

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2105 AND 2107 WEST SLAUGHTER LANE AND 2109
3 RIDDLE ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2)
4 DISTRICT, AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO)
5 COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-
6 CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT.

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8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base districts on the property (the "Property") described in Zoning Case No.
12 C14-2011-0136, on file at the Planning and Development Review Department, as follows:

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14 Tract 1: From single family residence standard lot (SF-2) district to neighborhood
15 commercial-mixed use-conditional overlay (LR-MU-CO) combining district.

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17 Lot 3, Three Oaks Subdivision, a subdivision in the City of Austin, Travis County,
18 Texas, according to the map or plat of record in Volume 17, Page 86 of the Plat
19 Records of Travis County, Texas of the Official Public Records of Travis County,
20 Texas; and,

21
22 Tract 2: From limited office-conditional overlay (LO-CO) combining district to
23 neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining
24 district.

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26 Lot 5, Block A, Ford Oaks Subdivision, a subdivision in the City of Austin, Travis
27 County, Texas, according to the map or plat of record in Volume 4, Page 264 of
28 the Plat Records of Travis County, Texas of the Official Public Records of Travis
29 County, Texas,

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31 locally known as 2105 and 2107 West Slaughter Lane and 2109 Riddle Road in the City of
32 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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34 **PART 2.** The Property within the boundaries of the conditional overlay combining district
35 established by this ordinance is subject to the following conditions:
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1 A. A site plan or building permit for the Property may not be approved, released,
2 or issued, if the completed development or uses of the Property, considered
3 cumulatively with all existing or previously authorized development and uses,
4 generate traffic that exceeds 2,000 trips per day.

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6 B. The following uses are prohibited uses of the Property:
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- | | |
|-------------------------------|--------------------------------|
| Consumer convenience services | Consumer repair services |
| Custom manufacturing | Financial services |
| Food sales | General retail sales (general) |
| Personal improvement services | Pet services |
| Plant nursery | Restaurant (general) |
| Service station | |

8
9 Except as specifically restricted under this ordinance, the Property may be developed and
10 used in accordance with the regulations established for the neighborhood commercial (LR)
11 base district, the mixed use combining district, and other applicable requirements of the
12 City Code.

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14 **PART 3.** This ordinance takes effect on _____, 2012.

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16 **PASSED AND APPROVED**

17
18 §
19 §
20 _____, 2012 § _____

21 **Lee Leffingwell**
22 **Mayor**

23
24
25 **APPROVED:** _____ **ATTEST:** _____

26 **Karen M. Kennard**
27 **City Attorney**

Shirley A. Gentry
City Clerk

