ORDINANCE NO. __________________

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 648 EAST SLAUGHTER LANE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) 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 interim-rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2019-0117, on file at the Planning and Zoning Department, as follows:

A 0.427 acre out of the Santiago Del Valle Grant, Travis County, Texas, said 0.427 acre of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 648 East Slaughter Lane in the City of Austin, Travis County, Texas, 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:

The following uses are not permitted uses on the Property:

Alternative financial services       Bail bond services

PART 3. 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 4. This ordinance takes effect on _____________, 2019.

PASSED AND APPROVED

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_________________________, 2019

Steve Adler
Mayor

APPROVED: ________________________ ATTEST: ________________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk
EXHIBIT "A"

LEGAL DESCRIPTION

0.427 ACRE OUT OF THE
SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND
BEING 0.427 ACRE OUT OF THE SANTIAGO DEL VALLE
GRANT, TRAVIS COUNTY, TEXAS, AND BEING A
PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN
A DEED TO AUS-TEX PARTS & SERVICE, LTD., OF
RECORD IN VOLUME 12907, PAGE 424 OF THE REAL
PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS,
SAID 0.427 ACRE BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod found at the northeast corner of said Aus-Tex
tract, in the west line of that certain tract conveyed to Slaughter Lane
Holdings, Inc., by deed of record in Volume 12308, Page 771 of the Real
Property Records of Travis County, Texas, at a southeasterly corner of that
certain tract conveyed to East Slaughter Lane Inv., Ltd., by deed of record in
Volume 12668, Page 1910 of the Real Property Records of Travis County,
Texas, for the northeast corner and POINT OF BEGINNING hereof

THENENCE with the east line of said Aus-Tex tract and west line of said
Slaughter Lane Holdings tract, S21°55'28"W for a distance of 190.00 feet to
a ½” iron rod found at an angle point

THENENCE continuing with said line, S21°40'19"W for a distance of 69.93
feet to a ½” iron rod found in the north line of Slaughter Lane, at the
northeast corner of a 0.65 acre Right-of-way easement granted to Travis
County, of record in Volume 11737, Page 1858 of the Real Property
Records of Travis County, Texas, for the southeast corner hereof

THENENCE with the north line of Slaughter Lane and said Right-of-way
easement tract, N22°50'35"W for a distance of 203.60 feet to a ½” iron rod
found in the north line of said Aus-Tex tract and south line of said East Slaughter Lane Inv. Tract for the west corner hereof

THENCE with the north line of said Aus-Tex tract and south line of said East Slaughter Lane Inv. Tract, N73°02'37"E for a distance of 183.80 feet to the POINT OF BEGINNING hereof and containing 0.427 acre of land, more or less.

As surveyed May 23, 2000

Michael Samford, RPLS 3693
080113
ZONING

ZONING CASE#: C14-2019-0117

EXHIBIT "B"

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.

Created: 8/26/2019