

ORDINANCE NO. 20110113-058

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1807 WEST SLAUGHTER LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-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 community commercial (GR) district to limited industrial service-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2010-0190, on file at the Planning and Development Review Department, as follows:

A 0.260 acre (11,246 sq. ft.) tract of land, more or less, out of Lot 2, Plaza at Slaughter Creek Section One Subdivision, 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 1807 West Slaughter 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:

The following uses are prohibited uses of the Property:

Basic industry	Campground
Equipment repair services	Equipment sales
Exterminating services	General warehousing & distribution
Monument retail sales	Recycling center
Resource extraction	Scrap & salvage
Vehicle storage	

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

PART 3. This ordinance takes effect on January 24, 2011.

PASSED AND APPROVED

January 13, 2011

§
§
§ _____
Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
Acting City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

C14-2010-0190

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

EXHIBIT A

REZONING

FIELD NOTE DESCRIPTION OF 11,246 SQUARE FEET OF LAND, BEING A PORTION OF LOT 2, PLAZA AT SLAUGHTER CREEK, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86 PAGES 103A-103B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found in the East right-of-way line of Manchaca Road for the Southwest corner of Lot 2, Plaza At Slaughter Creek, Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Pages 103A-103B of the Plat Records of Travis County, Texas;

THENCE leaving the East right-of-way line of Manchaca Road with the South line of said Lot 2, S 74 deg. 00' 46" E 149.54 ft. to a point in the North line of Lot 1-A, Block A, Resubdivision of Lot 1, Block A, AAA Facilities Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200200053 of the Official Public Records of Travis County, Texas;

THENCE entering the interior of said Lot 2, N 16 deg. 59' 40" E 100.74 ft. to a point for the Southwest corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE continuing across the interior of said Lot 2 with the West line of this tract, N 16 deg. 59' 40" E 39.81 ft. to a point for the Northwest corner of this tract;

THENCE continuing across the interior of said Lot 2 with the North line of this tract, the following five (5) courses;

- 1) S 73 deg. 00' 20" E 42.00 ft.;
- 2) S 16 deg. 59' 40" W 5.50 ft.;
- 3) S 73 deg. 00' 20" E 120.70 ft.;
- 4) S 16 deg. 59' 40" W 6.30 ft.;
- 5) S 73 deg. 00' 20" E 89.20 ft. to a point on a building wall line for the Northeast corner of this tract;

Page 2 of 2

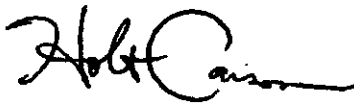
REZONING 11,246 SQUARE FEET

THENCE continuing across the interior of said Lot 2 with a building wall line and the East line of this tract, S 16 deg. 59' 40" W 28.20 ft. to a point for the Southeast corner of this tract;

THENCE continuing across the interior of said Lot 2 with a building wall line for the South line of this tract, the following seven (7) courses;

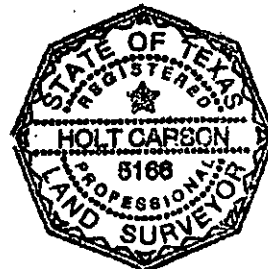
- 1) N 73 deg. 00' 20" W 39.90 ft.;
- 2) S 16 deg. 59' 40" W 6.00 ft.;
- 3) N 73 deg. 00' 20" W 40.25 ft.;
- 4) S 16 deg. 59' 40" W 18.88 ft.;
- 5) N 73 deg. 00' 20" W 99.94 ft.;
- 6) N 11 deg. 46' 32" W 28.60 ft.;
- 7) N 73 deg. 00' 20" W 58.04 ft. to the **PLACE OF BEGINNING**, containing 11,246 square feet of land.

