

**ORDINANCE NO. 20111208-117**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 715 WEST SLAUGHTER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO MULTI-FAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-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 development reserve (DR) district to multi-family residence medium density-conditional overlay (MF-3-CO) on the property described in Zoning Case No. C14-2011-0081, on file at the Planning and Development Review Department, as follows:

A 24.116 acre tract of land, more or less, out of the S.F. Slaughter Survey No. 1 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 715 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:

- A. Development of the property may not exceed 24.88 residential units per acre.
- B. Development of the property may not exceed 600 residential units.

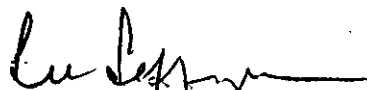
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multi-family residence-medium density (MF-3) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 19, 2011.

**PASSED AND APPROVED**

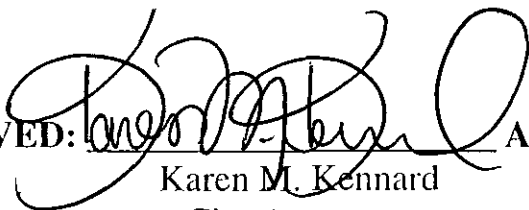
December 8, 2011

§  
§  
§



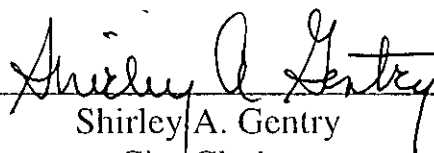
Lee Leffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Shirley A. Gentry  
City Clerk

24.116 ACRES  
PLATINUM SLAUGHTER  
ODEN HUGHES, LLC

FN. NO. 11-136(MJJ)  
MAY 2, 2011  
BPI JOB NO. R010907010002

#### DESCRIPTION

OF 24.116 ACRES OF LAND OUT OF THE S.F. SLAUGHTER LEAGUE SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THE REMAINING PORTION OF THOSE TWO (2) CERTAIN 15 ACRE TRACTS OF LAND CONVEYED TO GRUENE COMMERCIAL PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2010090841 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 24.116 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the southerly line of Slaughter lane West (120' R.O.W.), being the common southerly corner of that certain 0.6771 acre tract of land and that certain 0.2318 acre tract of land both having been conveyed to Travis County, Texas for Street Purposes by deed of record in Volume 10954, Page 1528 of the Real Property Records of Travis County, Texas, the common northerly corner of the remaining portion of said 15 acre tracts and the northwesterly corner of that certain 3.948 acre Homestead Tract being portion of said 15 acre tract by deed of record in Volume 4022, Page 1703 of the Deed Records of Travis County, Texas, for the northernmost northeasterly corner hereof;

**THENCE**, S02°22'38"E, leaving the southerly line of Slaughter Lane West, along the common line of said 15 acre tracts, being the westerly line of said 3.948 acre Homestead Tract, for a portion of the easterly line hereof, a distance of 588.06 feet to a iron pipe found at the southwesterly corner of said 3.948 acre Homestead Tract, for an angle point hereof;

**THENCE**, N87°37'21"E, along southerly line of said 3.948 acre Homestead Tract, being a portion of the northerly line hereof, a distance of 315.80 feet to an iron pipe found in the westerly line of Lot 3, Block "C" Slaughter/South First Section Three, a subdivision of record in Volume 102, pages 261-262 of the Plat Records of Travis County, Texas, being the southeasterly corner of said 3.948 acre Homestead Tract, for the easternmost northeasterly corner hereof;

**THENCE**, S02°22'38"E, along the westerly line of said Lot 3, being the easterly line of the remaining portion of said 15 acre tract, for a portion of the easterly line hereof, a distance of 586.47 feet to a 1/2 inch iron rod with cap set in the westerly line of South First Street (120' R.O.W.), for the southernmost corner of said Lot 3, same being the northernmost corner of that certain 0.999 acre tract of land conveyed to the City of Austin for Street Purposes by deed of record in Document No. 1999087728 of said Official Public Records, for the point of curvature of a curve to the left;

