

**ORDINANCE NO. 20120927-134**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 729 EAST SLAUGHTER LANE, UNIT B FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL LIQUOR SALES (CS-1) 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 commercial liquor sales (CS-1) district on the property described in Zoning Case No. C14-2012-0073, on file at the Planning and Development Review Department, as follows:

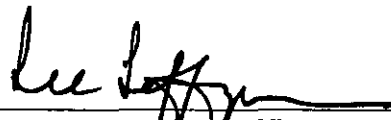
a 0.028 acre tract of land, more or less, out of the a portion of Lot 24, Block 15, Crossing at Onion Creek Section Five, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

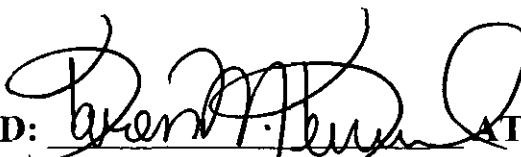
locally known as 729 East Slaughter Lane, Unit B, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

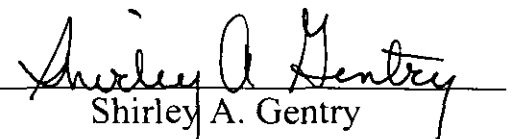
**PART 2.** This ordinance takes effect on October 8, 2012.

**PASSED AND APPROVED**

§  
§  
September 27, 2012§

  
Lee Leffingwell  
Mayor

**APPROVED:**   
Karen M. Kennard  
City Attorney

**ATTEST:**   
Shirley A. Gentry  
City Clerk

## EXHIBIT A SHEET 1 OF 2

1200 Square Feet  
Existing Zoning: GR  
Proposed Zoning: CS1

**METES AND BOUNDS DESCRIPTION FOR A ZONING CHANGE REQUEST FOR 1200 SQUARE FEET OR 0.028 ACRE OF LAND COMPRISED OF A PORTION OF LOT 24, BLOCK 15, CROSSING AT ONION CREEK SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS PER DOCUMENT 200300183, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAME CONVEYED TO SLAUGHTER LANE, LTD C/O NAJIB F. WEHBE PER DOCUMENT 2007046068 OF SAID OFFICIAL PUBLIC RECORDS:**

COMMENCING at an iron rod found for the common west corner of Lots 24 and 25 of said Block 15 and a point on the curving east line of a 20' Access Easement / Alley A of record per said Document 200300183;

THENCE the following three (3) courses:

- 1) N 67°14'06" E, 32.45 feet along the common line of said Lots 24 and 25 to a point;
- 2) S 22°45'54" E, 11.02 feet to a point at the corner of an existing building;
- 3) S 21°56'30" E, 76.02 feet along the west edge of said building to a point for the northwest corner and POINT OF BEGINNING hereof;

THENCE N 68°00'30" E, 50.00 feet through said building to a point along the east edge thereof for the northeast corner hereof, and being, for reference, S 21°56'30" E, 76.02 feet from the northeast corner of said building;

THENCE S 21°56'30" E, 24.00 feet along the east edge of said building to a point for the southeast corner hereof;

THENCE S 68°00'30" W 50.00 feet through said building to a point along the west edge thereof for the southwest corner hereof;

THENCE N 21°56'30" W, 24.00 feet along the west edge of said building to the POINT OF BEGINNING, containing 1200 square feet or 0.028 acre of land and shown on EXHIBIT A SHEET 2 of 2, Survey Plat prepared herewith.

Bearing basis calculated between iron rods found for the northwest and southwest corners of Lot 24 and applied hereto.

Surveyed by:



C. Richard Ralph  
Registered Professional Land Surveyor No. 4758

Professional Land Surveyors  
1515 Chestnut Street  
Bastrop, Texas 76802  
(512) 303-0952  
Fax: (512) 332-0961  
[ProfIndsur@aol.com](mailto:ProfIndsur@aol.com)