PREPARED: October 28, 2010



Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying sketch: C 865094

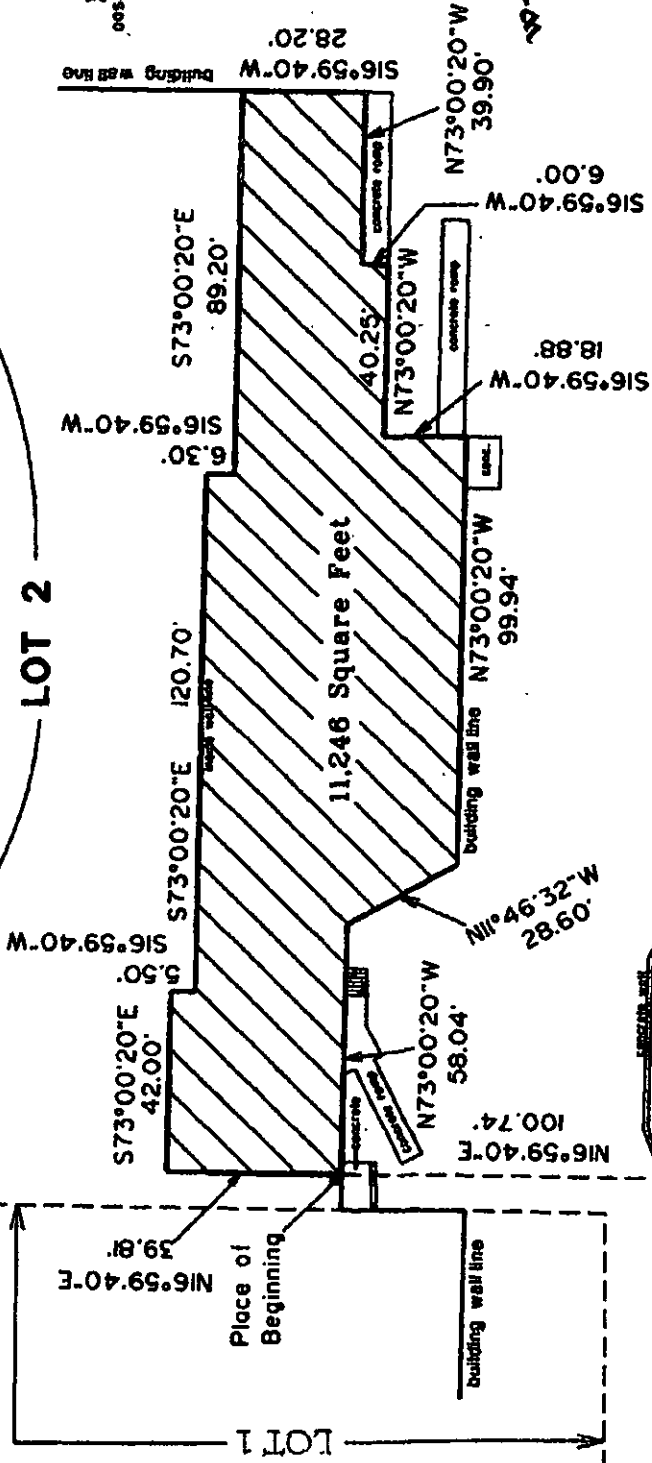
references:

TCAD Parcel No. 04 3021 05 02
City of Austin Grid: E14

SCALE: 1" = 40'

PLAZA AT SLAUGHTER CREEK
SECTION ONE
Volume 86 Pages 103A-103B

LOT 2



Southwest corner of Lot 2
1/2" iron rod found

S74°00'46"E
149.54'

Point of Reference

N74°00'46"W
Bearing Basis
679.13'

Lot 1-A Block A
Resubdivision of Lot 1, Block A
AAA Facilities Subdivision
Doc. 200200053

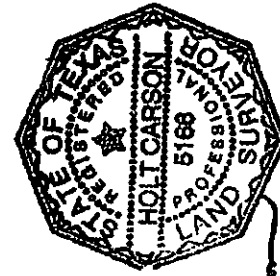
SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF

11,246 SQUARE FEET, BEING A PORTION OF LOT 2.
PLAZA AT SLAUGHTER CREEK, SECTION ONE,
A SUBDIVISION INTRAVIS COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 86 PAGES 103A-103B OF THE PLAT RECORDS
OF TRAVIS COUNTY, TEXAS.

