

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2105 AND 2107 WEST SLAUGHTER LANE AND 2109 RIDDLE ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-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 districts on the property (the "Property") described in Zoning Case No. C14-2011-0136, on file at the Planning and Development Review Department, as follows:

Tract 1: From single family residence standard lot (SF-2) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district.

Lot 3, Three Oaks Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 17, Page 86 of the Plat Records of Travis County, Texas of the Official Public Records of Travis County, Texas; and,

Tract 2: From limited office-conditional overlay (LO-CO) combining district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district.

Lot 5, Block A, Ford Oaks Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 264 of the Plat Records of Travis County, Texas of the Official Public Records of Travis County, Texas,

locally known as 2105 and 2107 West Slaughter Lane and 2109 Riddle Road 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:

1 A. A site plan or building permit for the Property may not be approved, released,  
2 or issued, if the completed development or uses of the Property, considered  
3 cumulatively with all existing or previously authorized development and uses,  
4 generate traffic that exceeds 2,000 trips per day.

5  
6 B. The following uses are prohibited uses of the Property:  
7

Consumer convenience services	Consumer repair services
Custom manufacturing	Financial services
Food sales	General retail sales (general)
Personal improvement services	Pet services
Plant nursery	Restaurant (general)
Service station	

8  
9 Except as specifically restricted under this ordinance, the Property may be developed and  
10 used in accordance with the regulations established for the neighborhood commercial (LR)  
11 base district, the mixed use combining district, and other applicable requirements of the  
12 City Code.




13  
14 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2012.

15  
16 **PASSED AND APPROVED**

17  
18 §  
19 §  
20 \_\_\_\_\_, 2012 § \_\_\_\_\_  
21 **Lee Leffingwell**  
22 **Mayor**

23  
24  
25 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
26 **Karen M. Kennard** **Shirley A. Gentry**  
27 **City Attorney** **City Clerk**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2011-0136

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A

