ORDINANCE NO. ____________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 1217 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. C14-2015-0106, on file at the
Planning and Zoning Department, as follows:

Lot 2, 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 1217 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:

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

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

D. A medical office use on the Property may not exceed 15,050 square feet.

E. A 15-foot wide vegetative buffer shall be provided and maintained for screening purposes along the western property line adjacent to David Moore Road.

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 and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on __________________________, 2015.

PASSED AND APPROVED

__________________________________________  2015

$                                           $                                           $  

__________________________________________  2015

Steve Adler
Mayor

APPROVED: __________________________________ ATTEST: __________________________

Anne L. Morgan
Interim City Attorney

Jannette S. Goodall
City Clerk