

**ORDINANCE NO. 20210902-064**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1434 GENOA DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY (MF-1) 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 multifamily residence limited density (MF-1) district on the property described in Zoning Case No. C14-2020-0131, on file at the Housing and Planning Department, as follows:

Being 5.20 acres of land out of the Stephen F. Slaughter Survey No. 1, Abstract No. 20, Travis County, Texas, being all of that 5.234 acre tract recorded in Document No. 2015067626, Official Public Records, Travis County, Texas, said 5.20 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

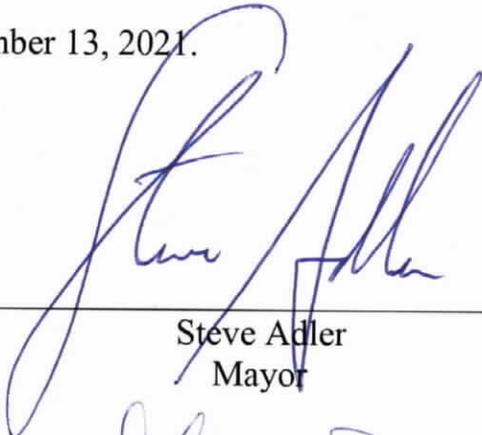
locally known as 1434 Genoa Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

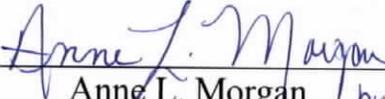
**PART 2.** This ordinance takes effect on September 13, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_  
September 2, 2021

§  
§  
§

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

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

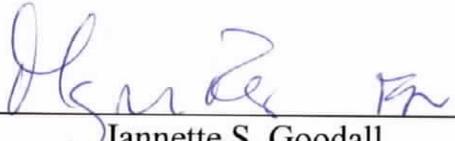
**ATTEST:**   
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

EXHIBIT "A"

BEING 5.20 ACRES OF LAND, OUT OF THE STEPHEN F. SLAUGHTER SURVEY NUMBER 1, ABSTRACT NUMBER 20, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN JIMMY JO MALONE, DAVID ARTHUR MALONE AND MOLLY SUE MALONE DENHAM 5.234 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2015067626, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 5.20 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the northerly right-of-way line of Genoa Drive, at the southwest corner of Lot B, The Amended Plat of Resubdivision of Lot 1, Texas Oaks Three, a subdivision recorded in Document Number 201500142, Official Public Records, said county, same being the southeast corner of said 5.234 acre tract, for the southeast corner hereof;

THENCE along said Genoa Drive and the southerly line of said 5.234 acre tract, the following 3 calls,

1. South 87 degrees 32 minutes 48 seconds West, 323.18 feet to an iron rod set at the beginning of a curve to the left having a radius of 335.00 feet,
2. Along said curve whose chord bears, South 76 degrees 44 minutes 18 seconds West, 125.45 feet to an iron rod set at the end of said curve,
3. North 71 degrees 44 minutes 59 seconds West, 31.38 feet to an iron rod set at the intersection of said Genoa Drive and the easterly right-of-way line of Slaughter Creek Drive, being at the beginning of a curve to the right having a radius of 255.86 feet, same being the southwest corner of said 5.234 acre tract, for the southwest corner hereof;

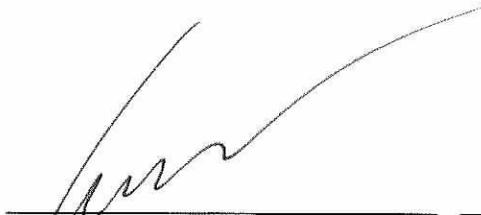
THENCE along said Slaughter Creek Drive and the westerly line of said 5.234 acre tract, the following 4 calls,

1. Along said curve whose chord bears, North 04 degrees 24 minutes 12 seconds West, 146.09 feet to the end of said curve,
2. North 78 degrees 00 minutes 22 seconds West, 2.84 feet to an iron rod found,
3. North 12 degrees 08 minutes 45 seconds East, 364.01 feet to an iron rod set,
4. North 50 degrees 31 minutes 01 seconds East, 24.13 feet to a chiseled "X" mark set in a concrete culvert at the intersection of said Slaughter Creek Drive and the southerly right-of-way line of Slaughter Lane, same being the northwest corner of said 5.234 acre tract, for the northwest corner hereof;

THENCE North 87 degrees 41 minutes 58 seconds East, along said Slaughter Lane and the northerly line of said 5.234 acre tract, 372.48 feet to an iron rod found at the northwest corner of Lot A, said subdivision, same being the northeast corner of said 5.234 acre tract, for the northeast corner hereof;

THENCE South 02 degrees 27 minutes 09 seconds East, along the westerly line of said Lots A and B, along the easterly line of said 5.234 acre tract, 500.08 feet to the POINT OF BEGINNING.

