

ORDINANCE NO. 20130822-098

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 913 WEST SLAUGHTER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT TO TOWNHOUSE & CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-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 development reserve (DR) district and single family residence large lot-conditional overlay (SF-1-CO) combining district to townhouse & condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2013-0047, on file at the Planning and Development Review Department, as follows:

25.12 acre tract of land, more or less, out of the S.F. Slaughter League Number 1, Abstract No. 20, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 913 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:

- A. 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.
- B. Vehicular access from the Property to South Chisholm Trail is prohibited, except for pedestrian, bicycle and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- C. Development of the Property may not exceed 200 residential units.

- D. Development of the Property may not exceed an average of 9 residential units per acre.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse & condominium residence (SF-6) base district and other applicable requirements of the City Code.

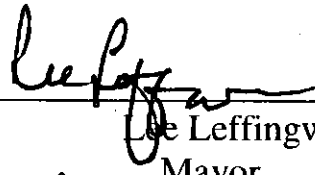
PART 3. This ordinance takes effect on September 2, 2013.

PASSED AND APPROVED

August 22

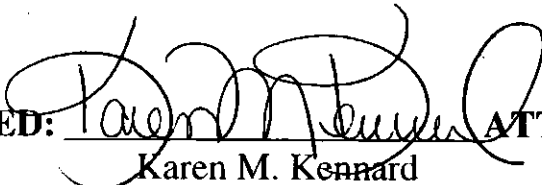
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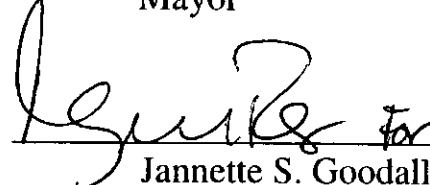
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873.9743

METES AND BOUNDS DESCRIPTION

BEING 25.126 ACRES OF LAND OUT OF THE S. F. SLAUGHTER LEAGUE NUMBER 1, ABSTRACT NO. 20 IN TRAVIS COUNTY, TEXAS AND BEING COMPRISED OF TWO TRACTS: "TRACT ONE" BEING 13.082 ACRES OF LAND (CALLED 13.085 ACRES) AND "TRACT TWO" BEING 12.044 ACRES OF LAND (CALLED 11.996 ACRES); BOTH CONVEYED TO JDJ FAMILY HOLDINGS – AUSTIN, LLC BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2012207139 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with plastic cap, which reads "ATS Engineers" for the northeast corner of said 11.996 acre tract, being the northwest corner of a 95.743 tract of land conveyed to the City of Austin by instrument of record in Volume 11427, Page 1721 of the Real Property Records of Travis County, Texas and also being the south east corner of a 0.3932 of one acre tract of land conveyed to Travis County, Texas by instrument of record in Volume 10610, Page 987 of the Real Property Records of Travis County, Texas and thereby being in the south right-of-way line of Slaughter Lane (120' R.O.W.);

THENCE South 13°13'01" West (record: South 15°47'00" West), along the east line of the 11.996 acre tract and the west line of said 95.743 acre tract a distance of 976.74 feet to a 60d nail found in tree trunk for the southeast corner of the 11.996 acre tract, being the northeast corner of said 13.085 acre tract;

THENCE along the east line of the 13.085 acre tract and the west line of the 95.743 acre tract the following two (2) courses:

1. South 13°14'41" West a distance of 141.30 feet (record: South 13°15'39" West a distance of 141.23 feet) to a 1/2" iron pipe found;
2. South 13°14'12" West a distance of 446.07 feet (record: South 13°13'47" West a distance of 446.18 feet) to a 1/2" iron pipe found for the southeast corner of the 13.085 acre tract and being the northeast corner of a 10.00 acre tract of land conveyed to A.H. Simpson et al. by instrument of record in Volume 6656, Page 1078 of the Deed Records of Travis County, Texas;

