

ORDINANCE NO. 040826-Z-4

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3100 WEST SLAUGHTER LANE FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 neighborhood commercial-conditional overlay (LR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0090, on file at the Neighborhood Planning and Zoning Department, as follows:

A 10,762 square foot tract of land, more or less, out of Lot One, Block A, Faye's 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 3100 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:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. The following uses are conditional uses of the Property:

College and university facilities
Community recreation (public)
Group home, Class II
Residential treatment

Community recreation (private)
Congregate living
Private secondary educational facilities

3. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business support services	Commercial off-street parking
Communication services	Consumer convenience services
Consumer repair services	Exterminating services
Financial services	Food sales
Funeral services	General retail sales (convenience)
General retail sales (general)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Medical offices (exceeding 5000 s.f. gross floor area)	Medical offices (not exceeding 5000 s.f. gross floor area)
Off-site accessory parking	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Printing and publishing	Personal services
Pet services	Plant nursery
Research services	Restaurant (limited)
Restaurant (general)	Service station
Food preparation	Theater
Custom manufacturing	Club or lodge
Cultural services	Hospital services (limited)
Hospital services (general)	

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

PART 3. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

_____ August 26 _____, 2004 §
 §
 § Will Wynn
 Will Wynn
 Mayor

APPROVED: David Allan Smith **ATTEST:** Shirley A. Brown
 Shirley A. Brown
 City Clerk

FIELD NOTES
FOR
DENNIS ARTALE

EXHIBIT A

10,762 SQUARE FOOT TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 1, BLOCK A, FAYE'S SUBDIVISION, AS RECORDED IN PLAT BOOK 97, PAGE 398, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron rod found at the Northwest corner of Lot 1, Block A, Faye's Subdivision, as recorded in Plat Book 97, Page 398, Plat Records, Travis County, Texas, being an inside corner of Lot 1, Framar Subdivision, as recorded in Plat Book 75, Page 32, Plat Records, Travis County, Texas;

THENCE with the West line of the said Lot 1, Block A, Faye's Subdivision, S 30°09'09"W for a distance of 38.24 feet to a point;

THENCE leaving the West line of the said Lot 1, Block , Faye's Subdivision, S 59°50'50"E for a distance of 10.00 feet to a point for the Northwest corner and PLACE OF BEGINNING hereof;

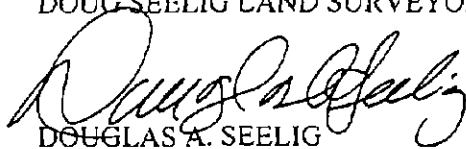
THENCE S 59°50'50"E for a distance of 91.20 feet to a point for the Northeast corner hereof;

THENCE S 30°09'09"W for a distance of 118.00 feet to a point for the Southeast corner hereof;

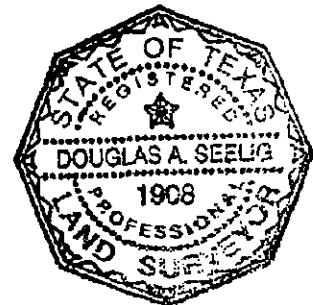
THENCE N 59°50'50"W for a distance of 91.20 feet to a point for the Southwest corner hereof;

THENCE N 30°09'09"E for a distance of 118.00 feet to the PLACE OF BEGINNING, and containing 10,762 square feet of land, more or less.

AS SURVEYED BY:
DOUG SEELIG LAND SURVEYORS, P.C.



DOUGLAS A. SEELIG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1908
3802 MANCHACA ROAD
AUSTIN, TEXAS 78704
Surveyed August 10, 2000
Field Notes prepared June 10, 2004



Work Order No. 21707

MAP TO ACCOMPANY FIELD NOTES

LOT 1
FRAMAR SUBD.
P.B. 75, PG. 32

BEGINNING
FOR REFERENCE

10' Electric Easement, P.B. 97, Pg. 348

PLACE OF
BEGINNING
S 59°50'50"E

S 59°50'50"E
10.00'

91.20'

10,762 SQ. FT.