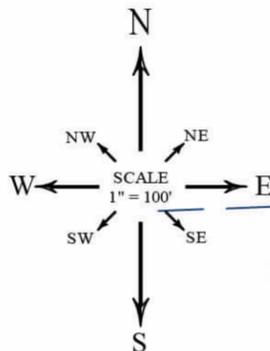
THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

  
\_\_\_\_\_  
EDWARD RUMSEY  
TX R.P.L.S. No. 5729  
Job No. A0506120

06/02/2020  
\_\_\_\_\_  
Date



0 100 200



# ALTA/NSPS LAND TITLE SURVEY

**\*\*\*NOTICE\*\*\***  
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

## SLAUGHTER LANE

## BILBROOK PLACE

**RESTRICTIONS**

SUBJECT TO BLANKET TYPE ELECTRIC EASEMENT GRANTED TO CITY OF AUSTIN IN VOLUME 725, PAGE 471.  
 SUBJECT TO BLANKET TYPE ELECTRIC AND TELEPHONE LINE EASEMENTS GRANTED TO CITY OF AUSTIN IN VOLUME 4548, PAGE 1465, VOLUME 7863, PAGE 184, VOLUME 8032, PAGE 423, VOLUME 9227, PAGE 422.  
 SUBJECT TO DRAINAGE EASEMENTS IN VOLUME 10769, PAGE 717, VOLUME 10769, PAGE 722.  
 TEMPORARY CONSTRUCTION EASEMENT GRANTED TO TRAVIS COUNTY IN VOLUME 10769, PAGE 727 DOES NOT AFFECT SUBJECT TRACT.  
 WASTEWATER EASEMENT GRANTED TO CITY OF AUSTIN IN DOCUMENT NUMBER 2007095803 DOES NOT AFFECT SUBJECT TRACT.  
 WASTEWATER LINE EASEMENT GRANTED TO CITY OF AUSTIN IN DOCUMENT NUMBER 2011068536 DOES NOT AFFECT SUBJECT TRACT.  
 SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS IN VOLUME 6469, PAGE 477.

**LEGAL DESCRIPTION**

BEING 5.20 ACRES OF LAND OUT OF THE STEPHEN F. SLAUGHTER SURVEY NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN JIMMY JO MALONE, DAVID ARTHUR MALONE AND MOLLY SUE MALONE DENHAM 5.234 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2015067626, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 5.20 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

MALONE ADDITION NO. 2  
AMENDED  
(VOL. 66, PG. 99)

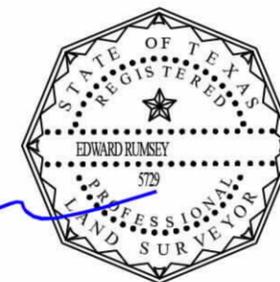
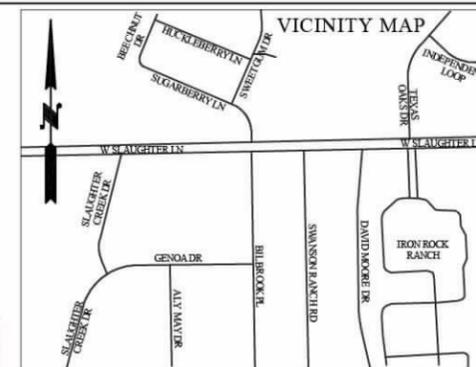
TANGLEWOOD SELF STORAGE  
(VOL. 97, PG. 30)  
LESS R.O.W. TAKING  
(VOL. 10769, PG. 717)  
(VOL. 10769, PG. 722)

SLAUGHTER CREEK DRIVE  
(50' R.O.W.)

