

**ORDINANCE NO. 20200903-046**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 166 WEST SLAUGHTER LANE AND 9012 CULLEN LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2019-0162, on file at the Planning and Zoning Department, as follows:

Lot 3, Resubdivision of Lot 2, Block A, Replat of a portion of Lot 8 Tom F. Dunnahoo Subdivision and Lot 6, Tom F. Dunnahoo Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201900208, Plat Records of Travis County, Texas (the "Property"),

locally known as 166 West Slaughter Lane and 9012 Cullen Lane in the City of Austin, Travis County, Texas, 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. Section 25-10-124 (Scenic Roadway Sign District Regulations) applies to the Property.
- B. A site plan or building permit for the Property may not be approved, released, or issued until a traffic impact analysis ("TIA") is submitted to and approved by the Austin Transportation Department if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 3,000 trips per day.
- C. The maximum height of a building or structure on the Property shall not exceed 35 feet.

D. The following uses are not permitted uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Bed and breakfast (Group 1)
Bed and breakfast (Group 2)	Club or lodge
Commercial off-street parking	Drop-off recycling collection facility
Exterminating services	Funeral services
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Off-site accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Residential treatment
Service station	Theater
Urban farm	

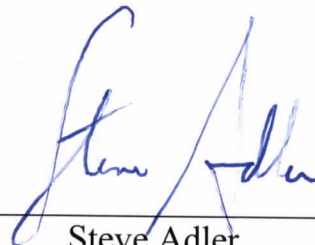
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on September 14, 2020.

**PASSED AND APPROVED**

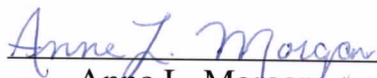
\_\_\_\_\_, September 3, 2020

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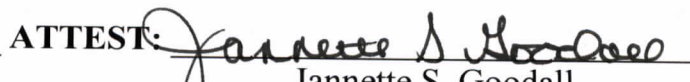


Steve Adler  
Mayor

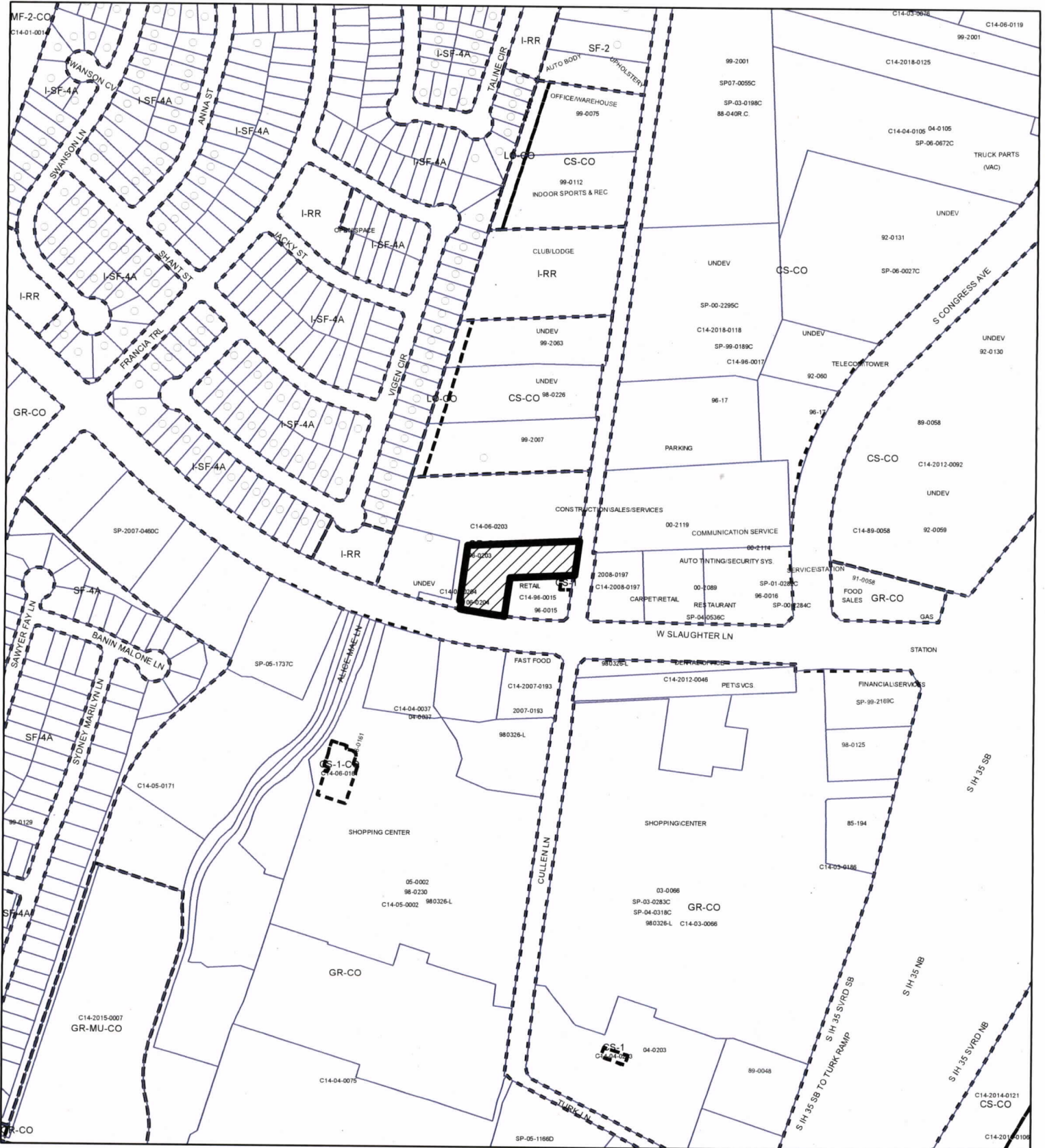
**APPROVED:**




  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2019-0162

#### 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.



**Created: 12/5/2019**