91.20'
N 59°50'50"W

S 30°09'09"W 118.00'

N 30°09'09"E 118.00'

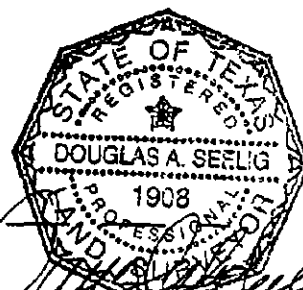
S 30°09'09"W 438.25'

10' Electric Easement, P.B. 97, Pg. 348

LOT 1
BLOCK A
AYE'S SUBDIVISION
P.B. 97, PG. 398

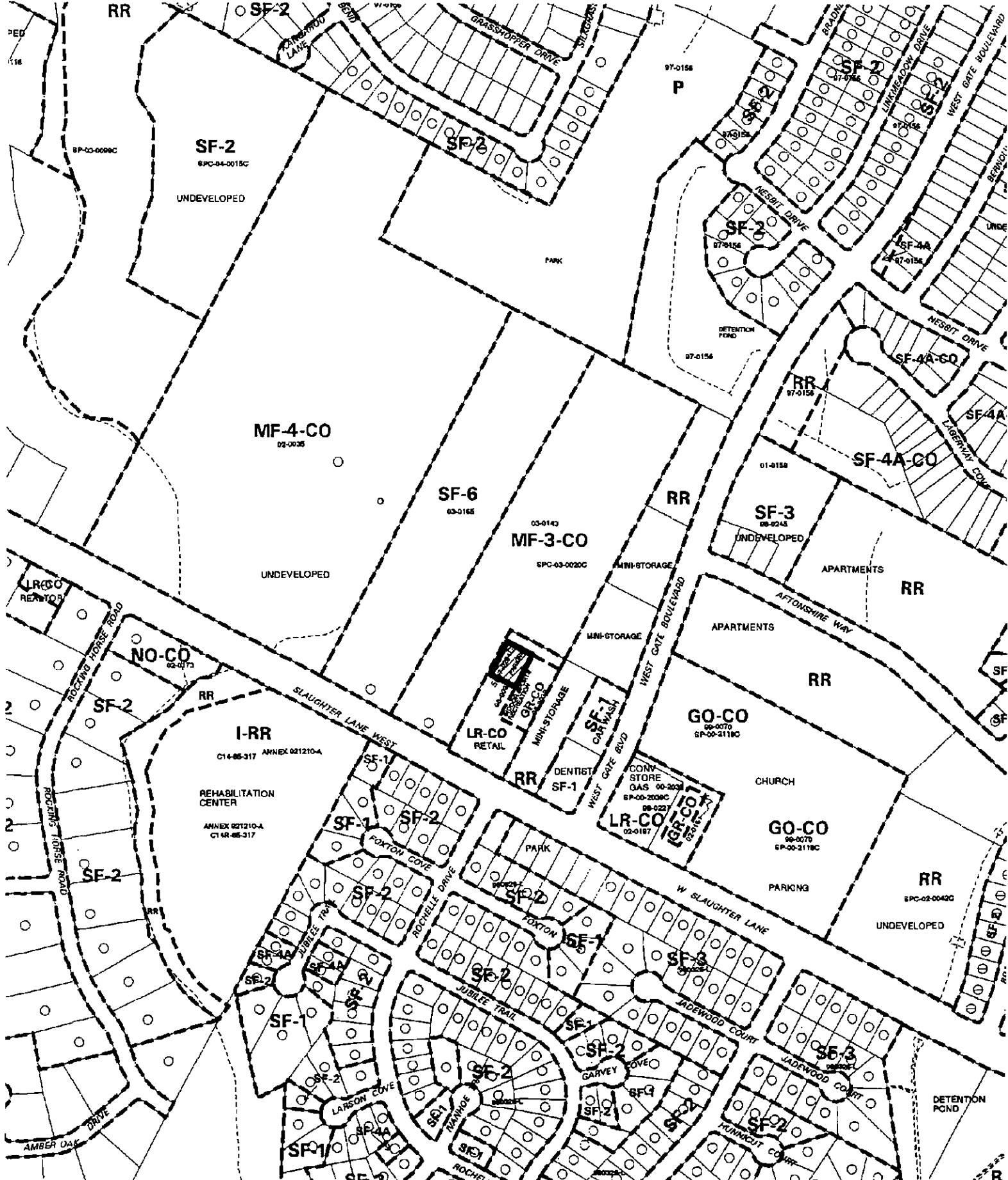
SCALE 1"=60'

SLAUGHTER LANE WEST



DOUGLAS A. SEELIG
Registered Professional
Land Surveyor No. 1908

DOUG SEELIG LAND SURVEYORS, P.C.
3802 Manchaca Road - Austin, Texas 78704 - Ph. (512) 440-0222



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER D15
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0090 ADDRESS: 3100 W SLAUGHTER LANE SUBJECT AREA (acres): 0.240	DATE: 04-06 INTLS: SM	
	CASE MGR: W. WALSH				