

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 1201 WEST SLAUGHTER LANE FROM SINGLE**  
3 **FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO**  
4 **NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO)**  
5 **COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
8

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  
11 neighborhood commercial-conditional overlay (LR-CO) combining district on the property  
12 described in Zoning Case No. C14-2008-0187, on file at the Neighborhood Planning and  
13 Zoning Department, as follows:  
14

15 Lot 2, Swanson's Ranchettes Subdivision, a subdivision in the City of Austin,  
16 Travis County, Texas, according to the map or plat of record in Volume 16, Page  
17 58, of the Plat Records of Travis County, Texas (the "Property"),  
18

19 locally known as 1201 West Slaughter Lane, in the City of Austin, Travis County, Texas,  
20 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:  
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25 A. The following uses are prohibited uses of the Property:  
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27 Consumer convenience services	Consumer repair services
28 Custom manufacturing	Financial services
29 Guidance services	Off-site accessory parking
30 Personal services	Pet services
31 Plant nursery	Printing and publishing
32 Restaurant (limited)	Service station

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34 B. The following uses are conditional uses of the Property:  
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36 College and university facilities	Private secondary educational facilities
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1 Except as specifically restricted under this ordinance, the Property may be developed and  
2 used in accordance with the regulations established for the neighborhood commercial (LR)  
3 base district, and other applicable requirements of the City Code.  
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5 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.  
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7

8 **PASSED AND APPROVED**  
9

10 §  
11 §  
12 \_\_\_\_\_, 2008 § \_\_\_\_\_  
13

14 Will Wynn  
15 Mayor  
16

17 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
18

19 David Allan Smith  
City Attorney

Shirley A. Gentry  
City Clerk

