional overlay (GR-CO) combining  
12 district on the property described in Zoning Case No. C14-2009-0014, on file at the  
13 Neighborhood Planning and Zoning Department, as follows:  
14

15 A 23.0294 acre tract of land, more or less, out of the Samuel Hamilton Survey No.  
16 16, the tract of land being more particularly described by metes and bounds in  
17 Exhibit "A" incorporated into this ordinance (the "Property"),  
18

19 locally known as 5701 West Slaughter Lane, in the City of Austin, Travis County, Texas,  
20 and generally identified in the map attached as Exhibit "B".  
21

22 PART 2. The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:  
24

25 A. The maximum height of a building or structure is 40 feet above ground level.  
26

27 B. The following uses of the Property are prohibited uses:  
28

29 Automotive sales  
30 Automotive washing (of any type)  
31 Service station  
32 Drop-off recycling collection facility  
33

Automotive rentals  
Automotive repair services  
Pawn shop services  
34  
35  
36

1 C. The following uses are prohibited uses for a single occupant of any lease space  
2 over 52,500 square feet:

3  
4 Bed & breakfast residential (Group 1)

5 Arts & craft studio (limited)

6 Business support services

7 Communications services

8 Exterminating services

9 Funeral services

10 General retail sales (general)

11 Indoor entertainment

12 Off-site accessory parking

13 Outdoor sports and recreation

14 Personal services

15 Plant nursery

16 Restaurant (limited)

17 Theater

18 Club or lodge

19 Communication service facilities

20 Community recreation (public)

21 Cultural services

22 Day care services (general)

23 Group home, Class I (general)

24 Guidance services

25 Hospital services (general)

26 Private primary educational facilities

27 Public primary educational facilities

28 Religious assembly

29 Safety services

30 Urban farm

Bed & breakfast residential (Group 2)

Business or trade school

Commercial off-street parking

Consumer convenience services

Financial services

General retail sales (convenience)

Hotel-motel

Indoor sports and recreation

Outdoor entertainment

Personal improvement services

Pet services

Restaurant (general)

Special use historic

Custom manufacturing

College and university facilities

Community recreation (private)

Counseling services

Day care services (commercial)

Day care services (limited)

Group home, Class I (limited)

Hospital services (limited)

Local utility services

Private secondary education facilities

Public secondary education facilities

Residential treatment

Telecommunication tower

Medical offices (exceeding 5000 sq.ft.  
of gross floor area)

31  
32  
33  
34 D. Food sales use is a prohibited use for a single occupant of any lease space over  
35 105,000 square feet

36  
37 E. Service station use is prohibited as an accessory use to a commercial use.  
38

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2009.

\_\_\_\_\_, 2009

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

EXHIBIT "107"

23.0294 Acres  
Tract 107  
Page 1

EXHIBIT A

Samuel Hamilton Survey No. 16  
August 14, 1996  
96519.10

STATE OF TEXAS           §  
                                  §  
COUNTY OF TRAVIS       §

FIELDNOTE DESCRIPTION of a 23.0294 acre tract of land out of the Samuel Hamilton Survey No. 16, Travis County, Texas, being a portion of that certain 538.5087 acre tract of land conveyed to Circle C Land Corp. by deed recorded in Volume 11620, Page 1126 of the Deed Records of Travis County, Texas; said 23.0294 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/4" iron rod found for a point of tangency in the southerly right of way line of Slaughter Lane (120.00 feet wide right-of-way) as described in deed recorded in Volume 9457, Page 80 of the Deed Records of Travis County, Texas, and also being an "ell" corner in the northwesterly line of that 285.4585 acre tract of land conveyed to the City of Austin by deed recorded in Volume 9495, Page 281 of the Deed Records of Travis County, Texas;

THENCE, N76°31'41"E, with the southerly right of way line of Slaughter Lane, a distance of 250.02 feet to a 1/2" iron rod set for the point of curvature of a curve to the right;

THENCE, northeasterly, continuing with the southerly right-of-way line of Slaughter Lane, along said curve to the right having a radius of 2440.00 feet and a central angle of 24°14'06" (chord bears N88°38'47"E, 1024.39 feet) for an arc distance of 1032.07 feet to a point of compound curvature at the intersection with the westerly right-of-way line of State Highway Loop 1 (Mo-Pac) from which a found highway right-of-way monument bears S58°26'34"W, 0.36 feet;

THENCE, southeasterly with the westerly right-of-way line of State Highway Loop 1 (Mo-Pac), along a curve to the right having a radius of 50.00 feet and a central angle of 110°01'25" (chord bears S24°18'39"E, 81.93 feet) for an arc distance of 96.01' to a point of tangency;

THENCE, S30°42'03"W, continuing with the westerly right-of-way line of State Highway Loop 1 (Mo-Pac, variable width right-of-way) at 0.07 feet passing a found highway right-of-way monument for a total distance of 175.66 feet to a highway right-of-way monument found for an angle point;

THENCE, S21°06'22"W, continuing with the westerly right-of-way line of State Highway Loop 1 (Mo-Pac), a distance of 606.18 feet to a highway right-of-way monument found for an angle point;

THENCE, S27°48'51"W, continuing with the westerly right of way line of State Highway Loop 1 (Mo-Pac) a distance of 284.70 feet to a 1/2" iron rod set at the intersection with the aforesaid northwesterly line of that 285.4585 acre tract, from which a found 1/2" iron rod bears S27°48'51"W, 215.94 feet;

THENCE, with the northwesterly line of said 285.4585 acre tract, being the southerly line of the said 538.5087 acre tract, the following four (4) courses:

- 1) N82°20'26"W, a distance of 40.62 feet to a 1/2" iron rod found for an angle point;
- 2) N66°57'25"W, a distance of 922.12 feet to a 1/2" iron rod found at an "ell" corner;

23.0294 Acres  
Tract 107  
Page 2

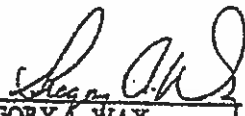
Samuel Hamilton Survey No. 16  
August 14, 1996  
96519.10

- 3) N09°51'57"E, a distance of 261.72 feet to a 1/2" iron rod found for an angle point;
- 4) N00°35'38"E, a distance of 328.44 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 23.0294 acres of land area.

That I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 14<sup>th</sup> day of August, 1996.



  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 - State of Texas

