

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1311 WEST SLAUGHTER LANE, FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) BASE DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR) BASE 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) base district to neighborhood commercial (LR) base district on the property described in Zoning Case No. C14-2022-0169, on file at the Planning Department, as follows:

0.416 acres of land, being LOT A, of the RESUBDIVISION OF LOT 1 AND THE SOUTH 100' OF LOT 2, SWANSON'S RANCHETTES NO. 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 73, Page 21, of the Plat Records of Travis County, Texas, save and except a called .0361 acre tract of land described in a deed recorded in Volume 10285, Page 625, Real Property Records of Travis County, Texas, said 0.416 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1311 West Slaughter Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

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§ _____

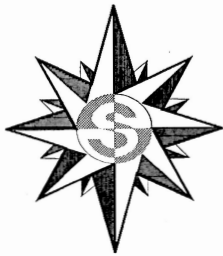
Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

EXHIBIT A



SOLIS-KANAK & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

Firm License
No. 10140200

0.416 Acres

Field notes for a 0.416 of an acre tract of land being Lot A of the Resubdivision of Lot 1 and the south 100 feet of Lot 2 of Swanson's Ranchettes No. 2 recorded in Volume 73, Page 21 Plat Records Travis County, Texas (PRTCT), save and except a called 0.0361 of an acre tract of land in deed to Travis County, Texas, recorded in Volume 10285, Page 625 Real Property Records Travis County, Texas (RPRTCT), and being more particularly described by metes and bounds as follows with all bearings being based on Texas State Plane Coordinates Central Zone (NAD 83);

Beginning: at a found $\frac{1}{2}$ " iron bar (N 10035894.41, E 3091810.12), lying on the south right-of-way (ROW) line of W. Slaughter Lane (120' ROW), marking the southeast corner of said 0.361 of an acre tract, the southwest corner of a called 0.0405 of an acre tract of land in deed to Travis County, Texas, recorded in Volume 10321, Page 19 RPRTCT, the northwest corner of the remainder of Lot 2 Swanson's Ranchettes No. 2 recorded in Volume 17, Page 88 PRTCT, the northeast corner of the remainder of said Lot A and the northeast corner and the **Place of Beginning** of the herein described tract;

Thence: S 02° 17' 04" E (Bearing Basis), 174.61 feet (called S 00° 04' E, 190.00 feet), along the east line of said Lot A, the east line of the herein described tract and the west line of said Lot 2, to a found $\frac{1}{2}$ " iron bar (N 10035719.94, E 3091817.08) marking the southeast corner of said Lot A, the southeast corner of the herein described tract, the southwest corner of the remainder of said Lot 2 and lying on the north line of Lot B of said Resubdivision of Swanson's Ranchettes No. 2;

Thence: S 87° 14' 43" W, 103.72 feet (called N 89° 50' E, 103.75 feet), along the south line of said Lot A, the south line of the herein described tract and the north line of said Lot B, to a found $\frac{1}{2}$ " iron bar lying on the east ROW line of Bilbrook Place (70' ROW), marking the southwest corner of said Lot A, the southwest corner of the herein described tract and the northwest corner of said Lot B;

Thence: N 02° 17' 04" W, 174.89 feet (called N 00° 04' W, 190.00 feet), along the east ROW line of said Bilbrook Place, the west line of said Lot A and the west line of the herein described tract, to a set mag nail with disk (Solis-Kanak) in concrete for the northwest corner of the herein described tract, the northwest corner of the remainder of said Lot A, the southwest corner of said 0.0361 of an acre tract and the intersection of the south ROW line of said W. Slaughter Lane and the east ROW line of said Bilbrook Place;

Thence: N 87° 23' 48" E, 103.72 feet (called N 89° 50' E, 103.75 feet), along the south ROW line of said W. Slaughter Lane, the south line of said 0.0361 of an acre tract, the north line of the remainder of said Lot A and the north line of the herein described tract, to the **Place of Beginning** and containing 0.416 of an acre of land more or less.

