

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1017 WEST SLAUGHTER LANE FROM DEVELOPMENT RESERVE (DR) 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 development reserve (DR) district to community commercial-mixed use-vertical mixed use building (GR-MU-V) combining district on the property described in Zoning Case No. C14-2021-0117, on file at the Housing and Planning Department, as follows:

Lot 2, RE-SUBDIVISION OF TRACT "C" OF THE ETTA CHAPPEL ESTATE FARM TRACT SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 76, Page 226, Plat Records of Travis County, Texas, (the "Property"), SAVE AND EXCEPT the following tract of land:

A 0.0593 acre parcel of land conveyed to the Travis County, Texas in Document recorded in Volume 11575, Page 0277, in the Real Property Records of Travis County, Texas, being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance,

locally known as 1017 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 \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk

DOC. NO.

91105099

PROCEEDINGS IN EMINENT DOMAIN  
IN THE PROBATE COURT NUMBER ONE  
IN AND FOR TRAVIS COUNTY, TEXAS

FILM CODE

00004771461

11:55 PM 1396

TRAVIS COUNTY, TEXAS

V.

JAMEE F. STEWART, CHARLES  
STEWART, AUSTIN SAVINGS  
ASSOCIATION, ALLIED FINANCE  
COMPANY, THE CITY OF AUSTIN,  
UNITED STATES OF AMERICA  
AND THE STATE OF TEXAS

\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$

NO. 1946

FILED

DEC 29 1966

CLERK OF COURT  
TRAVIS COUNTY TEXAS

-00-MOCH  
12/03/91

JUDGMENT IN ABSENCE OF OBJECTIONS

On this day came on to be heard in the above-styled and numbered cause, the request of Travis County, Texas, Plaintiff, for entry of Judgment in Absence of Objections.

It appears to the Court that this Court has jurisdiction of this cause.

The Court finds that no objections to the findings and Award of the Special Commissioners have been filed on or before the first Monday following the twentieth (20th) day after the Special Commissioners filed their findings and Award with the Court:

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that the fee simple title to the following described real property located in Travis County, Texas, being more particularly described by metes and bounds as follows, to-wit:

FIELDNOTE DESCRIPTION of 0.0593 acres of land out of the S. F. Slaughter Survey No. 1, being a portion of that certain tract of land conveyed to Jamee F. Stewart and Husband Charles Stewart in Volume 6132, Page 1360 as recorded in the Deed Records of Travis County, Texas,

1

Exhibit A

00307 0866

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk

By Depute

mbuster

11575 0277

REAL PROPERTY RECORDS  
Travis County, Texas

same being Lot 2, re-subdivision of Tract "C" of the Etta Chappel Estate Farm Tract Subdivision in Travis County, Texas, as recorded in Book 76, Page 226 of the Plat Records of Travis County, Texas and being more fully described as follows:

BEGINNING at a 1/2" iron pipe in the south right-of-way line of Slaughter Lane and being the northeast corner of Lot 1, of the re-subdivision of tract "C", and the northwest corner of said Lot 2; for the northwest corner hereof;

THENCE, with the south right-of-way line of Slaughter Lane and the north line of said Lot 2, N 87° 38' 11" E, 170.94 feet to the northeast corner of said Lot 2, being the northwest corner of Lot 3, of the said re-subdivision of Tract "C";

THENCE, with the east line of said Lot 2 and the west line of said Lot 3, S 00° 10' 37" E, 15.11 feet to a 1/2" iron rod set for the southeast corner hereof;

THENCE, through said Lot 2, S 87° 36' 47" W, 170.58 feet to a 1/2" iron rod set in the west line of said Lot 2 and the east line of said Lot 1;

THENCE, with the east line of said Lot 1 and the west line of said Lot 2, N 01° 31' 53" W, 15.17 feet to the PLACE OF BEGINNING, CONTAINING 0.0593 acres (2,583 square feet) of land area.

be vested in Travis County, Texas, Plaintiff, for the purpose of constructing, reconstructing, maintaining, widening, straightening, lengthening, and operating a county road.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the perpetual slope easement to the following described real property located in Travis County, Texas, being more particularly described by metes and bounds as follows, to-wit:

FIELDNOTE DESCRIPTION of 0.0196 acres of land in the S. F. Slaughter League Survey, No. 1, Travis County, Texas, being a portion of Lot 2, a Resubdivision of Tract C of the Etta Chapel Estate Farm Tract Subdivision, as recorded in Book 76, Page 226, of the plat records of Travis County, Texas, as conveyed to Jamee F. Stewart and husband, Charles Stewart, by deed, recorded in Volume

REAL PROPERTY RECORDS  
Travis County, Texas

2

00307 0867

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk  
By Deputy:

