

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 127 EAST SLAUGHTER LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2021-0146, on file at the Housing and Planning Department, as follows:

A 2.4657 acre tract of land situated in the Santiago Del Valle Grant Survey, and being all of a called 4.122 acre tract described as Lots 1 and 2, Block A, U-Haul Center of Slaughter Lane, a subdivision in Travis County, Texas, according to the map or plat thereof recorded Volume 102, Page 314, Plat Records of Travis County, Texas, said 2.4657 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 127 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:

(A) The following uses are prohibited uses on the Property:

Adult oriented businesses
Automotive sales
Campground
Electronic prototype assembly
Laundry services
Pawn shop services
Vehicle storage

Automotive repair services
Automotive washing (of any type)
Drop-off recycling collection facility
Kennels
Monumental retail sales
Transportation terminal
Veterinary 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 general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

_____, 2021 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney Interim City Clerk

FIELD NOTES DESCRIBING:

ALL THAT CERTAIN 2.4657 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT SURVEY, AND BEING ALL OF A CALLED 4.122 ACRE TRACT BEING DESCRIBED AS LOTS ONE (1) AND TWO (2), BLOCK A, U-HAUL CENTER OF SLAUGHTER LANE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 102, PAGE 314-316, TRAVIS COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT-OF-WAY MARKER IN THE SOUTHWEST CORNER OF THE AFOREMENTIONED 4.122 ACRE TRACT AT THE EASTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY 35, AND NORTHWEST RIGHT-OF-WAY OF A PRIVATE ROAD (OAK HILL LANE);

THENCE NORTH 71 DEGREES 09 MINUTES 17 SECONDS EAST, A DISTANCE OF 152.66' TO A 1/2" IRON ROD FOUND;

THENCE NORTH 68 DEGREES 03 MINUTES 18 SECONDS EAST, A DISTANCE OF 83.66' TO A 1/2" IRON ROD FOUND;

THENCE NORTH 70 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 11.87' TO THE POINT OF BEGINNING;

THENCE NORTH 16 DEGREES 21 MINUTES 28 SECONDS EAST, A DISTANCE OF 313.65' TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 88 DEGREES 58 MINUTES 19 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SLAUGHTER LANE (A 120 RIGHT-OF-WAY) A DISTANCE OF 338.69' TO A 1/2" IRON ROD FOUND, AND THE START OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1516.58';

THENCE WITH THE ARC OF THE SAID CURVE 315.17', AND A CHORD BEARING OF SOUTH 83 DEGREES 01 MINUTES 07 SECONDS EAST, A DISTANCE OF 314.60' TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 70 DEGREES 44 MINUTES 46 SECONDS WEST, A DISTANCE OF 432.23' TO A 5/8" IRON ROD FOUND;

THENCE SOUTH 70 DEGREES 24 MINUTES 54 SECONDS WEST, A DISTANCE OF 52.84' TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 71 DEGREES 03 MINUTES 08 SECONDS WEST, A DISTANCE OF 77.97' TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 70 DEGREES 25 MINUTES 04 SECONDS WEST, A DISTANCE OF 25.56' TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 69 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 34.86' TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 79 DEGREES 12 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.24' TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 77 DEGREES 36 MINUTES 14 SECONDS WEST, A DISTANCE OF 15.13' TO A 1/2" IRON ROD FOUND;


THENCE SOUTH 68 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 57.76' TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 70 DEGREES 22 MINUTES 03 SECONDS WEST, A DISTANCE OF 66.31' TO THE POINT OF BEGINNING.

CONTAINING 2.4657 ACRES (107,406 SQUARE FEET) MORE OR LESS.

EXHIBIT "A"

FIELD NOTES FOR REZONING AREA, BEING 2.4657
ACRES IN U-HAUL CENTER OF SLAUGHTER LANE PLAT
VOL. 102, PAGE 314
TRAVIS COUNTY, TEXAS


MICHAEL F. FELDBUSCH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5213
DATE OF CERTIFICATION 08/13/2021



JOB No. SS54693.DWG

SHEET 1 OF 2

For inquiries, questions or concerns about this survey contact mjfeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201

U.S. SURVEYOR®

4929 Riverwind Pointe Drive
Evansville, Indiana 47715

FIRM# 1000642-00

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SKETCH TO ACCOMPANY FIELD NOTES FOR REZONING
AREA, BEING 2.4657 ACRES IN U-HAUL CENTER OF
SLAUGHTER LANE PLAT VOL. 102, PAGE 314
TRAVIS COUNTY, TEXAS

IH 35 NORTH FRONTAGE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

UH STORAGE (DE)
LIMITED PARTNERSHIP
DEED 13297, PAGE 114-1
PARCEL# 430776

UHAUL CENTER OF
SLAUGHTER LANE
PLAT VOL. 102, PAGE 314
BLOCK A
2.4657 ACRES
LOT 1 LOT 2

GATLIN CREEK INTEREST LLC
DEED 5060 PAGE 220
PARCEL# 430775

GATLIN CREEK INTEREST LLC
DEED 2017135191
PARCEL# 780892

1714 OAK HILL LLC
DEED 2020257218
PARCEL# 780890

LEGEND

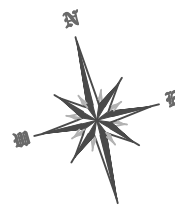
P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

● = FOUND 1/2" IRON ROD
UNLESS NOTED OTHERWISE

LINE	BEARING	DISTANCE
L1	S 70°24'54" W	52.84'
L2	S 71°03'08" W	77.97'
L3	S 70°25'04" W	25.56'
L4	S 69°38'03" W	34.86'
L5	S 79°12'24" W	20.24'
L6	S 77°36'14" W	15.13'
L7	S 68°36'24" W	57.76'
L8	S 70°22'03" W	66.31'
L9	N 70°2'03" E	11.87'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1516.58'	315.17'	S 83°01'07" E	314.60'



SCALE: 1" = 100'



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SHEET 2 OF 2

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