Note: This legal description was prepared in conjunction with a survey plat Job. No. 22-0106

Clinton L. Kanak, R.P.L.S.
Registered Professional Land Surveyor, No. 4499
Date: September 7, 2022
G:\Jobs2022\22-0106\Field Notes 0.416 Acres.doc



OPRTCT = OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY
PRTCT = PLAT RECORDS
TRAVIS COUNTY
BSL = BUILDING SETBACK
RPRTCT = REAL PROPERTY RECORDS
TRAVIS COUNTY

W. SLAUGHTER LANE
(120' ROW)

SAVE AND EXCEPT
CALLED 0.0361
VOL. 10285, PG. 625 RPRTCT

SAVE AND EXCEPT
CALLED 0.0405
VOL. 10321, PG. 19 RPRTCT

ELE. MH
CONCRETE SIDEWALK
OHL
FND. 1/2" IRON BAR
W/CAP BURRIS AND ASSOC

AT&T VALI
ELE. MH
TRAFFIC LIGHT POLE
SIGNAL CONTROL BOX
MH

SIGN 15' ELM TREE

25' BSL PER PLAT

WOOD POLE

SEPTIC TANK

LOT A
0.416 AC

LOT 2

REMAINDER OF LOT 2
SWANSON'S RANCHETTES NO. 2
VOL. 17, PG. 88
PRTCT

BEARING BASIS
S02°17'04"E 174.61'
(S00°04'E 190.00')

10' PUBLIC UTILITY EASEMENT PER PLAT

GATE

LOT 1 AND THE SOUTH 100' OF LOT 2
RESUBDIVISION OF
SWANSON'S RANCHETTES NO. 2
VOL. 73, PG. 21 PRTCT

LOT B

FND. 1/2" IRON BAR
W/CAP EXACTA 101937

S87°23'48"W 84.01'
(S89°50'W 83.86')

N 100°35'58.41"E
E 309°18'10.12'

S87°14'43"W 103.72'
(N89°50'E 103.75')

N 100°35'19.94"E
E 309°18'17.08'

S86°48'27"W 104.51'
(S89°50'W 103.75')

N02°17'04"W 174.89'
(N00°04'W 190.00')

N02°46'42"W 100.00'
(N00°04'W 100.00')

◎ = 1/2" IRON BAR FOUND/UNLESS OTHERWISE NOTED
 ▲ = SET MAG NAIL w/ SOLIS-KANAK DISK UNLESS OTHERWISE NOTED
 () = DENOTES BEARINGS & DISTANCES PER RECORD
 ∩ = UTILITY POLE
 OHL = DENOTES OVERHEAD LINE
 ← = GUY
 // = WOOD FENCE
 ○ = CHAIN LINK FENCE
 BOC = BACK OF CURB
 OPTCT = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 PRCT = PLAT RECORDS TRAVIS COUNTY, TEXAS
 ⚓ = FIRE HYDRANT
 BSL = BUILDING SETBACK LINE
 RPRTCT = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

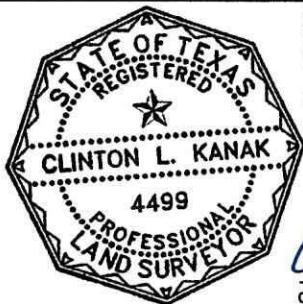
THIS PROPERTY DESCRIBED APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP: FIRM NO. 48453C0590J EFFECTIVE DATE 01-22-20. THIS PROPERTY LIES IN ZONE "X" AREAS OF MINIMAL FLOOD HAZARD. NO WARRANTY EXPRESSED OR IMPLIED IS MADE REGARDING THE ACCURACY OF THE NATIONAL INSURANCE PROGRAM MAP.

RESTRICTIVE COVENANTS VOL. 73, PG. 21, OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS. (OPRTCT)

BEARINGS BASED ON TEXAS STATE PLANE COORDINATES CENTRAL ZONE
(NAD 83).

METES & BOUNDS DESCRIPTION TO ACCOMPANY SURVEY.

ADDRESS: SLAUGHTER LANE, AUSTIN, TEXAS



LOT A RESUBDIVISION OF LOT 1 AND
THE SOUTH 100 FEET OF LOT 2
SWANSON'S RANCHETTES NO. 2
RECORDED IN VOL. 73, PG. 21 MAP
PLAT RECORDS TRAVIS COUNTY, TEXAS.

