

**ORDINANCE NO. 20191031-048**

**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

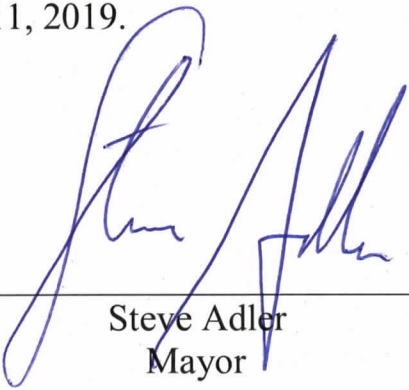
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on November 11, 2019.


**PASSED AND APPROVED**

\_\_\_\_\_  
October 31, 2019

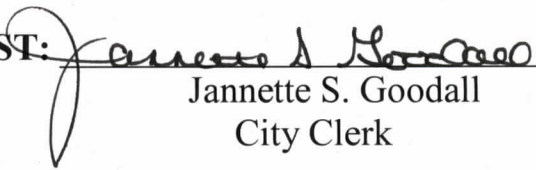
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
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 12068, Page 1910 of the Real Property Records of Travis County, Texas, for the northeast corner and POINT OF BEGINNING hereof

THENCE 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

THENCE 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

THENCE 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



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

February 06 2015 02:51 PM

FEE: \$ 42.00 2015018075



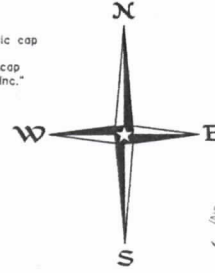
NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this tract may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. NAVD88 Elevations shown hereon are based upon post processed static GPS observations.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.

Legend

- 1/2" Iron Rod Found
- 1/2" Iron Rod Found with plastic cap imprinted with "SAM Inc."
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Chain-Link Fence
- Overhead Utility Line (Record Bearing and Distance)
- pole
- guy wire

SCALE 1" = 20'



TREE LIST

4380	11" Cedar Elm
4381	5" and 7" Cedar Elm (9.5" total)
4382	6" and 10" Cedar Elm (13" total)
4383	8" Cedar Elm
4384	two 12" Cedar Elm (18" total)
4385	10" Cedar Elm
4386	two 8" Cedar Elm (12" total)
4387	10" Cedar Elm
4388	14" Cedar Elm
4389	12" Cedar Elm
4390	8" Cedar Elm
4391	10" Cedar Elm
4392	8" Cedar Elm
4393	4" and 6" Cedar Elm (8" total)
4394	Live Oak
4395	5" and 6" Live Oak (8.5" total)
4396	9" Live Oak
4397	10" Live Oak

LOT  
BLOCK A

STONE CREEK RANCH  
SECTION ONE  
Document No. 200200233

(N22°02'58"W per Doc No. 200200233)  
(N89°38'54"E 208.44' per Doc No. 200721568)  
(N22°01'09"E 208.44' per Doc No. 200721568)

(N75°01'4"E 183.83'  
per Doc No. 200200233  
(N73°02'37"E 183.80'  
N73°08'15"E 183.80'

BENCHMARK  
Triangle cut on top of curb  
Elevation = 609.87'

0.427 ACRE  
SURVEYED

NAJIB WEHBE and  
CHARLES F. WEHBE  
10.427 ACRES  
Doc. 2015018075

Southwestern Bell  
manhole

SLAUGHTER LANE (120')

TRAVIS COUNTY  
Roadway Basemap  
13.6505 Acres  
Volume 11737 Page 1888

BENCHMARK  
Square cut on corner  
of inlet.  
Elevation = 600.28'

UNION CREEK HOUSING PARTNERS, LTD.  
(73.93 ACRES)  
Document No. 200721568

SANTIAGO DEL  
VALLE GRANT

TOPOGRAPHIC SURVEY MAP OF:

0.427 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN (0.427 ACRE) TRACT OF LAND AS CONVEYED TO NAJIB WEHBE AND CHARLES F. WEHBE BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015018075 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED ON SLAUGHTER LANE.

PREPARED: February 7th, 2019

BY:

Holt Carson




Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700



This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0595 J, dated January 6, 2016.



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## 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