

Late Backup

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 135 WEST SLAUGHTER LANE FROM RURAL RESIDENCE AND SINGLE FAMILY RESIDENCE STANDARD LOT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 rural residence and single family residence standard lot to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2012-0046, on file at the Planning and Development Review Department, as follows:

The north 62 feet of Lot 9, Tom F. Dunahoo Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book Volume 7398, Page 170 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 135 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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

Automotive repair services	Automotive rentals
Automotive sales	Bail bond services
Commercial off-street parking	Communications services
Drop-off recycling collection facility	Exterminating services
Funeral services	Indoor entertainment

Indoor sports and recreation
Outdoor entertainment
Pawn shop services
Theater

Off-site accessory parking
Outdoor sports and recreation
Research services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2012.

PASSED AND APPROVED

_____, 2012.

Lee Leffingwell
Mayor

APPROVED:

Karen M. Kennard
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

