

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3401 WEST SLAUGHTER LANE FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 limited office-conditional overlay (LO-CO) combining district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2007-0149, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, less the east 14.41 feet, Palomino Park Section One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 24, Page 28, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3401 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 300 trips per day.

B. The following uses are prohibited uses of the Property:

Food sales	General retail sales (convenience)
Guidance services	Medical offices (of any size)
Off-site accessory parking	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	Restaurant (limited)
Service station	Restaurant (general)

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

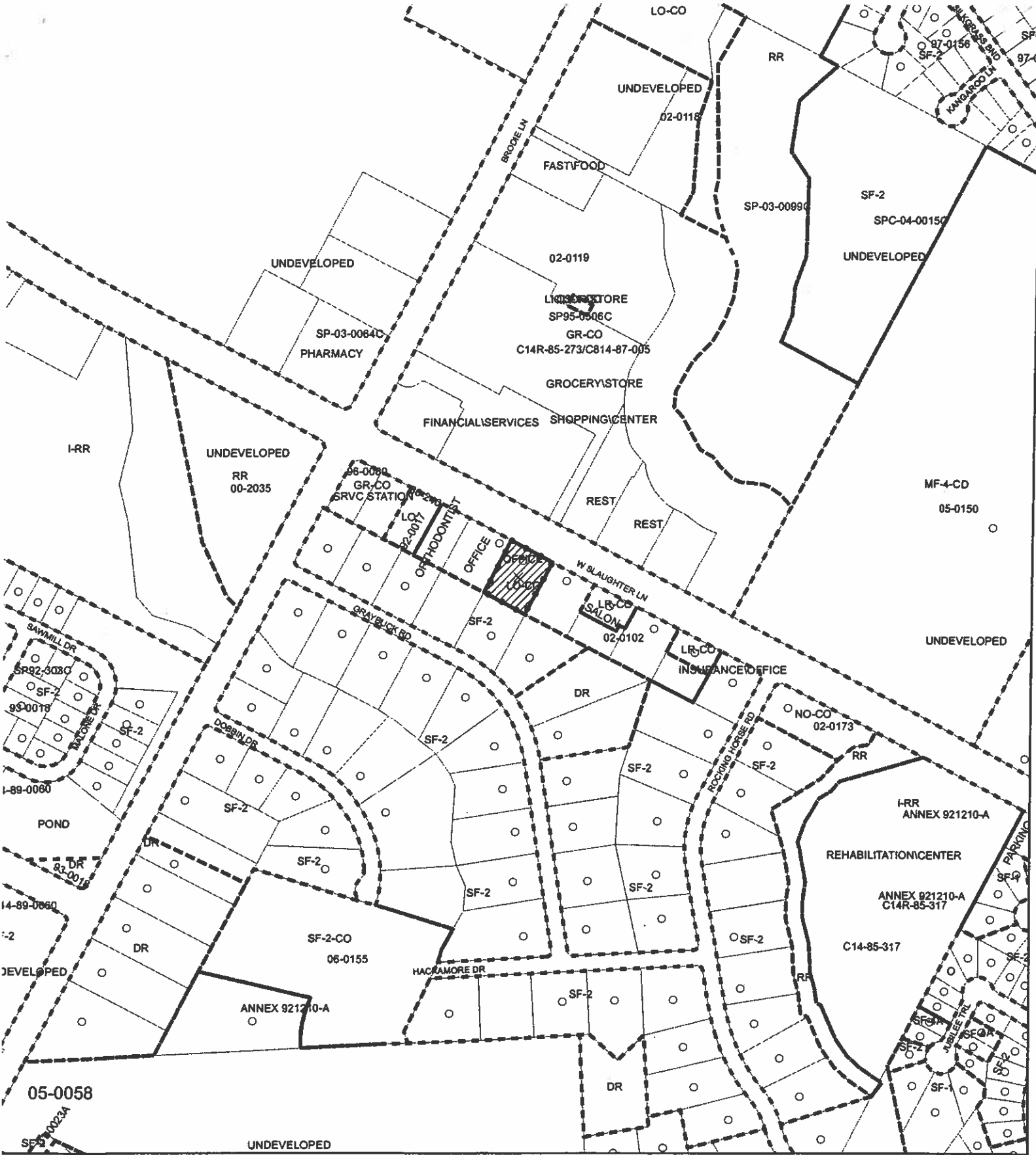
**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.

**PASSED AND APPROVED**




\_\_\_\_\_, 2008

**Will Wynn**  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk



1" = 400'

-  Subject Tract
-  Zoning Boundary
-  Pending Cases

OPERATOR: S. MEEKS

### ZONING EXHIBIT A

CASE#: C14-2007-0149  
 ADDRESS: 3401 W SLAUGHTER LANE  
 SUBJECT AREA: 0.637 ACRES  
 GRID: D15  
 OPERATOR: W. RHOADES



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.