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".

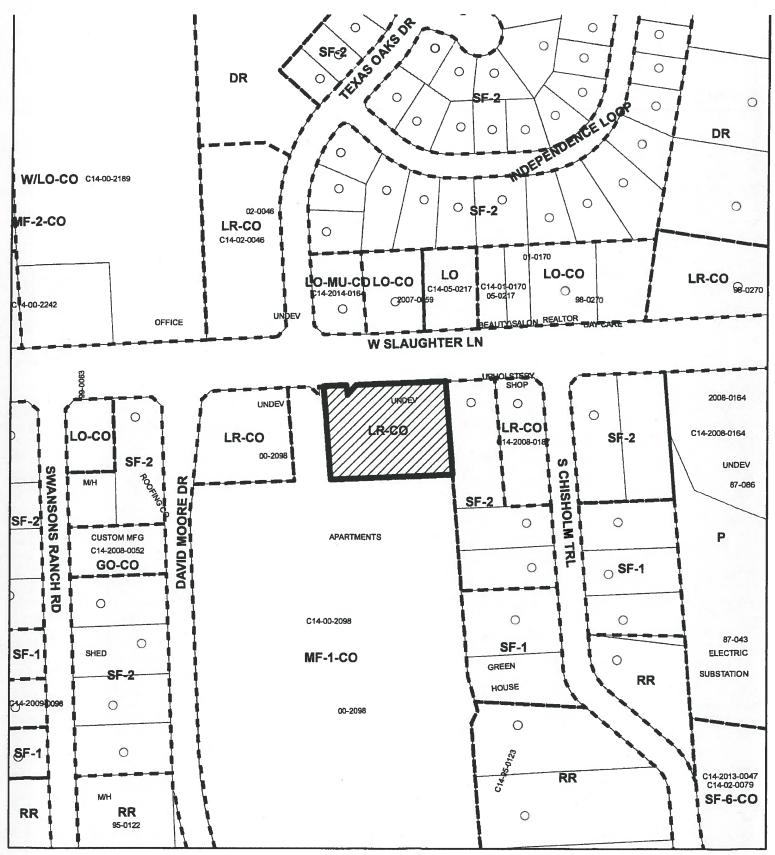
- **PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:
 - A. A site plan or building permit for the Property may not be approved, released, or issued if the completed development or uses of the 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.

B. The following uses are not permitted uses of the Property:			the Property:
	Bed and breakfast (group 1) Bed and breakfast (group 2) Community regreation (private	Off-site	services (limited) accessory parking
	Community recreation (privat Community recreation (public	•	ces iial treatment
	Congregate living	Service s	
	Counseling services	2-2-1-2-3	
C	A drive-in service for a Restau	rant (limited) ı	use is prohibited.
D.	A medical office use on the Pro	operty may not	exceed 19,950 square feet.
used in acco	pecifically restricted under this ordance with the regulations est and other applicable requirem	stablished for t	ne Property may be developed and he neighborhood commercial (LR) y Code.
PART 3. T	his ordinance takes effect on _		, 2015.
PASSED A	ND APPROVED		
		§	
		8	
	, 2015	§	C4 A 11
			Steve Adler Mayor
	Y.		1.124) 01
APPROVE	D:	ATTEST:	
	Anne L. Morgan		Jannette S. Goodall
	Interim City Attorney		City Clerk
			City Clerk

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COA Law Department

10/20/2015





SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

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.

