ORDINANCE NO. 20190328-059

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 707 WEST SLAUGHTER LANE FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING (GR-MU-V) 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 general office-mixed use-conditional overlay (GO-MU-CO) combining district to community commercial-mixed use-vertical mixed use building (GR-MU-V) combining district on the property described in Zoning Case No. C14-2018-0130, on file at the Planning and Zoning Department, as follows:

Being 3.946 acres of land out of and a portion of the S.F. Slaughter Survey No. 1, Abstract No. 20, in Travis County, Texas, said 3.946 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 707 West Slaughter Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on April 8, 2019.

PASSED AND APPROVED

March 28, 2019

Steve Adler
Mayor

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

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FIELD NOTES
BEING 3.946 ACRES OF LAND OUT OF AND A PORTION OF THE S. F. SLAUGHTER SURVEY NO. 1, ABSTRACT NO. 20, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 3.946 ACRE TRACT OF LAND CONVEYED BY DEED TO SFC SOFTWARE FACTORY, LLC IN TRACT 1 OF DOCUMENT NUMBER 2017198935 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID PROPERTY ALSO BEING KNOWN AS 707 W. SLAUGHTER LANE IN THE CITY OF AUSTIN, TEXAS, SAID 3.946 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½” iron rod on the south right-of-way line of Slaughter Lane (120’ ROW) for the northeast corner of said 3.946 acre tract of land and this tract of land, same being the northwest corner of Lot 3, Block “C” of “Slaughter/South First, Section Three” subdivision;

THENCE S 02° 19’ 41” E, along the common dividing line between said tracts of land, same being the east line of this tract of land, a distance of 487.52 feet to a ¾” iron pipe found for the southeast corner of said 3.946 acre tract of land and this tract of land, same being the farthest south northeast corner of Lot 1, Block “A” of “Landmark Southpark” subdivision as recorded in Document Number 201200180 of the Official Public Records of Travis County, Texas,

THENCE along the common dividing line between said 3.946 acre tract of land and said Lot 1, same being the south and west lines respectively of this tract of land, the following two (2) courses and distances:

1) S 87° 40’ 00” W (Basis of Bearings) a distance of 315.67 feet to a ½” iron rod found for the southwest corner of said 3.946 acre tract of land and this tract of land, same being a re-entrant corner of said Lot 1, and

2) N 02° 19’ 25” W a distance of 588.28 feet to a ½” iron rod found on the south right-of-way line of Slaughter Lane for the northwest corner of said 3.946 acre tract of land and this tract of land;

THENCE along said right-of-way line, same being the north line of said 3.946 acre tract of land and this tract of land, along a curve to the right (concave to the south), having the following elements a central angle of 13° 12’ 42”, a radius of 1440.00 feet and an arc length of 332.04 feet, the chord of which bears S 74° 37’ 36” E a distance of 331.31 feet to THE POINT OF BEGINNING and containing 3.946 acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.

ROGER L. WAY  
R.P.L.S. No. 3910  
JOB No. 07B03418

Exhibit A

ALL POINTS SURVEYING  
1714 Fortview Road, Suite 200, Austin, TX 78704  
Telephone: (512) 440-0071 Fax: (512) 440-0199
IMPORTANT NOTICE

This survey was prepared without the benefit of a title report and departs only those boundaries, easements and building lines shown on the recorded plat. Boundary amendments, additional easements and setbacks may affect this tract.

SURVEYOR'S NOTES

[] denotes record information

This lot is subject to all easement rights and/or conditions which may appear on the plat of record.

All points does not make or warrant any flood zone determination.
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.