

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 301 WEST SLAUGHTER LANE AND 9501 SOUTH
3 FIRST STREET AND CHANGING THE ZONING MAP FROM INTERIM RURAL
4 RESIDENCE (I-RR) DISTRICT, LIMITED OFFICE-CONDITIONAL OVERLAY
5 (LO-CO) COMBINING DISTRICT, AND GENERAL COMMERCIAL SERVICES-
6 CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO COMMUNITY
7 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO)
8 COMBINING DISTRICT FOR TRACTS ONE AND TWO, TOWNHOUSE AND
9 CONDOMINIUM RESIDENCE (SF-6) DISTRICT FOR TRACT THREE, SINGLE
10 FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT FOR TRACT FOUR AND
11 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
12 COMBINING DISTRICT FOR TRACT FIVE.

13
14 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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16 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
17 change the base districts on the property described in Zoning Case No. C14-05-0171, on
18 file at the Neighborhood Planning and Zoning Department, as follows:

19
20 Tract One: From general commercial-services-conditional overlay (CS-CO)
21 combining district to community-commercial-mixed use-conditional overlay (GR-
22 MU-CO) combining district.

23
24 A 5.867 acre tract of land, more or less, out of the S.F. Slaughter League Survey
25 No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly
26 described by metes and bounds in Exhibit "A" incorporated into this ordinance;
27 and

28
29 Tract Two: From interim rural residence (I-RR) district and limited office-
30 conditional overlay (LO-CO) combining district to community commercial-mixed
31 use-conditional overlay (GR-MU-CO) combining district.

32
33 A 4.616 acre tract of land, more or less, out of the S.F. Slaughter League Survey
34 No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly
35 described by metes and bounds in Exhibit "A" incorporated into this ordinance;
36 and

1 Tract Three: From interim rural residence (I-RR) district and limited office-
2 conditional overlay (LO-CO) combining district to townhouse and condominium
3 residence (SF-6) district.
4

5 A 14.017 acre tract of land, more or less, out of the S.F. Slaughter League Survey
6 No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly
7 described by metes and bounds in Exhibit "A" incorporated into this ordinance;
8 and,
9

10 Tract Four: From interim rural residence (I-RR) district and limited office-
11 conditional overlay (LO-CO) combining district to single-family residence small
12 lot (SF-4A) district.
13

14 A 79.684 acre tract of land, more or less, out of the S.F. Slaughter League Survey
15 No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly
16 described by metes and bounds in Exhibit "A" incorporated into this ordinance;
17 and
18

19 Tract Five: From interim rural residence (I-RR) district and limited office-
20 conditional overlay (LO-CO) combining district to community commercial-
21 conditional overlay (GR-CO) combining district.
22

23 A 39.023 acre tract of land, more or less, out of the S.F. Slaughter League Survey
24 No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly
25 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
26 "Property"),
27

28 locally known as 301 West Slaughter Lane and 9501 South First Street, in the City of
29 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".
30

31 **PART 2.** The Property within the boundaries of the conditional overlay combining district
32 established by this ordinance is subject to the following conditions:
33

34 1. The following uses are prohibited uses on Tract One and Tract Two:
35

36 Automotive sales

Bail bond services

37 Drop-off recycling collection facility

Exterminating services

38 Pawn shop services

Residential treatment
39
40

1 2. The following applies to Tract Five.

2
3 a). For a lot with frontage on Slaughter Lane, the following development
4 regulations apply:

- 5
6 1. the maximum height is 40 feet from ground level;
7
8 2. the maximum height is three stories;
9
10 3. the minimum street side yard is 15 feet;
11
12 4. the maximum building coverage is 50 percent;
13
14 5. the maximum impervious cover is 80 percent; and
15
16 6. the maximum floor-to-area ratio (FAR) is 0.5 to 1.0.

17
18 b) The following uses are prohibited uses:

19
20 Drop-off recycling collection facility
21 Residential treatment

Pawn shop services
Service station

22
23 Except as specifically restricted under this ordinance, the Property may be developed and
24 used in accordance with the regulations established for the respective base districts and
25 other applicable requirements of the City Code.
26

27 **PART 3.** This ordinance takes effect on _____, 2006.

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30 **PASSED AND APPROVED**

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32
33 _____, 2006

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34 Will Wynn
35 Mayor

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37
38 **APPROVED:**

39 David Allan Smith
40 City Attorney

ATTEST:

Shirley A. Gentry
City Clerk