THENCE North 82°36'22" West (record: North 82°35'36" West), along the south line of the 13.085 acre tract and the north line of said 10.00 acre tract a distance of 844.98 feet (record: 844.89 feet) to a 1/2" iron pipe found for the southwest corner of the 13.085 acre tract and being the northwest corner of the 10.00 acre tract and also being in the east right-of-way line of Chisolm Trail South (60' R.O.W.);

THENCE along the west line of the 13.085 acre tract and said east right-of-way line of Chisolm Trail South the following five (5) courses:

1. North 04°22'22" West a distance of 12.61 feet (record: North 04°04'39" West a distance of 12.65 feet) to a 1/2" iron pipe found for a point of curvature;
2. Along a non-tangential curve to the left, having a radius of 681.60 feet (record: 681.60 feet), a length of 202.85 feet (record: 202.85 feet), a delta angle of 17°03'05" (record: 17°03'05") and a chord, which bears North 13°01'35" West a distance of 202.10 feet (record: North 13°02'33" West a distance of 202.10 feet) to a 1/2" rebar set with plastic cap which reads "BASELINE INC" for a point of reverse curvature;
3. Along a reverse curve to the right, having a radius of 621.60 feet (record: 621.60 feet), passing at a distance of 4.67 feet a 1/2" iron pipe found and continuing for a total length of 194.07 feet (record: 194.07 feet), a delta angle of 17°53'17" (record: 17°53'17") and a chord, which bears North 13°24'19" West a distance of 193.28 feet (record: North 13°25'17" West a distance of 193.28 feet to a 1/2" iron pipe found for a point of tangency;
4. North 03°37'43" West a distance of 55.78 feet (record: North 03°35'28" West a distance of 55.78 feet) to a 1/2" rebar set with plastic cap which reads "BASELINE INC";
5. North 04°55'57" West (record: North 04°53'42" West), departing the east right-of-way line of Chisolm Trail South a distance of 149.55 feet (record: 149.55 feet) to a 3/4" iron pipe found for the northwest corner of the 13.085 acre tract and being the southwest corner of Lot 1, Resubdivision of Tract C of the Etta Chappell Estate Farm Tract Subdivision; a subdivision of record in Volume 76, Page 226 of the Plat Records of Travis County, Texas and from which a 3/4" iron pipe found bears South 77°25'12" East a distance of 0.33 feet;

THENCE South 82°37'37" East (record: South 82°39'01" East), along the north line of the 13.085 acre tract and the south line of Lots 1, 2, 3 and 4 of said Resubdivision of Tract C of the Etta Chappell Estate Farm Tract Subdivision a distance of 611.89 feet (record: 611.66 feet) to a 1/2" iron pipe found for the southwest corner of the 11.996 acre tract and being the southeast corner of Lot 4, Resubdivision of Tract C of the Etta Chappell Estate Farm Tract Subdivision; from which said 60d nail found in a tree trunk for the southeast corner of the 11.996 acre tract and the northeast corner of the 13.085 acre tract bears South 82°42'11" East (record: South 82°39'01" East) a distance of 477.22 feet;

THENCE North 01°05'06" East (record: North 03°38'58" East), along the west line of the 11.966 acre tract and the east line of Lot 4, Resubdivision of Tract C of the Etta Chappell Estate Farm Subdivision a distance of 861.67 feet to a 1/2" rebar found with illegible plastic cap for the northwest corner of the 11.966 acre tract, the southwest corner of said 0.3932 of one acre tract and also being in said south right-of-way line of Slaughter Lane;

THENCE North 87°34'51" East (record: North 87°36'47" East), along the north line of the 11.996 acre tract, the south line of the 0.3932 of one acre tract and the south right-of-way line of Slaughter Lane a distance of 680.97 feet (record: 680.95 feet) to the POINT OF BEGINNING.

This parcel contains 25.126 acres of land, more or less, out of the S. F. Slaughter League Number 1, Abstract Number 20 in Travis County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83.