June 23, 2012

Project No. 1111094 – 120/39;123/14;F

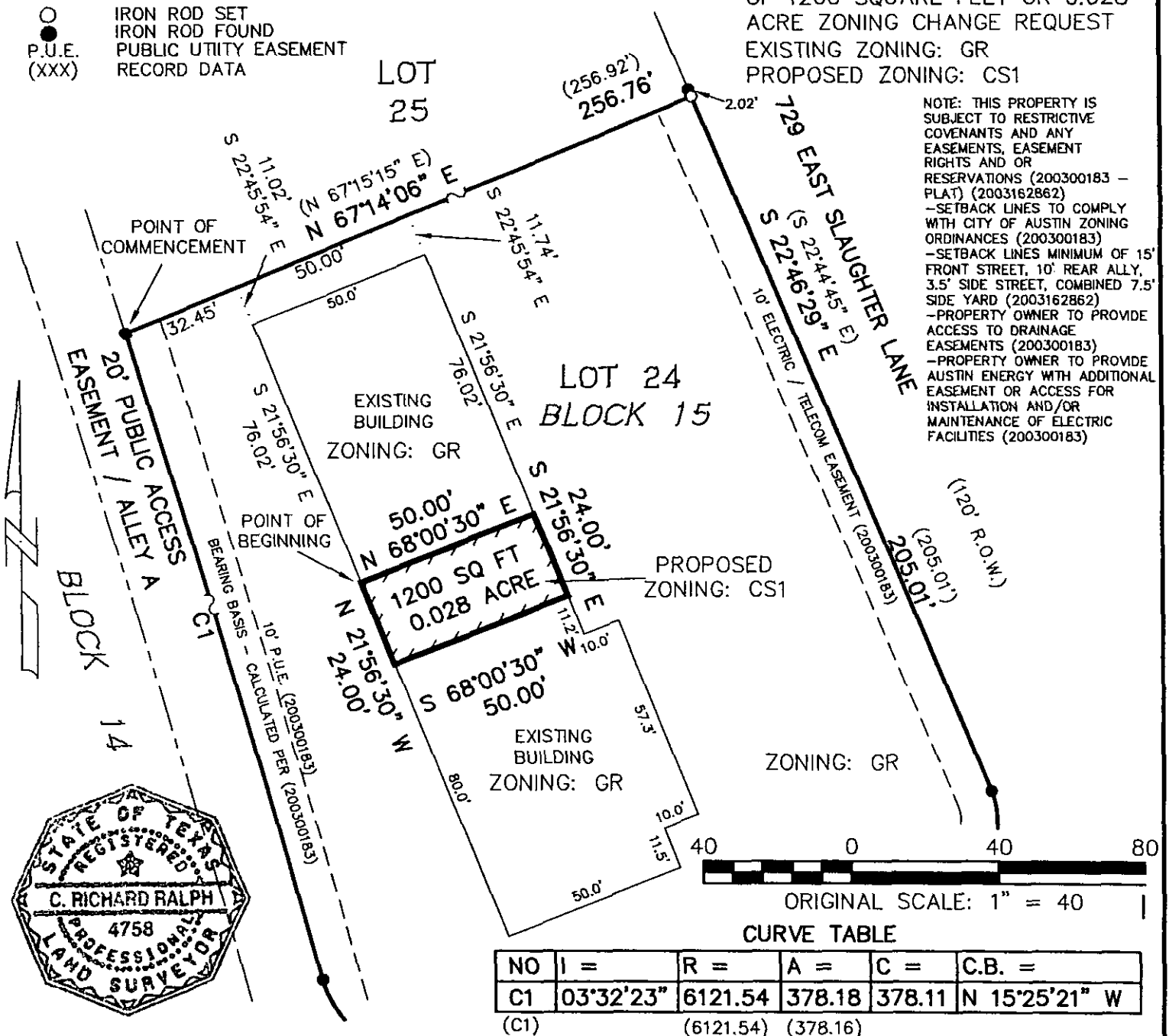
# LEGEND

## EXHIBIT A, SHEET 2 OF 2

SURVEY PLAT TO ACCOMPANY  
METES AND BOUNDS DESCRIPTION  
OF 1200 SQUARE FEET OR 0.028  
ACRE ZONING CHANGE REQUEST  
EXISTING ZONING: GR  
PROPOSED ZONING: CS1

○ IRON ROD SET  
● IRON ROD FOUND  
P.U.E. PUBLIC UTILITY EASEMENT  
(XXX) RECORD DATA

NOTE: THIS PROPERTY IS  
SUBJECT TO RESTRICTIVE  
COVENANTS AND ANY  
EASEMENTS, EASEMENT  
RIGHTS AND OR  
RESERVATIONS (200300183 -  
PLAT) (2003162862)  
-SETBACK LINES TO COMPLY  
WITH CITY OF AUSTIN ZONING  
ORDINANCES (200300183)  
-SETBACK LINES MINIMUM OF 15'  
FRONT STREET, 10' REAR ALLY,  
3.5' SIDE STREET, COMBINED 7.5'  
SIDE YARD (2003162862)  
-PROPERTY OWNER TO PROVIDE  
ACCESS TO DRAINAGE  
EASEMENTS (200300183)  
-PROPERTY OWNER TO PROVIDE  
AUSTIN ENERGY WITH ADDITIONAL  
EASEMENT OR ACCESS FOR  
INSTALLATION AND/OR  
MAINTENANCE OF ELECTRIC  
FACILITIES (200300183)



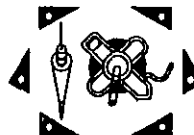
REFERENCE/ OWNER/DEVELOPER:  
729 EAST SLAUGHTER LANE, LTD.  
C/O NAJIB F. WEHBE  
AND CHARLES WEHBE  
(2007046068)

