ORDINANCE NO.	

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2105 AND 2107 WEST SLAUGHTER LANE AND CHANGING THE ZONING MAP FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2008-0114, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 5, Block A, Ford Oaks Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Volume 4, Page 264, Official Public Records, Travis County, Texas (the "Property"),

locally known as 2105 and 2107 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The following site development regulations apply to the Property:
 - 1. The maximum impervious cover is 60 percent.
 - 2. The maximum height of a building or structure is 35 feet from ground level.
 - 3. The maximum height of a building or structure is two stories.
- B. The following uses are prohibited uses of the Property:

College and university facilities Cultural services Convalescent services Communication services Hospital services (limited)

Draft: 8/13/2008

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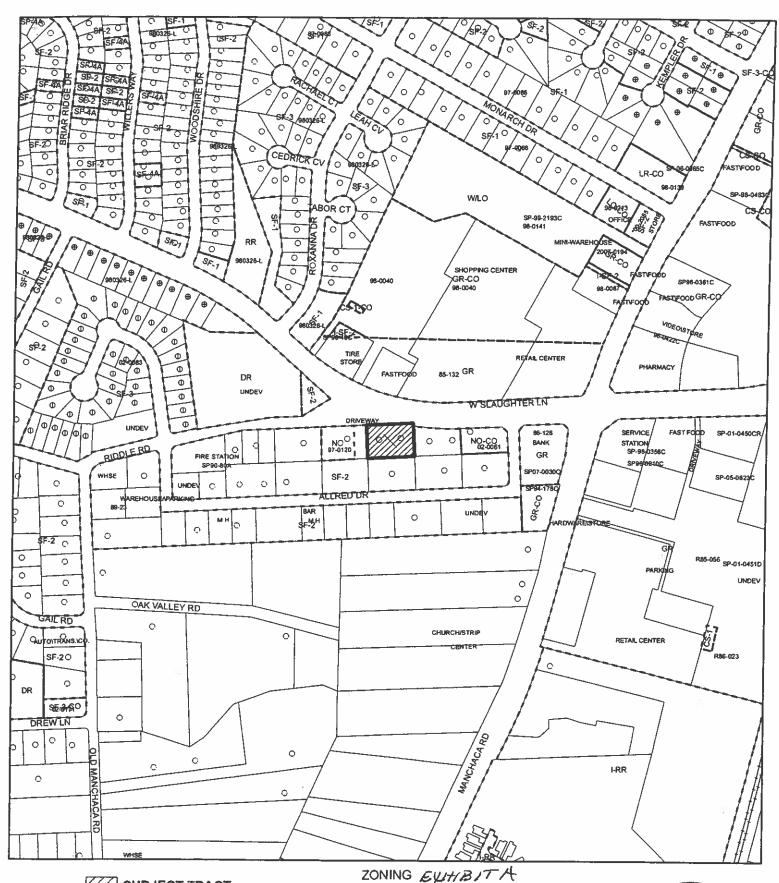
COA Law Department

ART 3. This or	dinance takes effect on	l		, 200
ASSED AND A	PPROVED			
		e		
		§ § §		
	, 2008	§		
			Will Wynn	
			Mayor	
PPROVED:	David Allan Smith	_ ATTEST: _	CI. 1 A C	
	City Attorney		Shirley A. Gen City Clerk	try
			City Clork	

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COA Law Department





SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

ZONING CASE#: C14-2008-0114

ADDRESS: 2105 & 2107 W SLAUGHTER LANE

SUBJECTAREA: 0.537 ACRES

GRID: E14

MANAGER: W. RHOADES