Ronnie Wallace 27 March 2013

Ronnie Wallace

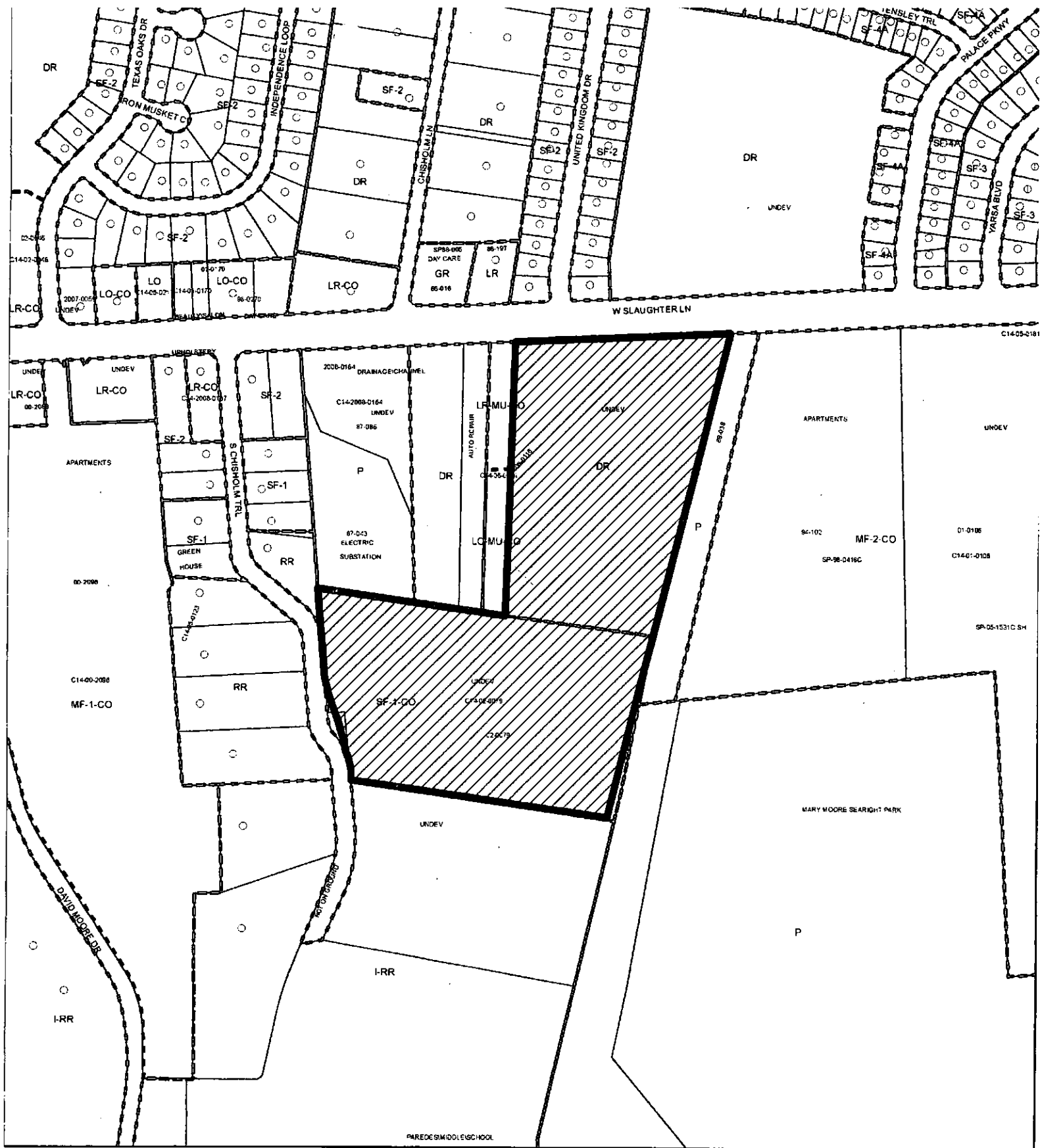
Date




Registered Professional Land Surveyor

State of Texas No. 5222

File: S:\Projects\Slaughter No 1\Docs\Field Notes\Slaughter No 1 Boundary_fn.doc





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2013-0047

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.



Exhibit B