ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 1201 WEST SLAUGHTER LANE FROM SINGLE
FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2008-0187, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Swanson’s Ranchettes Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 16, Page 58, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 1201 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 uses are prohibited uses of the Property:

Consumer convenience services  Consumer repair services
Custom manufacturing          Financial services
Guidance services             Off-site accessory parking
Personal services             Pet services
Plant nursery                 Printing and publishing
Restaurant (limited)          Service station

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

College and university facilities  Private secondary educational facilities

Draft: 10/10/2008       Page 1 of 2       COA Law Department
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

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______________, 2008

Will Wynn  
Mayor

APPROVED: __________________________ ATTEST: __________________________

David Allan Smith  
City Attorney

Shirley A. Gentry  
City Clerk