

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 707 WEST SLAUGHTER LANE FROM**
3 **DEVELOPMENT RESERVE (DR) DISTRICT TO GENERAL OFFICE-MIXED**
4 **USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from development reserve (DR) district to general office-mixed
10 use-conditional overlay (GO-MU-CO) combining district on the property described in
11 Zoning Case No. C14-2011-0071, on file at the Planning and Development Review
12 Department, as follows:

13
14 A 3.946 acre tract of land, more or less, out of the S.F. Slaughter League in Travis
15 County, the tract of land being more particularly described by metes and bounds in
16 Exhibit "A" incorporated into this ordinance (the "Property"),

17
18 locally known as 707 West Slaughter Lane, in the City of Austin, Travis County, Texas,
19 and generally identified in the map attached as Exhibit "B".

20
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:

23
24 A site plan or building permit for the Property may not be approved, released,
25 or issued, if the completed development or uses of the Property, considered
26 cumulatively with all existing or previously authorized development and uses,
27 generate traffic that exceeds 2,000 trips per day.

28
29 Except as otherwise specifically restricted under this ordinance, the Property may be
30 developed and used in accordance with the regulations established for the general office
31 (GO) base district, the mixed use combining district, and other applicable requirements of
32 the City Code.

1
2 **PART 3.** This ordinance takes effect on _____, 2011.
3
4

5 **PASSED AND APPROVED**
6

7
8
9 _____, 2011

§
§
§

10 _____
11 Lee Leffingwell
12 Mayor
13

14 **APPROVED:** _____

15 Karen M. Kennard
16 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

EXHIBIT A

DESCRIPTION OF 3.946 ACRES, MORE OR LESS, OF LAND AREA IN THE S.F. SLAUGHTER LEAGUE IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 15 ACRE TRACT OF LAND CONVEYED IN A DEED DATED MARCH 8, 1971, FROM NEDDIE VANCE CHILDRESS, TO DONALD L. WEST, AS RECORDED IN VOLUME 4022, PAGE 1703, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS DESCRIBED IN A DEED DATED NOVEMBER 19, 1963, FROM LEA ALLEN SEARIGHT, ET UX, TO VETERANS LAND BOARD OF THE STATE OF TEXAS, AS RECORDED IN VOLUME 2689, PAGE 410, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

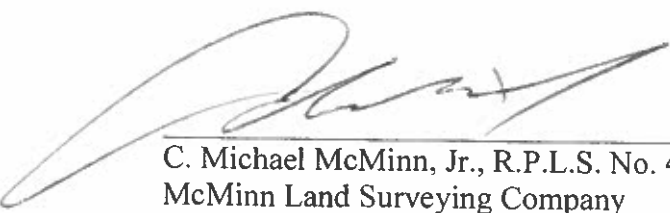
BEGINNING at a 5/8" iron rod found at the intersection of the south line of Slaughter Lane West, and the east line of the aforementioned West Tract (4022/1703), for the southeast corner of that 0.6771 acre portion of the West Tract (4022/1703), described as Parcel No. 54B in a deed dated June 7, 1989, from Donald L. West, et ux, to Travis County, also being the northwest corner of Lot 3, Block "C", Slaughter / South First, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200200048, Official Public Records of Travis County, Texas, and being the northeast corner of the herein described tract of land;

THENCE leaving the PLACE OF BEGINNING, said Slaughter Lane West, and the aforementioned Travis County Tract (Parcel No. 54B), with the common line of the West Tract (4022/1703) and the aforementioned Lot 3, S 02°22'15"E 487.65 feet to a 60d nail found in a 5/8" iron pipe found for the northeast corner of that portion described first of the West Tract (4022/1703), conveyed in a deed dated June 24, 2010 from Donald L. West, et ux, to Gruene Commercial Properties, LTD, as recorded in Document No. 2010090841, Official Public Records of Travis County, Texas, same being the southeast corner of the herein described tract of land;

THENCE leaving Lot 3 and crossing the West Tract (4022/1703), with the line of the aforementioned Gruene Commercial Properties, LTD first tract, S 87°40'00"W 315.65 feet to a 60d nail found in a 1/2" iron pipe found in the east line of that portion described second of the West Tract (4022/1701), conveyed in the aforementioned deed from Donald L. West, et ux, to Gruene Commercial Properties, LTD, same being the southwest corner of the herein described tract of land;