**THENCE**, along the westerly line of South First Street, same being the westerly line of said 0.999 acre tract, a portion of the easterly line of the remaining portion of said 15 acre tract, for a portion of the westerly line hereof, the following two (2) courses and distances:

- 1) Along said curve to the left having a radius of 1091.87 feet, a central angle of  $19^{\circ}06'12''$ , an arc length of 364.05 feet and a chord which bears,  $S07^{\circ}11'25''W$ , a distance of 362.36 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 2)  $S02^{\circ}22'42''E$ , a distance of 485.76 feet to a 1/2 inch iron rod with cap set at the northeasterly corner of that certain 103.018 acre tract of land conveyed to the City of Austin by deed of record in Volume 11532, Page 222 of said Real Property Records, being the southwesterly corner of said 0.999 acre tract, for the southeasterly corner hereof, from which a 1/2 inch iron rod found in the westerly line of South First Street bears,  $S02^{\circ}22'42''E$ , a distance of 173.30 feet;

**THENCE**,  $S87^{\circ}37'22''W$ , leaving the westerly line of South First Street, along the northerly line of said 103.018 acre tract, being the southerly line of those two (2) said 15 acre tracts, for the southerly line hereof, passing at a distance of 255.58 feet an iron pipe found for the common southerly corner of said 15 acre tracts and continuing for a total distance of 571.21 feet to a 1/2 inch iron rod with cap set at the southeasterly corner of that certain 2.55 acre tract of land conveyed to Herby's Joint Venture by deed of record in Volume 13361, Page 382 of said Real Property Records, being the southwesterly corner of said 15 acre tract, for the southwesterly corner hereof, from which a 1/2 inch iron rod found bears,  $N02^{\circ}22'31''W$ , a distance of 1.64 feet;

**THENCE**,  $N02^{\circ}22'31''W$ , leaving the northerly line of said 103.018 acre tract, along the easterly line of said 2.55 acre tract and the easterly line of that certain 12.258 acre tract of land conveyed to Midway Company by deed of record in Volume 12310, Page 502 of said Real Property Records, being the westerly line of said 15 acre tract, for the westerly line hereof, a distance of 2044.30 feet to a point in the southerly line of Slaughter Lane West, being the northeasterly corner of said 12.258 acre tract, the southwesterly corner of said 0.2318 acre tract, for the northwesterly corner hereof, from which a 1/2 inch iron rod found bears,  $N02^{\circ}22'31''W$ , a distance of 1.45 feet;

**THENCE**, along the southerly line of Slaughter Lane West, being the southerly line of said 0.2318 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:


- 1)  $N87^{\circ}36'57''E$ , a distance of 38.55 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;

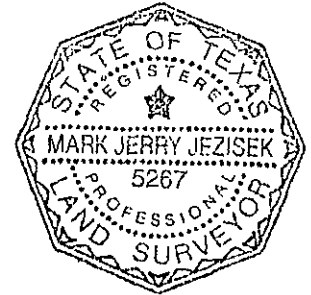
FN NO. 11-136 (MJJ)  
MAY 2, 2011  
PAGE 3 OF 3

- 2) Along said curve to the right having a radius of 1440.00 feet, a central angle of  $11^{\circ}05'26''$ , an arc length of 278.74 feet and a chord which bears,  $S86^{\circ}52'25''E$ , a distance of 362.36 feet to the **POINT OF BEGINNING**, and containing 24.116 acres (1,050,506 sq. ft.) of land, more or less, within these metes and bounds.

