

**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	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

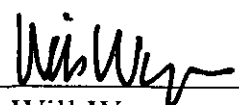
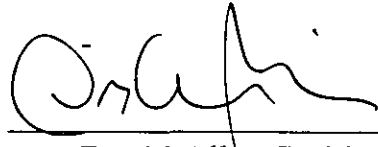
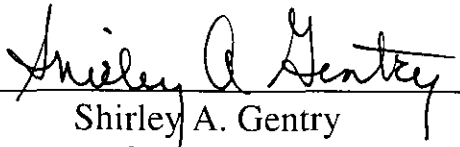
B. The following uses are conditional uses of the Property:

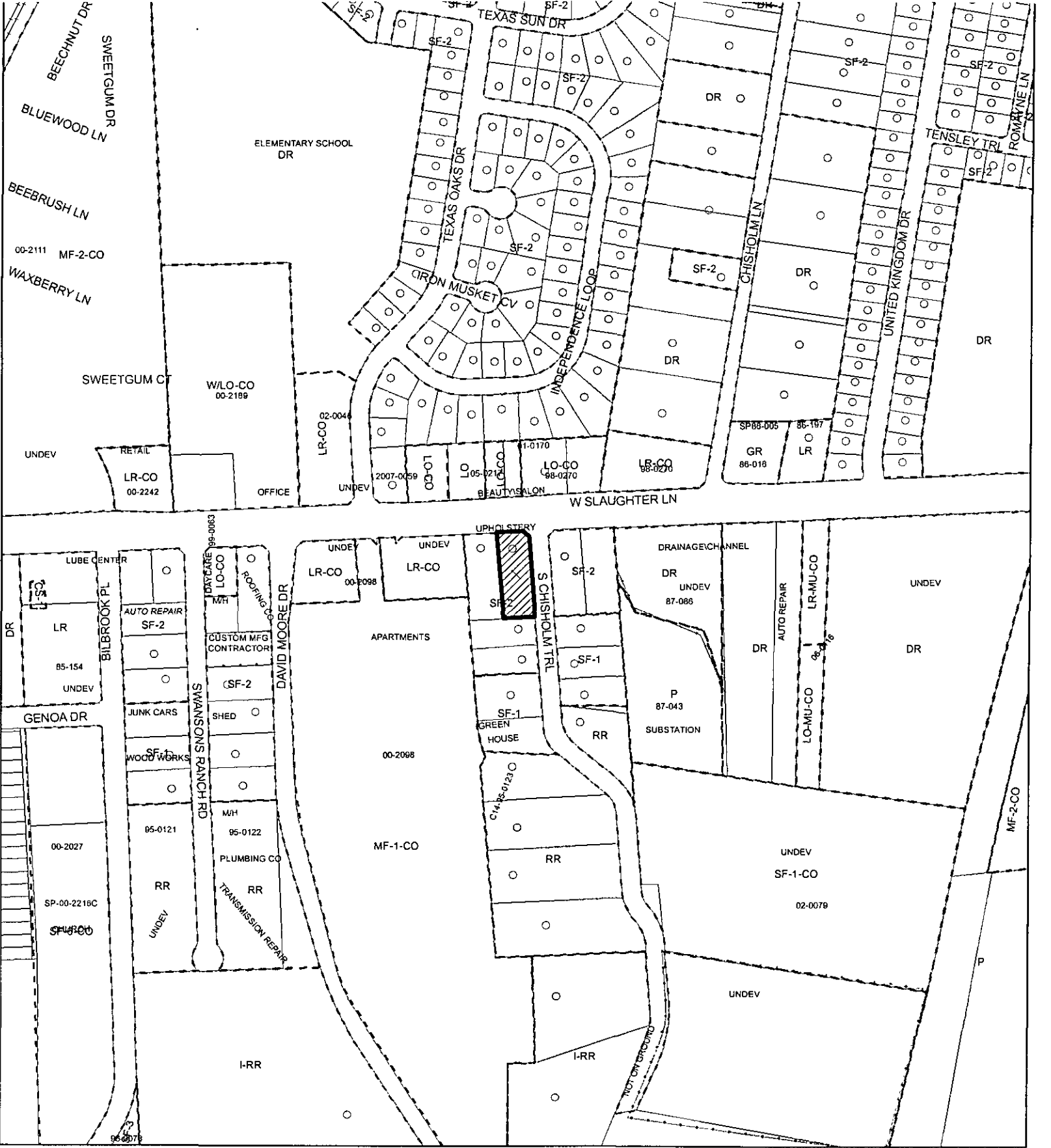
College and university facilities	Private secondary educational facilities
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Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 17, 2008.

**PASSED AND APPROVED**

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	§	
<u>November 6</u> , 2008	§	<u></u>
		Will Wynn
		Mayor
<b>APPROVED:</b> <u></u>	<b>ATTEST:</b>	<u></u>
David Allan Smith		Shirley A. Gentry
City Attorney		City Clerk



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING EXHIBIT A

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



OPERATOR: S. MEEKS

1" = 400'

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.