CLINTON L. KANAK, R.P.L.S.
TEX. REG. NO. 4499



Professional Surveyors

FIRM LICENSE NO. 10140200
17500 FM 306

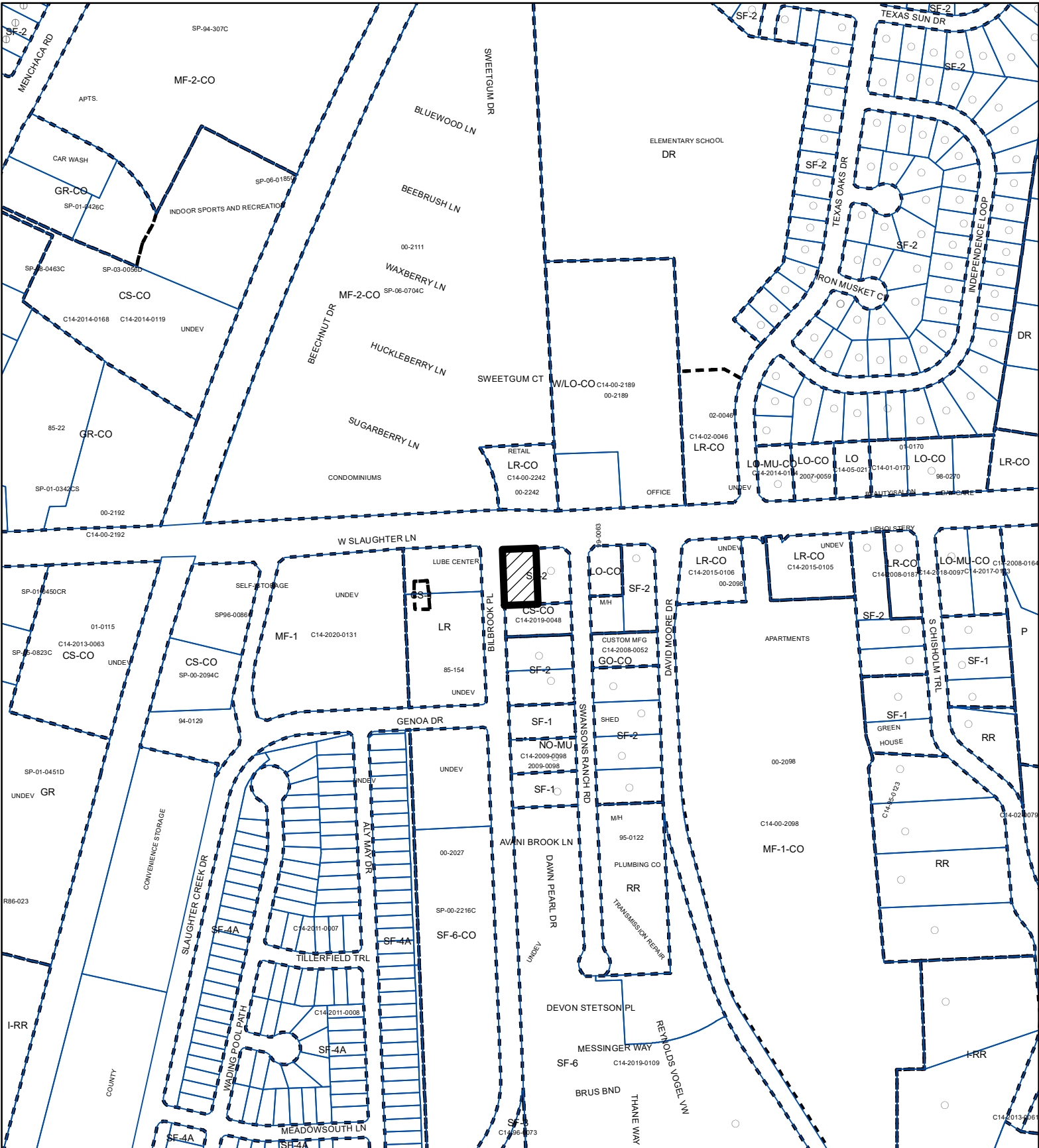
CANYON LAKE, TX 78133
(830) 935-4011 FAX (830) 935-4012

DATE:09/07/22
REV.:

DRAWN BY:
M.B.

GF NUMBER:
23041

JOB NUMBER:
22-0106



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0169

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 12/7/2022