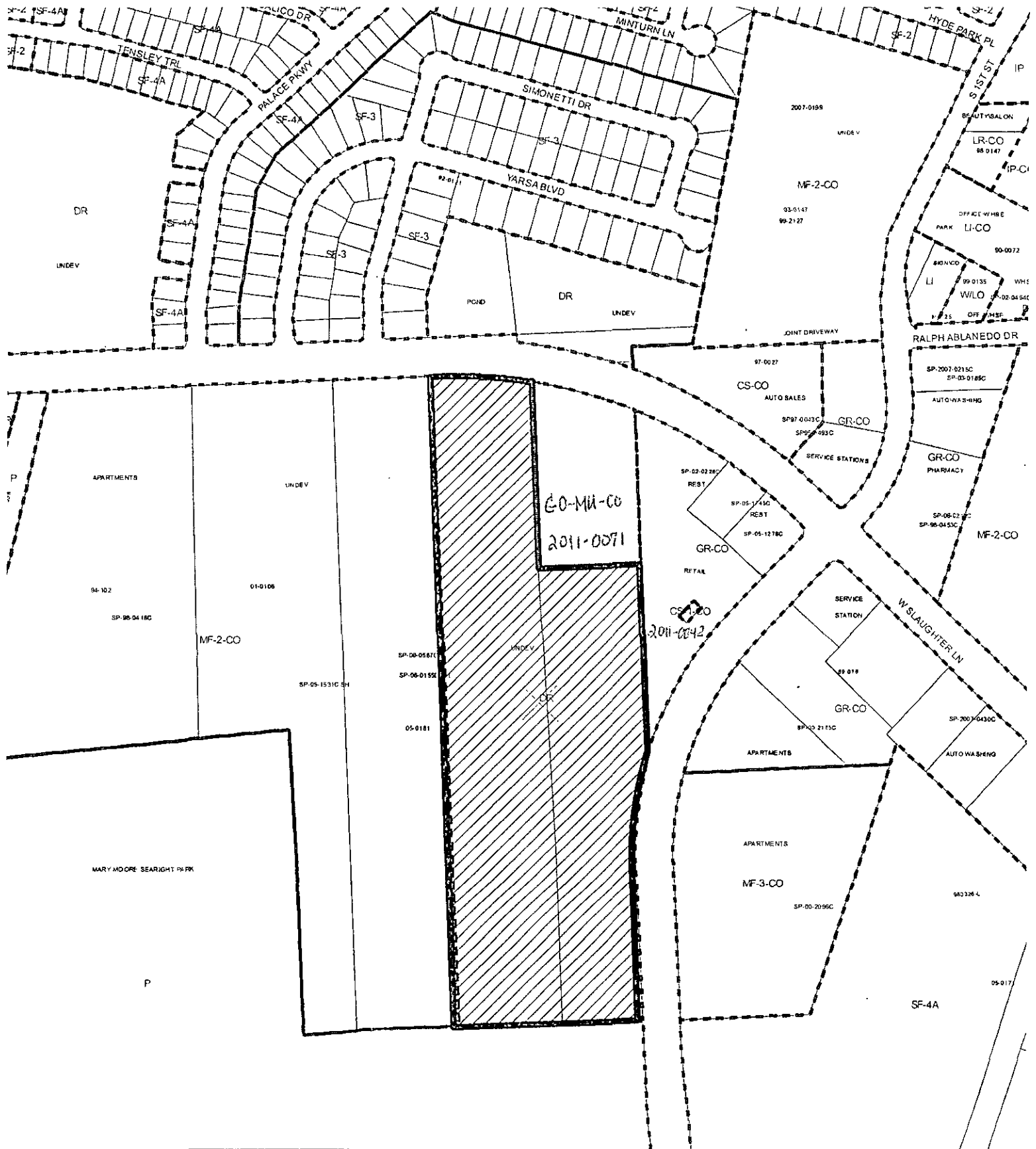
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERING-SOLUTIONS  
221 W. SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

  
MARK J. JEZISEK, R.P.L.S.  
NO. 5267  
STATE OF TEXAS



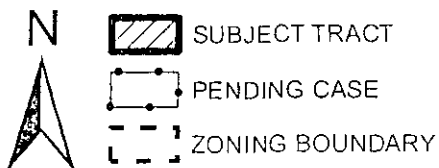




## ZONING

Exhibit B

ZONING CASE#: C14-2011-0081  
 LOCATION: 715 W SLAUGHTER LN  
 SUBJECT AREA: 24.116 ACRES  
 GRID: F14  
 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.