PROJECT:  
1200 SQUARE FEET OR 0.028 ACRE FOR ZONING CHANGE  
REQUEST BEING A PORTION LOT 24, BLOCK 15, CROSSING  
AT UNION CREEK SECTION FIVE (200300183)  
SEE EXHIBIT A SHEET 1 OF 2 FOR  
METES AND BOUNDS DESCRIPTION

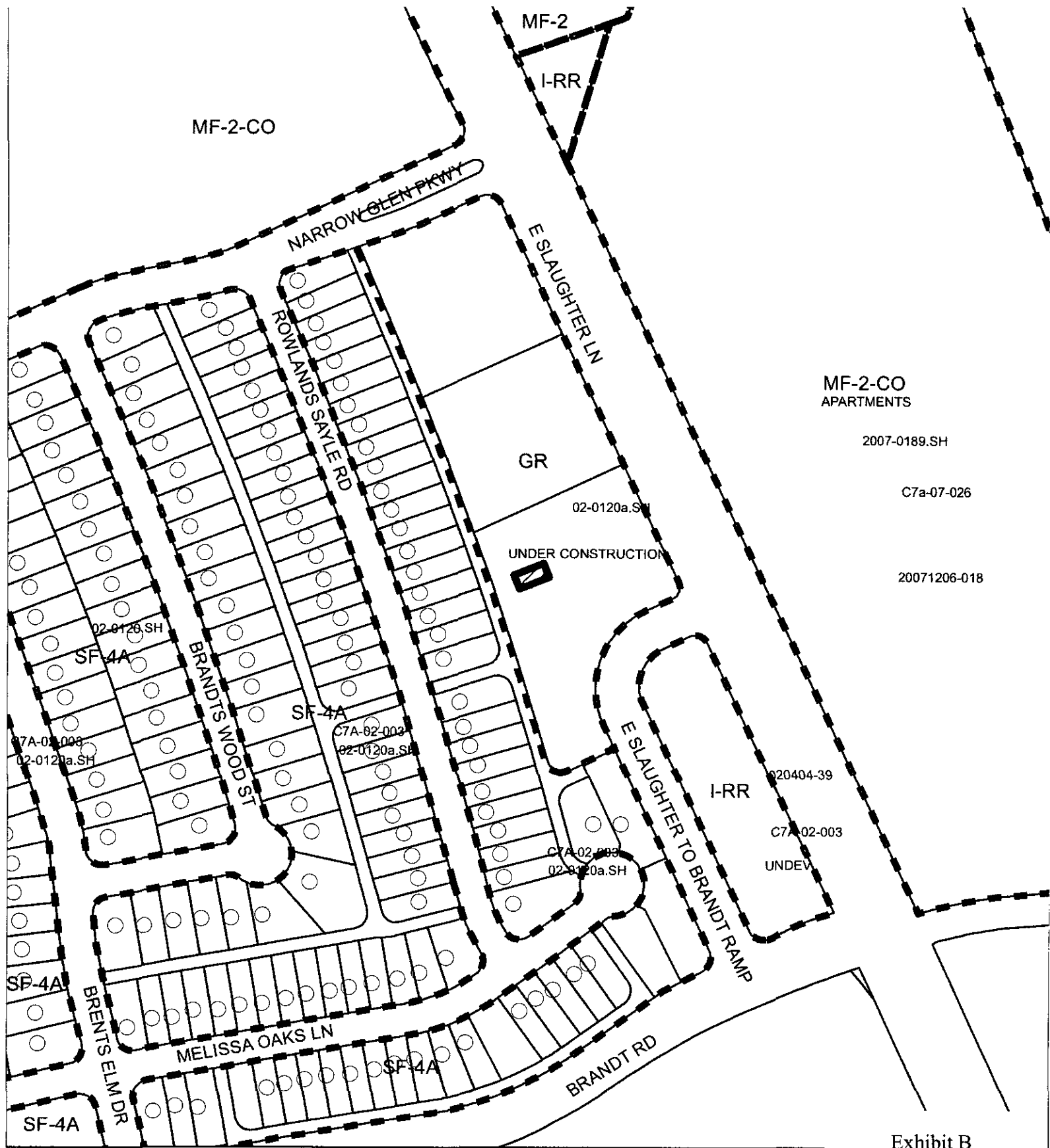
DRAWN: CRR DATE: 06/23/12 REVISED:  
CHECKED: CRR PROJECT NO.: 1111094 FB: 120/39;123/14;F

*C. Richard Ralph*  
REGISTERED PROFESSIONAL LAND SURVEYOR DATE: 6/23/12

## PROFESSIONAL LAND SURVEYORS



1515 CHESTNUT STREET,  
BASTROP, TEXAS 78602  
PH: (512) 303-0952  
FAX: (512) 332-0961  
PROFLNDSUR@AOL.COM



MF-2-CO  
APARTMENTS

2007-0189.SH

C7a-07-026

20071206-018

020404-39

C7A-02-003

UNDEV

Exhibit B



1" = 400'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2012-0073

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

