

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 2105 AND 2107 WEST SLAUGHTER LANE AND**
3 **CHANGING THE ZONING MAP FROM SINGLE FAMILY RESIDENCE**
4 **STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-CONDITIONAL**
5 **OVERLAY (LO-CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from single family residence standard lot (SF-2) district to limited
11 office-conditional overlay (LO-CO) combining district on the property described in Zoning
12 Case No. C14-2008-0114, on file at the Neighborhood Planning and Zoning Department,
13 as follows:

14
15 Lot 5, Block A, Ford Oaks Subdivision, a subdivision in the City of Austin, Travis
16 County, according to the map or plat of record in Volume 4, Page 264, Official
17 Public Records, Travis County, Texas (the "Property"),

18
19 locally known as 2105 and 2107 West Slaughter Lane, in the City of Austin, Travis
20 County, Texas, and generally identified in the map attached as Exhibit "A".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 A. The following site development regulations apply to the Property:

- 26
27 1. The maximum impervious cover is 60 percent.
28 2. The maximum height of a building or structure is 35 feet from ground level.
29 3. The maximum height of a building or structure is two stories.

30
31 B. The following uses are prohibited uses of the Property:

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33 College and university facilities
34 Cultural services
35 Convalescent services

36
Communication services
Hospital services (limited)

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

PART 3. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008

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§
§

Will Wynn
Mayor

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