5.20 ACRES  
226296.70 SQ. FT.

LOT A  
THE AMENDED PLAT OF  
RESUBDIVISION OF LOT 1,  
TEXAS OAKS THREE  
(DOC. NO. 201500142)  
OPRTCT

LOT B  
THE AMENDED PLAT OF  
RESUBDIVISION OF LOT 1,  
TEXAS OAKS THREE  
(DOC. NO. 201500142)  
OPRTCT



*Edward Rumsey*

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

**AUSTIN TITLE COMPANY**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7a, b1, 8, 11, and 13 of Table A thereof.  
 The field work was completed on 05/29/2020.  
 Date of Plat or Map: 06/02/2020  
 Edward C. Rumsey  
 R.P.L.S. # 5729  
 Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5 E.iv. in regards to the underground utilities this surveyor did not use 811 or other similar utility locate requests services for the location of underground utilities and relied only on the referenced title commitment GF No. 2024362-COM by Independence Title Company dated May 13, 2020 as supplied to surveyor. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

TREE LIST	
12.25" CEDAR ELM (M)	
12.5" CEDAR ELM (M)	
8.75" CEDAR ELM	
11.5" CEDAR ELM (M)	
25" MESQUITE (M)	
16.25" MESQUITE (M)	
8" CEDAR ELM	
15.25" CEDAR ELM (M)	
20" MESQUITE (M)	
17.75" MESQUITE (M)	
9.5" CEDAR ELM (M)	
7.25" CEDAR ELM (M)	
7.5" CEDAR ELM (M)	
8" CEDAR ELM	
17.25" MESQUITE (M)	
8" CEDAR ELM	
11.75" AMERICAN ELM	
13" MESQUITE (M)	
8" MESQUITE	
15.25" MESQUITE (M)	

GENOA DRIVE  
(70' R.O.W.)

THE HOLLOW AT SLAUGHTER CREEK  
SECTION 1  
(DOC. NO. 200800072)  
OPRTCT

TEMPORARY BENCHMARK (TBM)  
TOP OF MAG NAIL SET  
ELEVATION= 693.29'  
NAVD 1988 DATUM

TEXAS OAKS FOUR-B  
(VOL. 87, PG. 17D)  
PRTCT

**LEGEND**

- 1/2" ROD FOUND
- "X" SCRIBE SET IN CONC.
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- MAG NAIL SET
- WIRE FENCE
- DRAINAGE ESMT
- WATERLINE ESMT
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- MANHOLE
- POINT OF BEGINNING
- TREE
- MULTI-STEMMED TREE

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS  
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)  
NAD83 HARN HORIZONTAL CONTROL.

