

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1213 WEST SLAUGHTER LANE FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) 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 neighborhood commercial-conditional overlay (LR-CO) combining district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Cases No. C14-2015-0105, on file at the Planning and Zoning Department, as follows:

Lot 3, Block A, Blackhawk Subdivision, a subdivision in Travis County, Texas, recorded in Document No. 200100084 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1213 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 the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc. dated November 2000, or as amended and approved by the Director of the Development Services Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Development Services Department dated November 28, 2000. The TIA shall be kept on file at the Development Services Department.

38 B. The following uses are not permitted uses of the Property:  
39

Bed and breakfast (group 1)	Hospital services (limited)
Bed and breakfast (group 2)	Off-site accessory parking
Community recreation (private)	Pet services
Community recreation (public)	Residential treatment
Congregate living	Service station
Counseling services	

40 C. A drive-in service for a Restaurant (limited) use is prohibited.  
41

42 D. A medical office use on the Property may not exceed 19,950 square feet.  
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44 Except as specifically restricted under this ordinance, the Property may be developed and  
45 used in accordance with the regulations established for the neighborhood commercial (LR)  
46 base district and other applicable requirements of the City Code.  
47

48 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.  
49

50  
51 **PASSED AND APPROVED**

52  
53 §  
54 §  
55 \_\_\_\_\_, 2015 § \_\_\_\_\_  
56 Steve Adler  
57 Mayor  
58

59  
60 **APPROVED:** \_\_\_\_\_  
61

62 Anne L. Morgan  
Interim City Attorney

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk

**1" = 200'**

## ZONING

**CASE#: C14-2015-0105**

## Exhibit A



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.