

**ORDINANCE NO. 20110623-128**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 615 WEST SLAUGHTER LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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-conditional overlay (GR-CO) combining district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2011-0042, on file at the Planning and Development Review Department, as follows:

A 2,151 square feet tract of land, more or less, out of Lot 3, Block C, Slaughter/South First Section Six Subdivision, in 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 615 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:

Commercial off-street parking	Exterminating services
Guidance services	Residential treatment

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district, and other applicable requirements of the City Code.

**PASSED AND APPROVED**

30: 30: 30:

Lee Leffingwell  
Mayor

ED:   
Karen M. Kennard

**ATTEST:**

Shirley A. Gentry  
City Clerk

**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**

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

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EXHIBIT A

REZONING

FIELD NOTE DESCRIPTION OF 2,151 SQUARE FEET OF LAND, BEING A PORTION OF LOT 3, BLOCK C, SLAUGHTER/SOUTH FIRST SECTION SIX, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT No. 200200048 OF THE OFFICIAL PUBLIC 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 Northwest right-of-way line of South First Street for an Easterly angle corner of Lot 3, Block C, Slaughter/South First Section Six, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200200048 of the Official Public Records of Travis County, Texas, and for the South corner of Lot 1, Slaughter/South First Section Three, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 102 Page 261 of the Plat Records of Travis County, Texas;

THENCE with the Northwest right-of-way line of South First Street and with the Southeast line of said Lot 3, Block C, Slaughter/South First Section Six, S 43 deg. 23' 30" W 156.35 ft. to a ½" iron rod found for a point of curvature in the Northwest right-of-way line of South First Street;

THENCE leaving the Northwest right-of-way line of South First Street and entering the interior of said Lot 3, Block C, Slaughter/South First Section Six, N 79 deg. 54' 32" W 87.57 ft. to a point for the East corner and **PLACE OF BEGINNING** of the herein described portion to be rezoned;

THENCE continuing across the interior of said Lot 3 with the Southeast line of this tract, S 43 deg. 36' W 66.20 ft. to a point for the South corner of this portion to be rezoned;

THENCE continuing across the interior of said Lot 3 with the Southwest line of this tract, N 46 deg. 24' W 32.50 ft. to a point for the West corner of this portion to be rezoned;


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REZONING TRACT – 2,151 SQUARE FEET

THENCE continuing across the interior of said Lot 3 with the Northwest line of this tract, N 43 deg. 36' E 66.20 ft. to a point for the North corner of this portion to be rezoned;

THENCE continuing across the interior of said Lot 3 with the Northeast line of this tract, S 46 deg. 24' E 32.50 ft. to the **PLACE OF BEGINNING**, containing 2,151 square feet of land.

**PREPARED:** April 9, 2011



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying sketch: C 825088

**REFERENCES:**

TCAD Parcel No. 04 3013 04 05

City of Austin Grid: F14



SCALE 1" = 60'