12-391  
M. Buxton

11575 0278 REAL PROPERTY RECORDS  
Travis County, Texas

6132, Page 1360, of the Travis County Deed Records, said 0.0196 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the west line of said Lot 2, same being in the east line of Lot 1 of the Resubdivision of Tract C of the Etta Chapel Estate Farm Tract Subdivision, as recorded in Book 76, Page 226, of the plat records of Travis County, Texas, as conveyed to Bill Milburn, by deed, recorded in Volume 8608, Page 460, of the Travis County Deed Records, from which the northwest corner of said Lot 2, and the northeast corner of said Lot 1 bears N 01° 31' 53" W, 15.17 feet;

THENCE, crossing through said Lot 2, N 87° 36' 47" E, for a distance of 170.58 feet to a point in the east line of said Lot 2, same being in the west line of Lot 3, of the Resubdivision of Tract C of the Etta Chapel Estate Farm Tract Subdivision, as recorded in Book 76, Page 226, of the plat records of Travis County, Texas, as conveyed to Scott Allen, by deed, recorded in Volume 7254, Page 592, of the Travis County Deed Records;

THENCE, with the east line of said Lot 2 and the west line of said Lot 3, S 00° 10' 37" E, for a distance of 5.00 feet to a point;

THENCE, leaving the west line of said Lot 3 and crossing through said Lot 2, S 87° 36' 47" W, for a distance of 170.46 feet, to a point in the west line of said Lot 2, same being in the east line of said Lot 1;

THENCE, with the west line of said Lot 2 and the east line of said Lot 1, N 01° 31' 53" W, for a distance of 5.00 feet to the PLACE OF BEGINNING, CONTAINING 0.0196 acres (852 square feet) of land area.

be vested in Travis County, Texas, Plaintiff, for the purpose of placing or removing earthen materials, revegetation, and the grading and aligning said materials as a part of the improvements to a county road.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendants, recover from Plaintiff, the sum of Six Thousand Nine Hundred Dollars (\$6,900.00) as damages resulting from the taking of fee title and a perpetual slope easement to the above-described real

REAL PROPERTY RECORDS  
Travis County, Texas

3

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk  
By Deputy: *M. Busto*

00307 0868

REAL PROPERTY RECORDS  
Travis County, Texas

11575 0279

property.

IT IS FURTHER ORDERED that Defendants shall recover no interest on any sum awarded by this Judgment.

IT IS FURTHER ORDERED that all costs be assessed against the Condemnee.

IT IS FURTHER ORDERED that all relief not expressly granted in this Judgment be denied.

SIGNED this 27<sup>th</sup> day of November, 1991.

  
Judge Presiding

File No. 83.106.44

REAL PROPERTY RECORDS  
Travis County, Texas

11575 0280

00307 0869

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 12-3-91



Dana DeBeauvoir, County Clerk  
By Deputy:



APPROVED AS TO FORM:

KEN ODEN  
TRAVIS COUNTY ATTORNEY

By: Linda R. Meltzer  
Linda R. Meltzer  
Assistant County Attorney  
P. O. Box 1748  
Austin, Texas 78701  
512/473-9415  
State Bar No. 13927700

ATTORNEY FOR PLAINTIFF

BARRON & ADLER, P. C.

By: Leslie Cain Poteet  
Leslie Cain Poteet  
202 West 13th Street  
Austin, Texas 78701  
512/478-4995  
State Bar No. 03606340

ATTORNEY FOR DEFENDANTS JAMEE  
F. STEWART AND CHARLES STEWART

~~AUSTIN SAVINGS ASSOCIATION  
1901 Capitol Parkway  
Austin, Texas 78746~~

~~By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Authorized Representative~~

11575 0281

REAL PROPERTY RECORDS 5  
Travis County, Texas

00307 0870

I, Dana DeBeauvoir, County Clerk, Travis County,  
Texas, do hereby certify that this is a true and  
correct copy as same appears of record in my office.  
Witness my hand and seal of office on 12-3-91



Dana DeBeauvoir, County Clerk  
By Deputy: John B. Busto

11212 8883

HONORABLE BRUCE TODD  
MAYOR, CITY OF AUSTIN

By: Bruce Todd

Name: \_\_\_\_\_

Title: \_\_\_\_\_  
Authorized Representative

124 West 8th Street  
Austin, Texas 78701

ATTORNEY FOR THE CITY OF AUSTIN

ALLIED FINANCE COMPANY  
8403 Burnet Road  
Austin, Texas 78758

By: D.W. Schultz

Name: D.W. Schultz

Title: Branch Manager  
Authorized Representative

*Please Return*

*Anne Larrie*

*Travis County Attorney*

11575 0282  
REAL PROPERTY RECORDS  
Travis County, Texas

11575 0282  
6

I, Dana DeBeauvoir, County Clerk, Travis County,  
Texas, do hereby certify that this is a true and  
correct copy as same appears of record in my office.  
Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk  
By Deputy

