ORDINANCE NO. 20081106-086

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

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

- College and university facilities
- Private secondary educational facilities
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 November 17, 2008.

PASSED AND APPROVED

November 6, 2008

Will Wynn
Mayor

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEKKS

ZONING CASE#: C14-2008-0187
ADDRESS: 1201 W SLAUGHTER LANE
SUBJECT AREA: 0.63 ACRES
GRID: E14 & F14
MANAGER: W. RHOADES

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.