LOT 3  
BLOCK C  
SLAUGHTER / SOUTH FIRST  
SECTION SIX  
Document No. 200200048

LOT 2

Legend

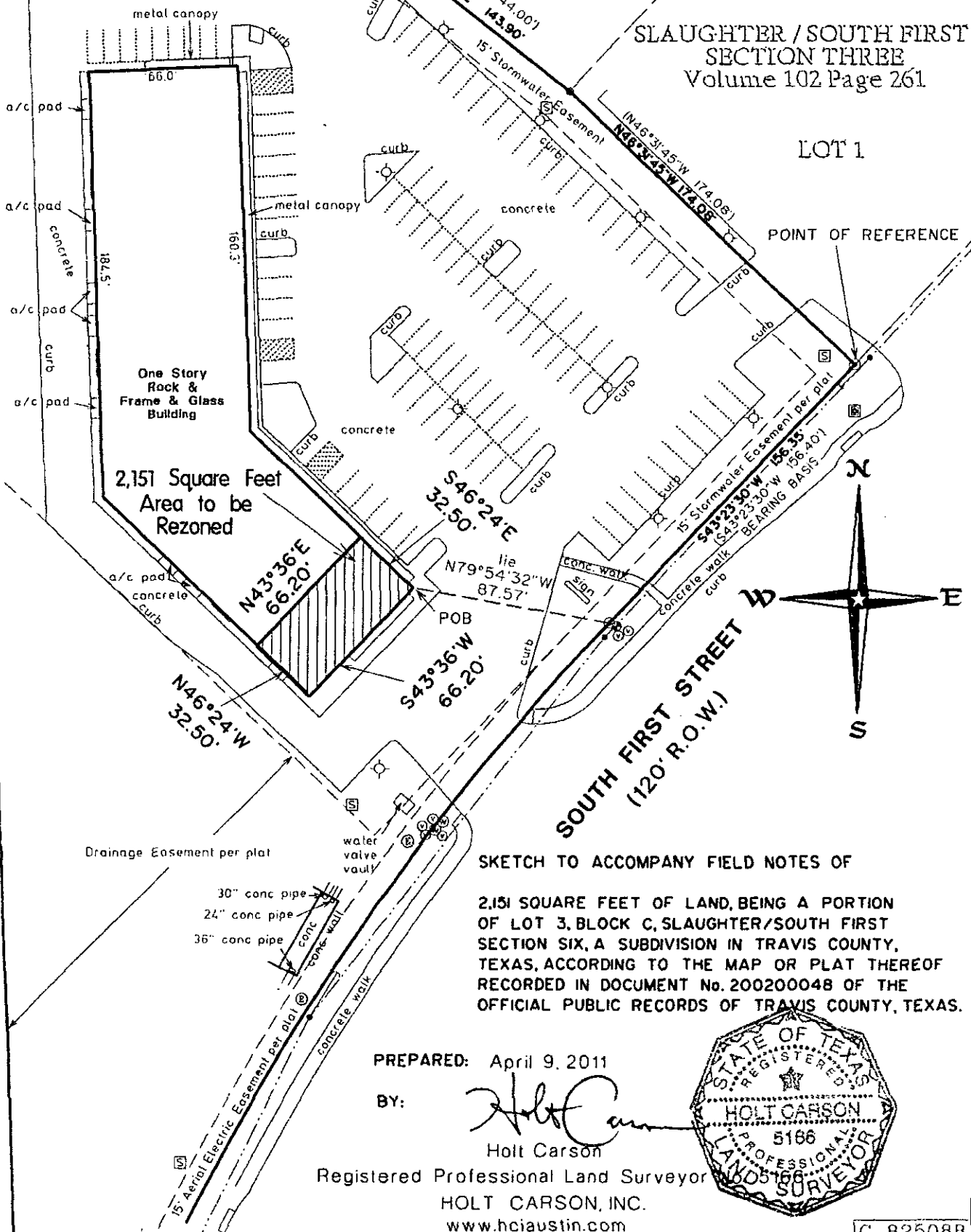
© 1/2" Iron Rod Found  
(Record Bearing and Distance)  
POB = Place of Beginning

SLAUGHTER / SOUTH FIRST  
SECTION THREE  
Volume 102 Page 261

LOT 1

POINT OF REFERENCE

West line of LOT 3



SKETCH TO ACCOMPANY FIELD NOTES OF

2,151 SQUARE FEET OF LAND, BEING A PORTION  
OF LOT 3, BLOCK C, SLAUGHTER/SOUTH FIRST  
SECTION SIX, A SUBDIVISION IN TRAVIS COUNTY,  
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN DOCUMENT No. 200200048 OF THE  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PREPARED: April 9, 2011

BY:

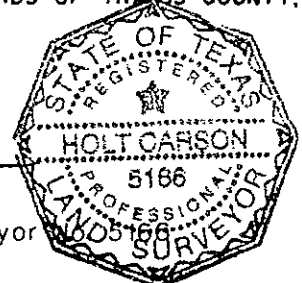
*Holt Carson*

Holt Carson

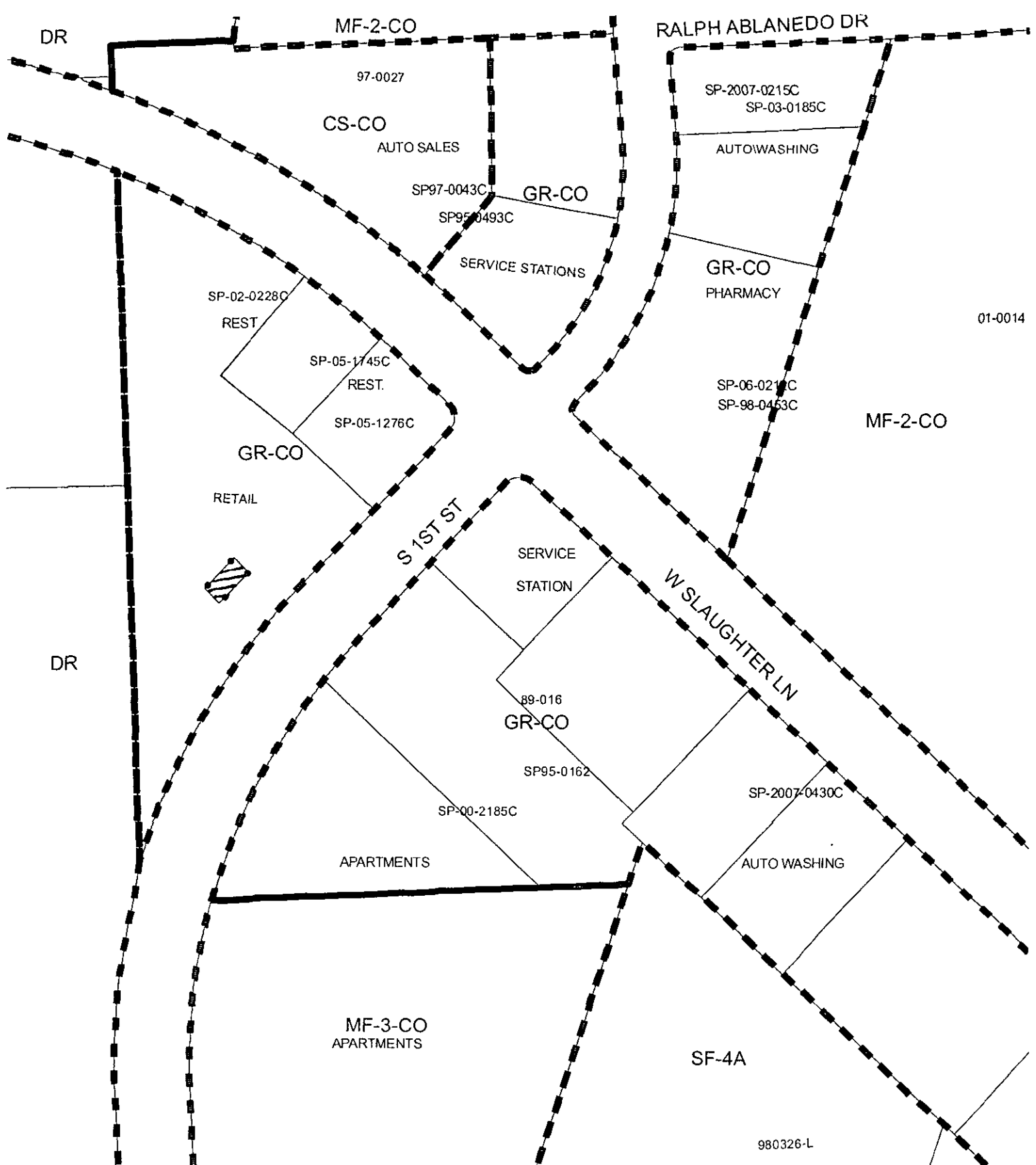
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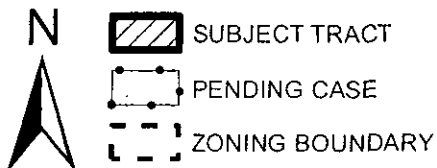


C 825088



# **ZONING EXHIBIT B**

ZONING CASE#: C14-2011-0042  
 LOCATION: 615 W SLAUGHTER LN  
 SUBJECT AREA: 0.04 ACRES  
 GRID: F19  
 MANAGER: WENDY 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.