*M. Bustos*

00307 0871



DANA DE BEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

DEC 3 1991

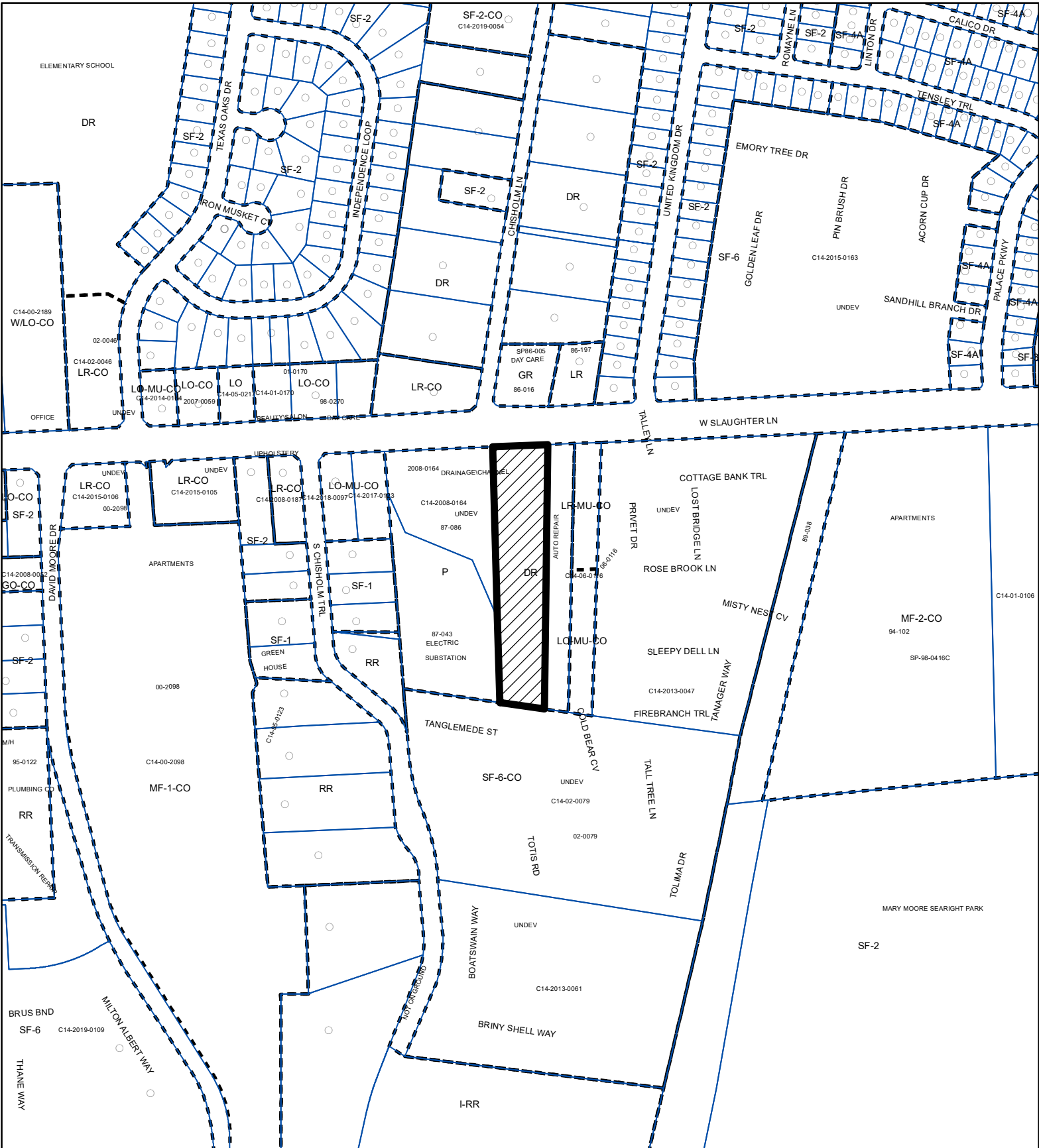


COUNTY CLERK  
TRAVIS COUNTY, TEXAS

**RECORDER'S MEMORANDUM** - At the time of recording this instrument was found to be inadequate for the best photographic reproduction, because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**REAL PROPERTY RECORDS**  
Travis County, Texas

11575 0283



# ZONING

ZONING CASE#: C14-2021-0117

Exhibit B



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 7/13/2021