ORDINANCE NO. __________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 2103 WEST SLAUGHTER LANE FROM GENERAL
OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-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 district from general office-mixed use-conditional overlay (GO-MU-CO)
combining district to neighborhood commercial-mixed use-conditional overlay (LR-MU-
CO) combining district on the property described in Zoning Case No. C14-2014-0087, on
file at the Planning and Development Review Department, as follows:

Lot 6 and the north 45 feet of Lot 9, Block A, Ford Oaks Subdivision, a
subdivision in the City of Austin, Travis County, Texas, according to the map or
plat of record in Plat Book 4, Page 264 of the Plat Records of Travis County,
Texas; SAVE AND EXCEPT 0.11 acres out of Lot 6 being more particularly
described by metes and bounds in Exhibit “A” incorporated into this ordinance (the
“Property”),

locally known as 2103 West Slaughter Lane in the City of Austin, Travis County, Texas,
and generally identified in the map attached as Exhibit “B”.

PART 2. The Property within the boundaries of the conditional overlay combining district
established by this ordinance is subject to the following conditions:

A. Development of the Property shall comply with the following regulations:
1) the minimum front yard setback is 25 feet;
2) the maximum floor-to-area ratio of 0.35:1;
3) the maximum building coverage is 35 percent;
4) the maximum impervious cover is 60 percent;
5) the maximum height is limited to 35 feet;
6) the maximum height is limited to two stories;
7) the interior side yard setback is 5 feet;
8) the rear yard setback is 5 feet;
B. The following uses are conditional uses of the Property:

College and university facilities
Private secondary educational facilities

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

Alternative financial services  Consumer convenience services
Consumer repair services  Club or lodge
Custom manufacturing  Cultural services
Financial services  Food sales
General retail sales (convenience)  General retail sales (general)
Guidance services  Hospital services (limited)
Off-site accessory parking  Medicab storage and dispatch
Pet services  Plant nursery
Printing and publishing  Restaurant (general)
Restaurant (limited)  Service station
Medical offices (exceeding 5,000  Medical offices (not exceeding
square feet of gross floor area)  5,000 square feet of gross floor
area)

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, the mixed use combining district and other applicable requirements of the City Code.
PART 3. This ordinance takes effect on ______________________, 2014.

PASSED AND APPROVED

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§

______________, 2014

Lee Leffingwell
Mayor

APPROVED: ____________________ ATTEST: ____________________

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk
FIELDNOTE DESCRIPTION of 0.1179 acres of land out of the Walker Wilson Survey No. 2 in Travis County, Texas, being a portion of that certain tract of land conveyed to Jack Spencer Moore, at Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Volume 1363, Page 562 as recorded in the Real Estate Records of Travis County, Texas being Lot 6, Block A, Ford Oaks Subdivision as recorded in Book 6, Page 264, of the Plat Records of Travis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Slaughter Lane, being the northwest corner of said Lot 6 and the northeast corner of Lot 5, of the said Ford Oaks Subdivision, for the northwest corner thereof;

THEREOF, with the south right-of-way line of Slaughter Lane and the north line of said Lot 6, N 87° 18' 12" E, 200.47 feet to a 1/2" iron rod found at the northeast corner of the said Lot 6; also being the northwest corner of Lot 7 of said Ford Oaks Subdivision;

THEREOF, with the east line of the said Lot 6 and the west line of Lot 7, of the said Ford Oaks Subdivision, S 02° 23' 13" E, 32.36 feet to a 1/2" iron rod set;

THEREOF, through said Lot 6, the following two (2) courses and distances:
1) S 87° 36' 47" W, 1,02 feet to a 1/2" iron rod set for a point of curvature;
2) Along the arc of the curve to the right 200.48 feet, having a delta angle of 11° 06' 25" a radius of 1034.17 feet, whose chord bears N 86° 50' 00" W, 200.17 feet to a 1/2" iron rod set in the west line of said Lot 6 and in the east line of said Lot 5;

THEREOF, with the west line of said Lot 6 and the east line of Lot 5, of the said Ford Oaks Subdivision, N 02° 26' 44" W, 12.11 feet to the PLACE OF BEGINNING, CONTAINING 0.1179 acres (5,135 square feet) of land area.

That I, Tom H. Hilo, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 25th day of February 1986, A.D.

[Signature]

Tom H. Hilo
Registered Public Surveyor
No. 4334 - State of Texas

[Stamp]

Filed
9th Nov 30 PM 10
Dana D. Neff
TRAVIS COUNTY, TEXAS

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Austin Data Inc. GR ADI10587 TR 4306751.003
Exhibit A