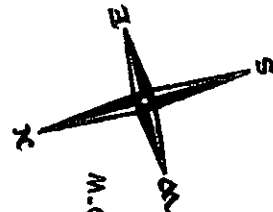
PREPARED: October 28, 2010

BY:

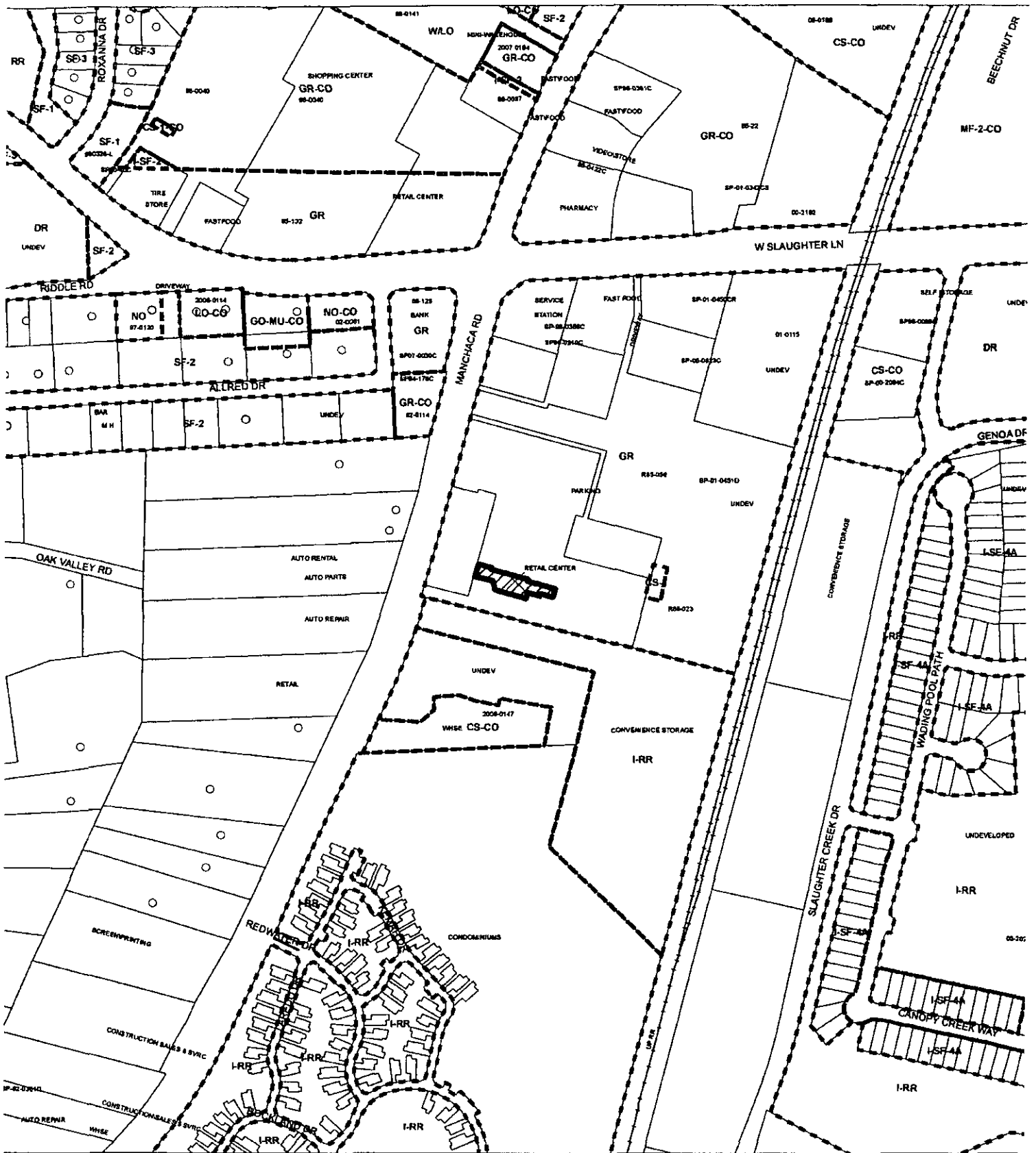
Holt Carson
Registered Professional Land Surveyor No. 5166



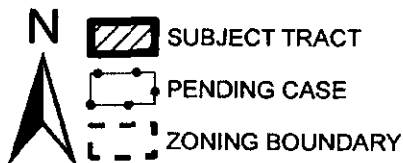
Lot 1A Resubdivision of Lot 1, Block A Market at Slaughter
S17°04'41"W 225.46'
N17°03'14"E 134.67'
capped rod found Northeast corner of Lot 2
Doc. 200800348
1/2" iron rod found easterly Northeast corner of Lot 2



C 865094



ZONING EXHIBIT B



ZONING CASE#: C14-2010-0190
 LOCATION: 1807 W SLAUGHTER LN
 SUBJECT AREA: 0.260 AC.
 GRID: E14
 MANAGER: W. RHOADES



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.