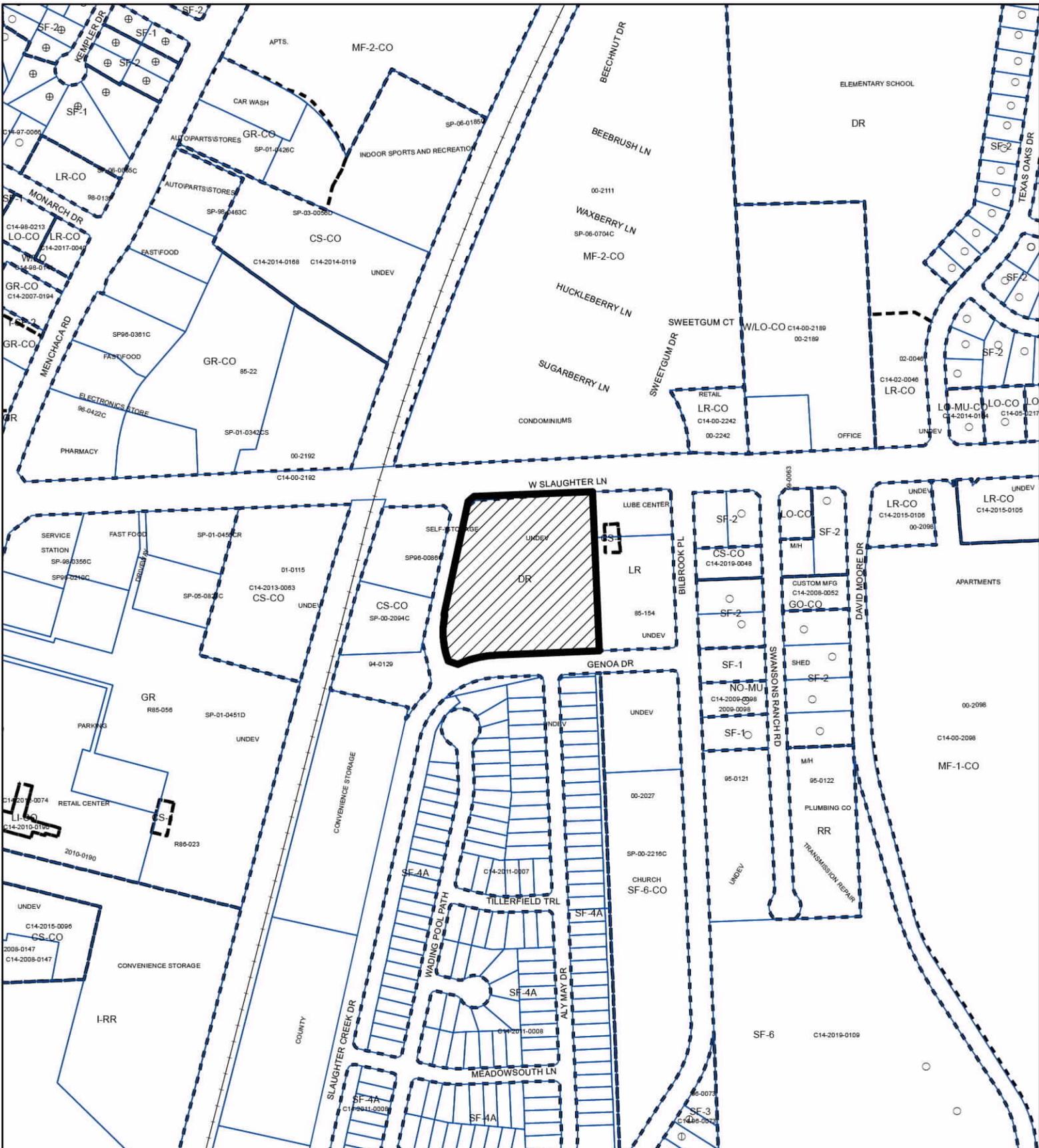
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 71°44'59" W	31.38'
(L1)	(N 71°44'59" W)	(31.38')
L2	N 78°00'22" W	2.84'
(L2)	(N 78°00'22" W)	(2.84')
L3	N 50°31'01" E	24.13'
(L3)	(N 50°31'01" E)	(24.13')

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	335.00'	126.20'	S 76°44'18" W	125.45'
(C1)	(335.00')	(126.20')	(S 76°43'49" W)	(125.45')
C2	255.86'	148.15'	N 04°24'12" W	146.09'
(C2)	(255.86')	(148.01')	(N 04°34'45" W)	(145.95')
C3	15.00'	21.14'	S 54°46'42" E	19.43'
(C3)	(15.00')	(23.59')	(S 44°54'32" E)	(21.24')
C4	15.00'	23.52'	S 43°02'11" W	21.18'
(C4)	(15.00')	(23.51')	(S 45°33'07" W)	(21.18')

ADDRESS				F.I.R.M. MAP INFORMATION	
<b>FPT HOLDINGS, LLC AND/OR ASSIGNS</b> 1407 SLAUGHTER LANE AUSTIN, TRAVIS COUNTY, TEXAS				THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0590J DATED: 01/22/2020	
SURVEY DATE:	JUNE 2, 2020	FILED BY:	REX NOWLIN	05/29/2020	THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.
TITLE CO.:	AUSTIN TITLE COMPANY	CALC. BY:	EDWARD RUMSEY	06/02/2020	
G.F. NO.:	AUT-22-004-AUT20006753C	DRAWN BY:	SEAN SUTTON	06/02/2020	
JOB NO.:	A0506120	UPDATE BY:	-	-	
		RPLS CHECK:	EDWARD RUMSEY	06/02/2020	

**ALLSTAR**  
Land surveying

9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPLS FIRM NO. 10135000



**ZONING**

ZONING CASE#: C14-2020-0131

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/17/2020