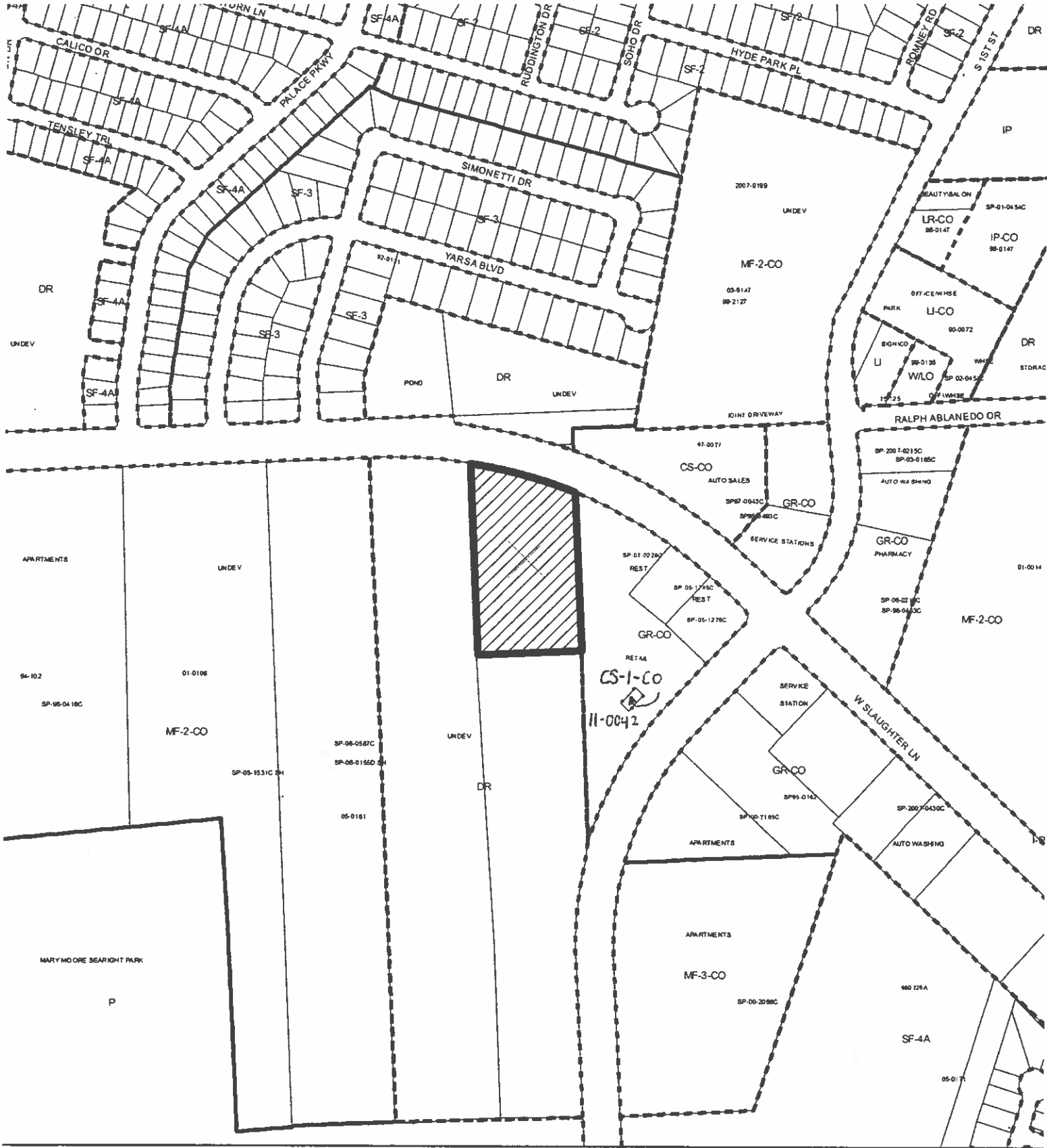
THENCE leaving the Gruene Commercial Properties, LTD first tract, with the common line of the West Tract (4022/1703) and the Gruene Commercial Properties, LTD second tract, N 02°22'38"W (Bearing Basis) 587.99 feet to a 1/2" iron rod found at the intersection of the south line of Slaughter Lane West, and the west line of the West Tract (4022/1703), for the southwest corner of the aforementioned Travis County Parcel No. 54B, same being the southeast corner of that 0.2318 acre portion of the West Tract (4022/1701), described as Parcel No. 54A in the aforementioned deed to Travis County, and being the northwest corner of the herein described tract of land;

THENCE leaving the Gruene Commercial Properties, LTD second tract and crossing the West Tract (4022/1703), with the south line of Slaughter Lane West, same being the south line of the Travis County Parcel No. 54B, with a right breaking curve having a radius length of 1440.00 feet, an arc length of 332.07 feet and a chord which bears S 74° 42' 15"E 331.33 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 3.946 acres, more or less, of land area as described from record information and measurements made on the ground on June 7, 2011, by McMinn Land Surveying Company of Austin, Texas.



C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
4008 Greenmountain Lane
Austin, Texas 78759
(512) 343-1970

DATE : June 7, 2011
SURVEY : S.F. Slaughter League
COUNTY : Travis, Texas
J.O. No. : 060111
OND0601



ZONING EXHIBIT B

ZONING CASE#: C14-2011-0071
 LOCATION: 707 W SLAUGHTER LN
 SUBJECT AREA: 3.946 ACRES
 GRID: F14
 MANAGER: WENDY RHOADES



- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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.