

ORDINANCE NO. 20080925-129

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3107, 3109, AND 3111 WEST SLAUGHTER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2008-0025, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, and 3, Block A, Tanglewood Forest Section Four Phase E Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 85, Page 116D and 117A, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3107, 3109 and 3111 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. Development of the Property may not exceed an impervious cover of 42.6 percent.
- B. The following uses are conditional uses of the Property:

Congregate living	College and university facilities
Group home, Class II	Private secondary educational facilities
Hospital services (limited)	

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

Business or trade school
Guidance services
Off-site accessory parking
Restaurant (limited)

Business support services
Hospital services (general)
Printing and publishing

D. The maximum number of driveway cuts between the Property and West Slaughter Lane is one.

E. Use of the platted easement for vehicular access from the Property to Rochelle Drive is prohibited.

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

PART 3. This ordinance takes effect on October 6, 2008.

PASSED AND APPROVED

_____, September 25, 2008 §
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 § _____
 Will Wynn
 Mayor

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

