

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1208 WEST SLAUGHTER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 single family residence standard lot (SF-2) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0164, on file at the Planning and Development Review Department, as follows:

0.466 acre tract of land, more or less, out of the William Cannon Survey No. 19, Abstract No. 6, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1208 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 West Slaughter Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining district, and other applicable requirements of the City Code.

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

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November 10, 2014

LEGAL DESCRIPTION: BEING 0.466 ACRE OF LAND LYING IN AND BEING SITUATED OUT OF THE WILLIAM CANNON SURVEY NO. 19, ABSTRACT NO. 6 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.466 ACRE TRACT OF LAND CONVEYED TO DSHZ, LTD BY DEEDS RECORDED IN DOCUMENT NO. 2013208207 AND DOCUMENT NO. 2014045331 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.466 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JANUARY, 2014:

BEGINNING at a 1/2" iron rod found in the present northerly right-of-way line of Slaughter Lane (70' R.O.W.) a dedicated public right-of-way for the southeasterly corner hereof, being in the westerly line of Lot 5, Westwood Heights, a subdivision of record in volume 10, page 95 of the Plat Records of Travis County, Texas, being the northeast corner of that certain 0.0733 acre tract of land conveyed to Travis County, Texas by deed recorded in volume 10610, page 978 of the Real Property Records of Travis County, Texas and being the northwest corner of that certain 0.0687 acre tract of land conveyed to Travis County, Texas by deed recorded in volume 12280, page 835 of the Real Property Records of Travis County, Texas;

THENCE with the present northerly right-of-way line of said Slaughter Lane and the northerly line of said Travis County, Texas 0.0733 acre tract the following two (2) calls:

- 1) N 87°41'17" W a distance of 100.58 to a 1/2" iron rod set for an angle point,
- 2) N 41°39'01" W a distance of 27.23 feet to a 1/2" iron rod set in the easterly right-of-way line of Texas Oaks Drive a sixty (60) foot wide dedicated public right-of-way as dedicated by Texas Oaks, a subdivision of record in volume 80, page 212 of the Plat Records of Travis County, Texas;

THENCE N 01°24'00" E a distance of 155.45 feet with the easterly right-of-way line of said Texas Oaks Drive to a 1/2" iron rod set for the northwest corner hereof and said 0.466 acre tract, being the southwest corner of Lot 1, Block B, of said Texas Oaks;

THENCE S 87°43'58" E a distance of 114.99 feet to a 1/2" iron rod found in the southerly line of Lot 4, Block B, of said Texas Oaks, being the northwest corner of said Lot 5, Westwood Heights for the northeast corner hereof and said 0.466 acre tract;

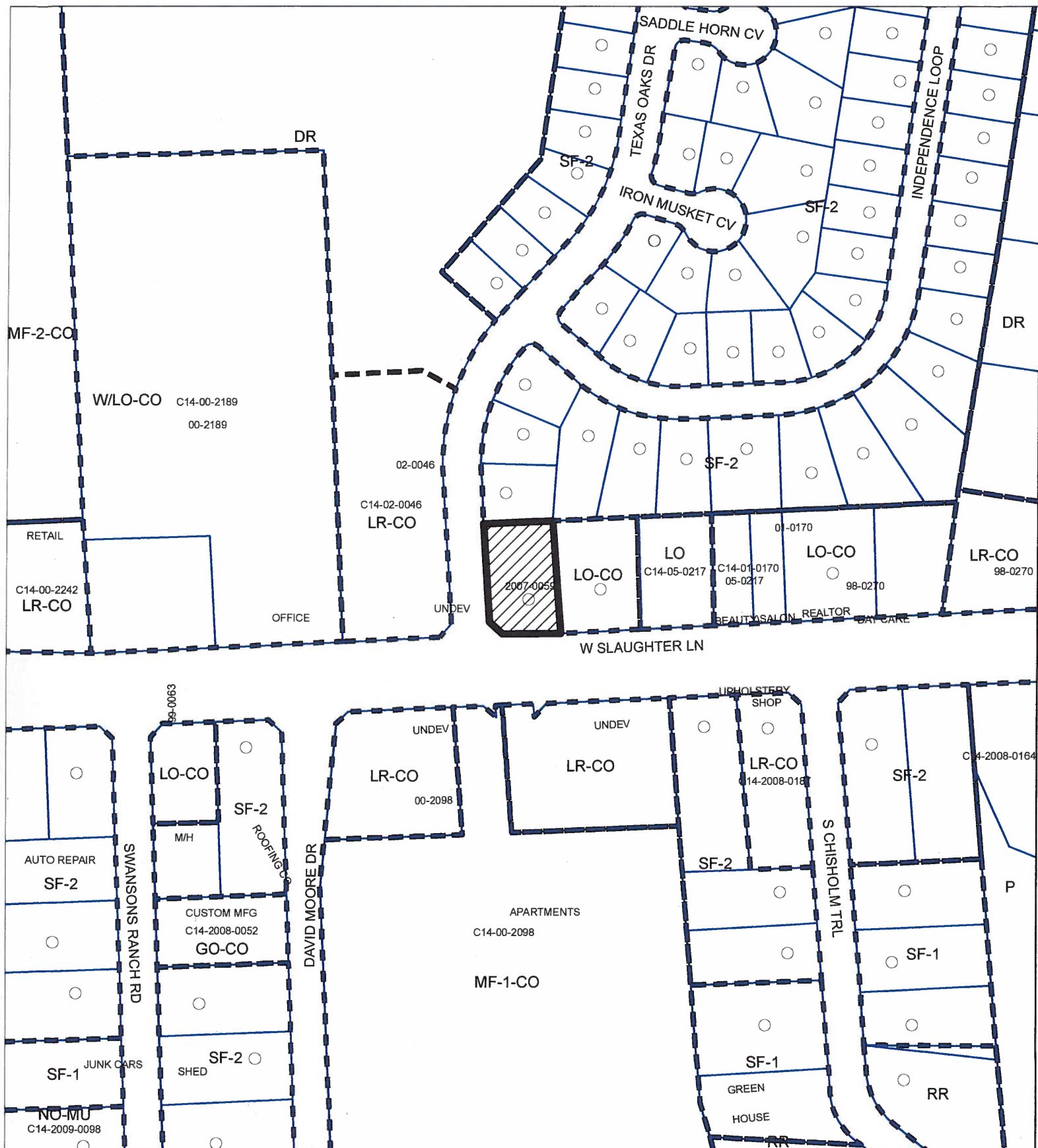
THENCE S 00°02'00" W a distance of 175.26 feet to the **POINT OF BEGINNING** and containing 0.466 acre of land, more or less, and as shown on map of survey prepared herewith.

All iron rods set are 1/2" iron rods with plastic caps stamped "JEG RPLS 4303"

Surveyed by:






James E. Garon
Registered Professional Land Surveyor
Server: Counties\Travis\Surveys\W Cannon\61613.doc



ZONING

ZONING CASE#: C14-2014-0164



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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 by the City of Austin regarding specific accuracy or completeness.

Exhibit B

